

OUTLOOK FOR 2021

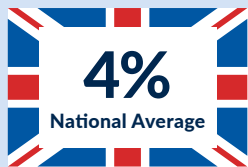
If the opening weeks of 2021 are any indication of what the coming 12 months have in store for the property market, we are set for another busy year. As a key driver of economic productivity and investment, policies from the Government that support the work of brokers, lenders, agencies and construction firms will be vital in the coming 12 months to facilitate a recovery of the economy.

This infographic detailing current and predicted trends provides useful insight for those seeking to understand what lies on the horizon for property investment in 2021.



HOUSE PRICE GROWTH

Rightmove forecasts



house price growth in 2021. (Rightmove)



UK house prices average growth between 2020 and 2024. (Savills)



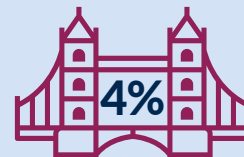
The country house market rose in value by an average of **5.5%** in 2020.* (Savills)



BIRMINGHAM REAL ESTATE PRICES



forecasted to rise more than any other UK city in the next five years. (JLL)



Forecast growth of Prime Central London property prices in 2021. (Knight Frank)

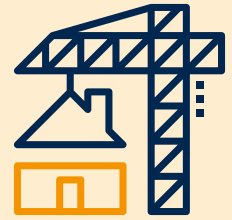
*The strongest price performance of the sector since 2010. Country houses around the £2 million price point have increased in value by £111,000. The rise in demand is due to buyers wanting larger properties with gardens.

MARKET TRENDS



Foreign buyers accounted for **41%** of London property market activity between January and September 2020. (Astons)

Builder confidence in the market for new-build properties recorded its **second highest reading** in December 2020. (NAHB)



In total, 2020 saw

£300,000,000,000

worth of British property transactions go through, a **26% jump** on 2019. (Telegraph)

300,000 homes will need to be delivered per annum



over the next **10 years** to meet demand. (JLL)



Number of prospective buyers reached the **highest level ever recorded** for the month of October last year.* (NAEA Propertymark)

*Given how October is usually when the market begins to slow down for the year, and in this case – it hasn't, this means that the property market's momentum from 2020 could carry over into 2021.

KEY POLITICAL DATES

WEDNESDAY

3

MARCH

2021 Spring Budget scheduled

WEDNESDAY

31

MARCH

Stamp Duty Land Tax holiday ends

THURSDAY

1

APRIL

A 2% overseas buyer surcharge will come into force

CONCLUSION

The property market is in a constant state of flux. However, the factors determining a successful property transaction remain the same. Above all else, buyers and investors must ensure they have access to finance that can be tailored to meet their individual demands and deployed quickly. Failing this, the risk of a buyer losing out on a property is high.