



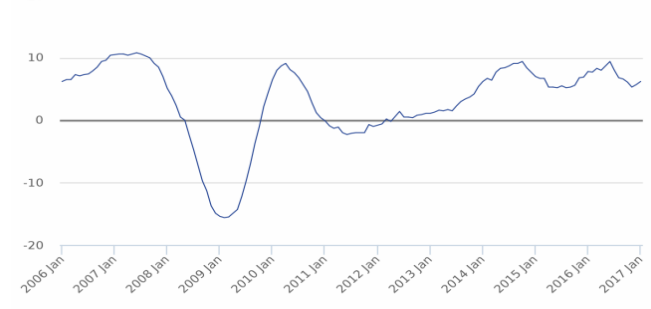
Latest Property News: Office of National Statistics Figures Are Wrong!

A Benchmark house price index from the ONS overstates growth and is unreliable, Savills have warned. HPI in December, initially reported as 7.2%, was scaled back to 5.7%.

31 March 2017

Telegraph The index, which the ONS describes as “experimental”, revised down the previous two months’ house price growth significantly last week. The annual rate in December, initially reported as 7.2%, was scaled back to 5.7%. Last week’s release by the ONS said that transactions had fallen 21.2% in England in the 12 months to November 2016; HMRC’s record of the same sales volume reported the number had fallen by just 7.1%.

Figure 1: Annual house price rates of change, UK all dwellings from January 2006 to January 2017



Residential Market ^{^5.7%pa}

Winsper Group Manchester, Bristol, Liverpool etc purportedly running at c8%pa, Great Investment or Fools Gold? Do The Math, It Never Lies – Real Reward, Net Terminal Value etc

B2L Market ^{^5.29%pa}

Property Reporter Estimates that there will be 7.2 million privately-rented homes in the UK by 2020, a huge rise on the 2015 figure of 5.4 million.

Fools Gold? Do The Math... It Never Lies

Manchester
Average House Price **£151,800**
Price Growth pa **8.8%**
Equity Increase pa **£13,358.40**

City	Average price	Annual growth, Feb 2017	Annual growth, Feb 2016
Manchester	£151,800	8.8 per cent	4.9 per cent
Portsmouth	£225,800	8.1 per cent	8.1 per cent
Bristol	£261,900	8.0 per cent	12.0 per cent
Glasgow	£117,900	7.7 per cent	1.2 per cent
Birmingham	£148,300	7.4 per cent	5.7 per cent
Leicester	£162,400	7.2 per cent	6.3 per cent
Liverpool	£115,600	6.8 per cent	1.6 per cent
Bournemouth	£275,500	6.2 per cent	8.0 per cent
Southampton	£220,800	6.0 per cent	7.8 per cent
London	£488,700	5.6 per cent	12.8 per cent

London
Average House Price **£488,700**
Price Growth pa **5.6%**
Equity Increase pa **£27,367.20**

Projections Are reports of Manchester, Portsmouth, Bristol etc running at c8%pa a good investment, or a cautionary tale? With property ripples emanating from London, we can look at history to know that the steeper the rise and the further you are from the capital, the sharper the fall, when it comes.