



Mortgage Trends Update



Release date: 17 January 2019

UK Finance: Mortgage Trends Update Nov 2018

More first-time buyers get a foot on the housing ladder in November 2018

Key data highlights:

- There were 36,200 new first-time buyer mortgages completed in the month, some 5.8 per cent more than in the same month a year earlier. The £6.0bn of new lending in the month was 9.1 per cent more year-on-year. The average first-time buyer is 30 and has a gross household income of £42,000.
- There were 36,200 new homemover mortgages completed in the month, some 1.1 per cent more than in the same month a year earlier. The £7.8bn of new lending in the month was 4 per cent more year-on-year. The average homemover is 39 and has a gross household income of £55,000.
- There were 39,600 new homeowner remortgages completed in the month, some 1.3 per cent more than in the same month a year earlier. The £6.8bn of remortgaging in the month was the same year-on-year.
- There were 6,100 new buy-to-let home purchase mortgages completed in the month, some 9 per cent fewer than in the same month a year earlier. By value this was £0.8bn of lending in the month, 11.1 per cent down year-on-year.
- There were 15,000 new buy-to-let remortgages completed in the month, some 9.5 per cent more than in the same month a year earlier. By value this was £2.4bn of lending in the month, 9.1 per cent more year-on-year.

Commenting on the data, [Jackie Bennett, Director of Mortgages at UK Finance](#) said:

"A mixture of competitive deals and schemes including Help to Buy saw even more first-time buyers get a foot on the housing ladder during November.

"Meanwhile, homeowner remortgaging activity has steadied, after reaching its highest level in a decade the previous month as a large number of fixed-rate deals came to an end.

"In the buy-to-let market new home purchases remain subdued, while remortgaging continues to grow as landlords lock into attractive rates."

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 UK Finance is the collective voice for the banking and finance industry. Representing more than 250 firms across the industry we help drive forward positive change to enhance standards, support customers and promote innovation.

3 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 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 medians, as they tend to better represent the position of the typical borrower. Affordability measures are based on median 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.

4 Income metrics are presented on a gross household basis, as the sum of all income sources for all borrowers included in the affordability assessment.

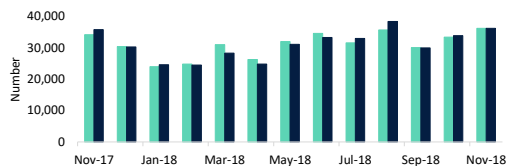
Next update:

19 February 2019

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-2018)	Y-o-Y comparison
First-time buyers	36,200	5.8%
Home movers	36,200	1.1%

Value of new lending

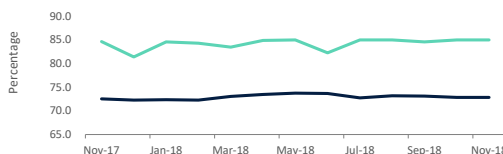
Value of new residential mortgage loans for house purchase, secured by a first charge on the property



	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	£6.0bn	9.1%
Home movers	£7.8bn	4.0%

Loan to value

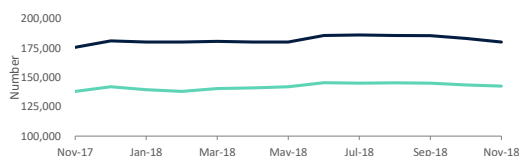
Ratio of loan amount advanced to property value. Year-on-year comparison is the absolute change in the percentage



	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	85.0%	0.3%
Home movers	72.9%	0.3%

Loan size

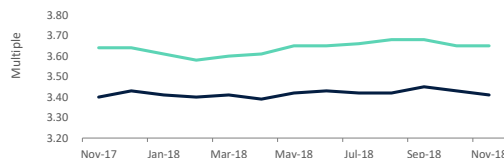
Median value of loans advanced



	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	£142,500	3.3%
Home movers	£180,000	2.6%

Loan to income multiple

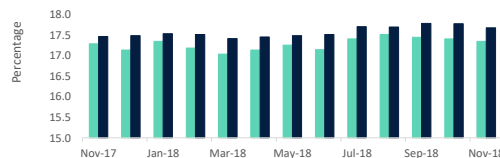
Ratio of loan amount advanced to gross income of all borrowers. Year-on-year comparison is the absolute change in the multiple



	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	3.65	0.01
Home movers	3.41	0.01

Repayments as % of income

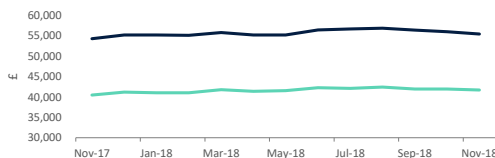
Proportion of gross income used to service capital and interest repayments. Year-on-year comparison is the absolute change in the percentage



	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	17.4%	0.1%
Home movers	17.7%	0.2%

Borrower income

Median gross income of all borrowers used in mortgage assessment



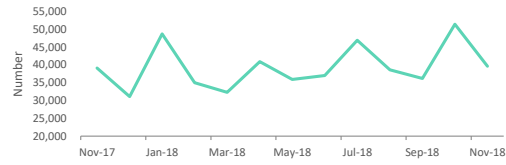
	Latest (Nov-2018)	Y-o-Y comparison
First-time buyers	£41,700	3.1%
Home movers	£55,422	2.1%

Remortgaging

Latest (Nov-2018) Y-o-Y comparison

Number of remortgages

Number of residential loans remortgaged, secured by a first charge on the property



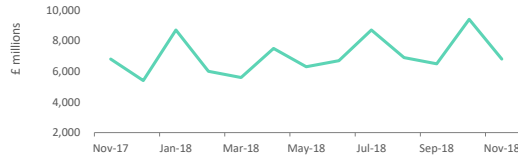
Home owners

39,600

1.3%

Value of remortgages

Value of residential loans remortgaged, secured by a first charge on the property



Home owners

£6.8bn

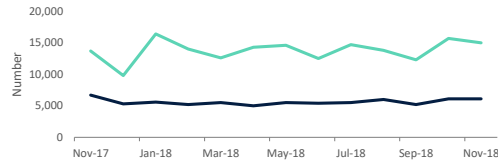
0.0%

Buy-to-let

Latest (Nov-2018) Y-o-Y comparison

Number of new loans

Number of new buy-to-let mortgage loans for house purchase or remortgaging, secured by a first charge on the property



House purchase

6,100

-9.0%

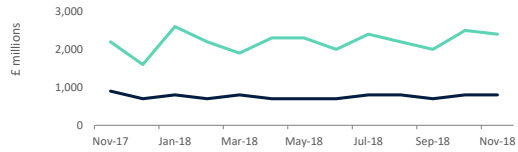
Remortgage

15,000

9.5%

Value of new lending

Value of new buy-to-let mortgage loans for house purchase or remortgaging, secured by a first charge on the property



House purchase

£0.8bn

-11.1%

Remortgage

£2.4bn

9.1%

Next update:

19 February 2019

Release date: 17 January 2019

Homeowner House Purchase

		Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Source table
Number of new loans	First-time buyers	34,200	30,400	24,000	24,800	31,000	26,300	32,000	34,600	31,600	35,700	30,100	33,400	36,200	ML2
	Home movers	35,800	30,300	24,600	24,500	28,300	24,800	31,100	33,300	33,000	38,400	30,000	33,900	36,200	ML3
Value of new lending (£mn)	First-time buyers	5,500	5,000	3,900	4,000	5,100	4,300	5,300	5,800	5,400	6,100	5,100	5,600	6,000	ML2
	Home movers	7,500	6,500	5,300	5,200	6,100	5,300	6,600	7,200	7,400	8,600	6,600	7,500	7,800	ML3
Loan to value	First-time buyers	84.7	81.4	84.6	84.3	83.5	84.9	85.0	82.3	85.0	85.0	84.6	85.0	85.0	ML2
	Home movers	72.5	72.3	72.4	72.3	73.1	73.5	73.8	73.7	72.7	73.2	73.1	72.9	72.9	ML3
Loan size	First-time buyers	138,000	141,995	139,500	138,000	140,495	140,995	142,000	145,400	144,999	145,235	144,994	143,491	142,500	ML2
	Home movers	175,500	180,999	180,000	179,978	180,500	180,000	180,000	185,495	185,999	185,595	185,368	182,995	180,000	ML3
Loan to income multiple	First-time buyers	3.64	3.64	3.61	3.58	3.60	3.61	3.65	3.65	3.66	3.68	3.68	3.65	3.65	ML2
	Home movers	3.40	3.43	3.41	3.40	3.41	3.39	3.42	3.43	3.42	3.42	3.45	3.43	3.41	ML3
Repayments as % of income	First-time buyers	17.3	17.1	17.4	17.2	17.0	17.1	17.3	17.2	17.4	17.5	17.5	17.4	17.4	ML2
	Home movers	17.5	17.5	17.5	17.5	17.4	17.5	17.5	17.5	17.7	17.7	17.8	17.8	17.7	ML3
Borrower income	First-time buyers	40,462	41,187	41,000	41,000	41,762	41,391	41,541	42,258	42,111	42,418	41,920	41,933	41,700	ML2
	Home movers	54,274	55,182	55,200	55,123	55,792	55,173	55,201	56,438	56,682	56,853	56,374	56,000	55,422	ML3

Homeowner Remortgaging

		Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Source table
Number of remortgages	Home owners	39,100	31,100	48,700	35,000	32,300	40,900	35,900	37,000	46,900	38,600	36,200	51,400	39,600	ML1
Value of remortgages (£mn)	Home owners	6,800	5,400	8,700	6,000	5,600	7,500	6,300	6,700	8,700	6,900	6,500	9,400	6,800	ML1

Buy-to-let

		Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Source table
Number of new loans	House purchase	6,700	5,300	5,600	5,200	5,500	5,000	5,500	5,400	5,500	6,000	5,200	6,100	6,100	MM17
	Remortgage	13,700	9,800	16,400	14,000	12,600	14,300	14,600	12,500	14,700	13,800	12,300	15,700	15,000	MM17
Value of new lending (£mn)	House purchase	900	700	800	700	800	700	700	700	800	800	700	800	800	MM17
	Remortgage	2,200	1,600	2,600	2,200	1,900	2,300	2,300	2,000	2,400	2,200	2,000	2,500	2,400	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.cml.org.uk/industry-data/industry-data-tables/. For information or enquiries, please contact ukfstatistics@ukfinance.org.uk

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

Next update: 19 February 2019