

## House Price Index October 2020

Headlines	Oct-20	Sep-20
Monthly Index*	453.3	449.7
Monthly Change*	0.8%	0.9%
Annual Change	5.8%	5.0%
Average Price (not seasonally adjusted)	£227,826	£226,129

\* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

- House prices up **0.8%** month-on-month
- Annual house price growth picks up to **5.8%**
- Annual house price growth was the highest rate since January 2015

## Annual percentage change in UK house prices



*“The outlook remains highly uncertain and will depend heavily on how the pandemic and the measures to contain it evolve as well as the efficacy of policy measures implemented to limit the damage to the wider economy.”*

Robert Gardner, Nationwide’s Chief Economist

Source: Nationwide, House Price Index, October 2020

## Will buyer appetite start to slow?

Richard Donnell, Research and Insight Director at Zoopla commented,

*“The strength of the market nationally is masking weakness in parts of the market where sales are slowing in areas where households are typically on lower incomes and more sensitive to economic uncertainty and more restricted credit availability. This market polarisation is set to become a growing feature of the market as we move in 2021.”*

Source: Zoopla November 2020

All details are correct at the time of writing (18 November 2020)