

Mortgage Trends Update



Release date: 15 January 2020

UK Finance: Mortgage Trends Update Nov 2019

Key data highlights:

There were 30,620 new first-time buyer mortgages completed in November 2019, 10.5 per cent fewer than in the same month in 2018. There were 30,750 homemover mortgages completed in November 2019, 10.6 per cent fewer than in the same month a year earlier. This movement reflects particularly strong home-purchase activity in November 2018.

There were 18,610 new remortgages with additional borrowing in November 2019, 5.7 per cent more than in the same month in 2018. For these remortgages, the average additional amount borrowed in November was £51,470. There were 18,470 new pound-for-pound remortgages (with no additional borrowing) in November 2019, 12.4 per cent fewer than in November 2018.

There were 6,300 new buy-to-let home purchase mortgages completed in November 2019, 4.5 per cent fewer than this time last year. There were 15,000 remortgages in the buy-to-let sector, 5.1 per cent fewer than the same month in 2018.

Notes to Editor

- 1 For more information please call the UK Finance press office on 020 7416 6750 or mail press@ukfinance.org.uk.
- 2 The residential figures dating back to July 2019 and the buy-to-let figures for both home purchase and re-mortgaging dating back to 2017 have been revised due to a recalibration of total market figures.
- 3 UK Finance is the collective voice for the banking and finance industry. Representing more than 250 firms across the industry, we act to enhance competitiveness, support customers and facilitate innovation.
- 4 Our figures for remortgaging relate only to those where a new mortgage contract is created. This therefore excludes the vast majority of transactions where the borrower refinances with their existing lender, commonly referred to as Product Transfers. Figures on product transfers can be found here: <https://www.ukfinance.org.uk/data-and-research/data/mortgages/product-transfer>
- 5 The data shown is grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes of Mortgage Product Sales Data published by the FCA, so our historical figures are subject to revision as and when the FCA makes revisions to the market totals. The average figures shown are means. Affordability measures are based on mean averages of calculations for individual transactions. Capital & interest payment calculations only include mortgages taken out on a full capital and interest repayment basis and are calculated based on the reported repayment term, interest rate, loan amount and income for each transaction.
- 6 Income metrics are presented on a gross household basis, as the sum of all income sources for all borrowers included in the affordability assessment.

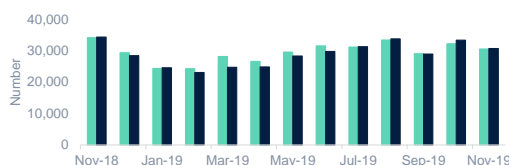
Next update:

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House Purchase

Number of new loans

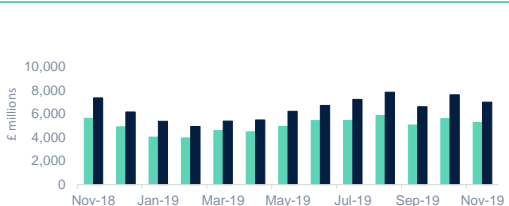
Number of new residential mortgage loans for house purchase, secured by a first charge on the property



	Latest (Nov-2019)	Y-o-Y comparison
First-time buyers	30,620	-10.5%
Homemovers	30,750	-10.6%

Value of new lending

Value of new residential mortgage loans for house purchase, secured by a first charge on the property

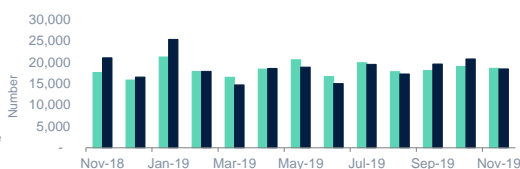


	Latest (Nov-2019)	Y-o-Y comparison
First-time buyers	£5.3bn	-6.4%
Homemovers	£7.0bn	-4.9%

Remortgaging

Number of remortgages

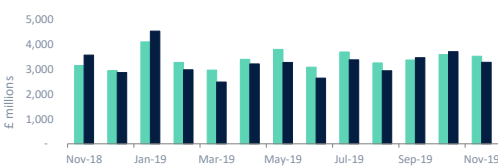
Number of residential loans remortgaged, secured by a first charge on the property, split by remortgages where equity has been withdrawn, and those which are a simple refinance.



	Latest (Nov-2019)	Y-o-Y comparison
Homeowner remortgages with equity withdrawn	18,610	5.7%
Homeowner remortgages without equity withdrawn (simple refinance)	18,470	-12.4%

Value of remortgages

Value of residential loans remortgaged, secured by a first charge on the property, split by remortgages where equity has been withdrawn, and those which are a simple refinance.

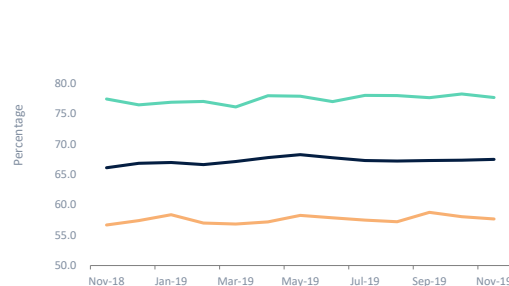


	Latest (Nov-2019)	Y-o-Y comparison
Homeowner remortgages with equity withdrawn	£3.5bn	11.9%
Homeowner remortgages without equity withdrawn (simple refinance)	£3.3bn	-8.0%

Residential Affordability

Loan to value

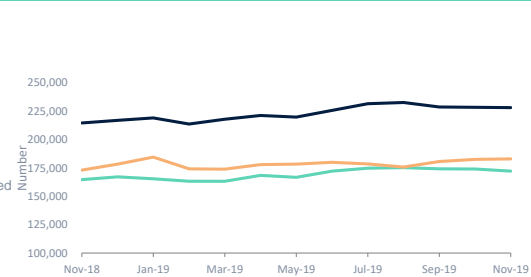
Ratio of loan amount advanced to property value. Year-on-year comparison is the absolute change in the percentage



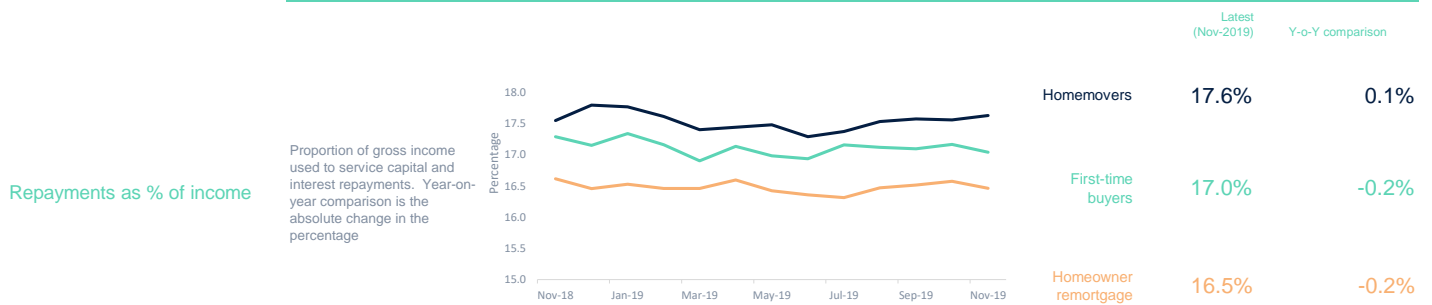
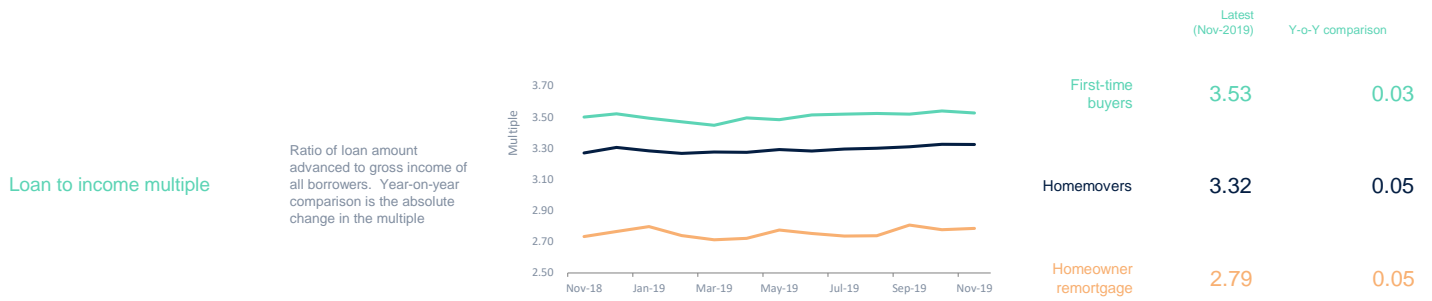
	Latest (Nov-2019)	Y-o-Y comparison
First-time buyers	77.7%	0.3%
Homemovers	67.5%	1.4%
Homeowner remortgage	57.7%	1.0%

Loan size

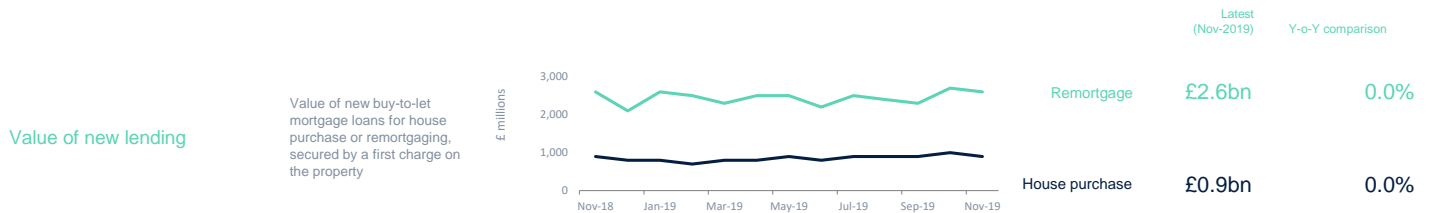
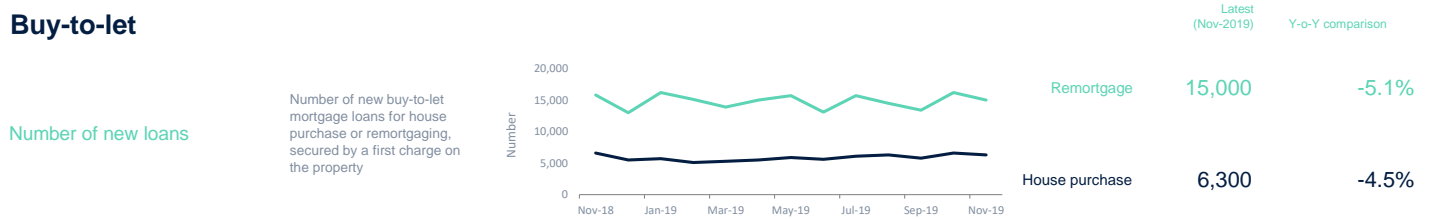
Mean value of loans advanced



	Latest (Nov-2019)	Y-o-Y comparison
Homemovers	£228,043	6.3%
Homeowner remortgage	£182,890	5.7%
First-time buyers	£172,126	4.6%



Buy-to-let



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Release date: 15 January 2020

Homeowner House Purchase

		Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Source table
Number of new loans	First-time buyers	34,200	29,390	24,430	24,320	28,210	26,640	29,620	31,580	31,230	33,490	29,080	32,250	30,620	RL1
	Homemovers	34,390	28,490	24,610	23,130	24,770	24,850	28,340	29,820	31,310	33,820	28,980	33,430	30,750	RL2
Value of new lending (£mn)	First-time buyers	5,630	4,912	4,040	3,969	4,607	4,489	4,939	5,439	5,461	5,872	5,065	5,612	5,271	RL1
	Homemovers	7,375	6,177	5,393	4,943	5,395	5,494	6,234	6,728	7,246	7,864	6,625	7,634	7,012	RL2
Mean loan to value	First-time buyers	77.4	76.4	76.9	77.0	76.1	77.9	77.9	77.0	78.0	78.0	77.6	78.2	77.7	RL1
	Homemovers	66.1	66.8	66.9	66.6	67.1	67.8	68.2	67.7	67.3	67.2	67.3	67.3	67.5	RL2
Mean loan size	First-time buyers	164,620	167,146	165,427	163,280	163,226	168,481	166,718	172,213	174,805	175,240	174,228	173,997	172,126	RL1
	Homemovers	214,516	216,886	219,057	213,640	217,852	221,108	219,786	225,618	231,481	232,582	228,661	228,297	228,043	RL2
Mean loan to income multiple	First-time buyers	3.50	3.52	3.49	3.47	3.45	3.50	3.48	3.51	3.52	3.52	3.52	3.54	3.53	RL1
	Homemovers	3.27	3.31	3.28	3.27	3.28	3.27	3.29	3.28	3.29	3.30	3.31	3.33	3.32	RL2
Repayments as % of income	First-time buyers	17.3	17.2	17.3	17.2	16.9	17.1	17.0	16.9	17.2	17.1	17.1	17.2	17.0	RL1
	Homemovers	17.6	17.8	17.8	17.6	17.4	17.4	17.5	17.3	17.4	17.5	17.6	17.6	17.6	RL2

Homeowner Remortgaging

		Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Source table
Number of remortgages	Equity Withdrawn	17,610	15,880	21,240	17,850	16,500	18,430	20,600	16,660	19,930	17,820	18,100	19,050	18,610	RL5
	Simple refinace (no money withdrawn)	21,080	16,570	25,380	17,890	14,730	18,600	18,890	15,030	19,520	17,280	19,610	20,790	18,470	RL5
Value of remortgages (£mn)	Equity Withdrawn	3,141	2,932	4,085	3,260	2,956	3,383	3,782	3,071	3,678	3,242	3,361	3,577	3,514	RL5
	Simple refinace (no money withdrawn)	3,554	2,857	4,518	2,966	2,476	3,206	3,259	2,633	3,365	2,928	3,452	3,697	3,271	RL5
Mean loan to value	Homeowner remortgage	56.7	57.4	58.4	57.0	56.8	57.2	58.3	57.9	57.5	57.2	58.8	58.0	57.7	RL4
Mean loan size	Homeowner remortgage	173,066	178,401	184,499	174,234	173,928	177,907	178,300	179,983	178,498	175,795	180,669	182,567	182,890	RL4
Mean loan to income multiple	Homeowner remortgage	2.73	2.77	2.80	2.74	2.71	2.72	2.78	2.75	2.74	2.74	2.81	2.78	2.79	RL4
Mean repayments as % of income	Homeowner remortgage	16.6	16.5	16.5	16.5	16.5	16.6	16.4	16.4	16.3	16.5	16.5	16.6	16.5	RL4

Buy-to-let

		Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Source table
Number of new loans	House purchase	6,600	5,500	5,700	5,100	5,300	5,500	5,900	5,600	6,100	6,300	5,800	6,600	6,300	MM17
	Remortgage	15,800	13,000	16,200	15,100	13,900	15,000	15,700	13,100	15,700	14,500	13,400	16,200	15,000	MM17
Value of new lending (£mn)	House purchase	900	800	800	700	800	800	900	800	900	900	900	1,000	900	MM17
	Remortgage	2,600	2,100	2,600	2,500	2,300	2,500	2,500	2,200	2,500	2,400	2,300	2,700	2,600	MM17

UK Finance publishes aggregate information on mortgages based on data supplied by our members, and grossed up to estimate total market size.

Remortgage figures shown in this release include refinancing with the same lender, in those cases where a new mortgage contract is created. For this reason these figures will generally exceed those published by the Bank of England, whose remortgage data exclude such internal refinancing transactions.

Source data tables are available to UK Finance members or data associates from www.ukfinance.org.uk/industry-data-tables. For information or enquiries, please contact ukfstatistics@ukfinance.org.uk

For media enquiries, journalists should contact press@ukfinance.org.uk

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