

Context

2023 saw a significant proportion of transactions (39%) take place as the result of completions occurring in new developments. In contrast, 2024 saw a much lower proportion of transactions (9%) take place as the result of new developments. Adjusting for this, the level of turnover in 2024 would be 25% higher when compared to 2023 (rather than 16% lower), when excluding new builds in both years.

It is worth noting that phases one and two of the First Step scheme completed sales during Q3 2024 and Q4 2024 respectively. 33 HPI eligible properties (around 5% of annual turnover) were sold as part of the scheme and assisted with the sale of 9 further properties indirectly, because of chains started by First Step purchases.

Annual Summary

In 2024:

- on a calendar year basis:
 - **the Jersey House Price Index was 8% lower than in 2023**, which was:
 - the largest annual decrease in price since at least 1986
 - all property types saw decreases in annual mean and median prices
 - **advertised private sector** rental prices were 1% lower than in 2023
 - **turnover** of properties was 16% lower compared with 2023, due to decreased sales of flats (down by 42%); 2024 saw the lowest annual turnover since at least 2002
- **overall housing affordability** improved on an annual basis:
 - all property types were more affordable to purchase than in 2023
 - a working household with mean net income was able to service a mortgage affordably on the purchase price of a median-priced 1-bedroom flat
 - a working household with mean net income was not able to service a mortgage affordably on the purchase price of a median-priced house of any size or a 2-bedroom flat
 - the ratio of median dwelling price to equivalised median household income in Jersey was lower compared to 2023 for all property types

Quarterly Summary

In the fourth quarter of 2024:

- on a rolling **four-quarter basis**, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q4 2024 was 1% lower when compared with the previous quarter (year ending Q3 2024)
- on a **quarterly** basis:
 - the seasonally adjusted mix-adjusted average price was 1% higher than in the previous quarter and 5% lower than in the corresponding quarter of 2023 (Q4 2023)
 - the HPI was 10% lower than the peak in prices seen in Q2 2022
 - 1- and 2-bedroom flats saw an increase in their mean price compared to the previous quarter
 - 2- and 4-bedroom houses saw a decrease in price compared with the previous quarter
 - 3-bedroom houses were essentially unchanged compared with the previous quarter
- the **turnover** of properties was 7% higher than in Q4 2023 and 9% higher than in the previous quarter (Q3 2024)
- overall **housing market activity**, on a rolling four-quarter basis, was essentially unchanged compared with the previous quarter (Q3 2024) and 23% lower than in the corresponding quarter of 2023
- on a rolling four-quarter basis, **advertised private sector** rental prices were essentially unchanged during the year ending Q4 2024 compared with the year ending Q3 2024

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Overall mix-adjusted Index

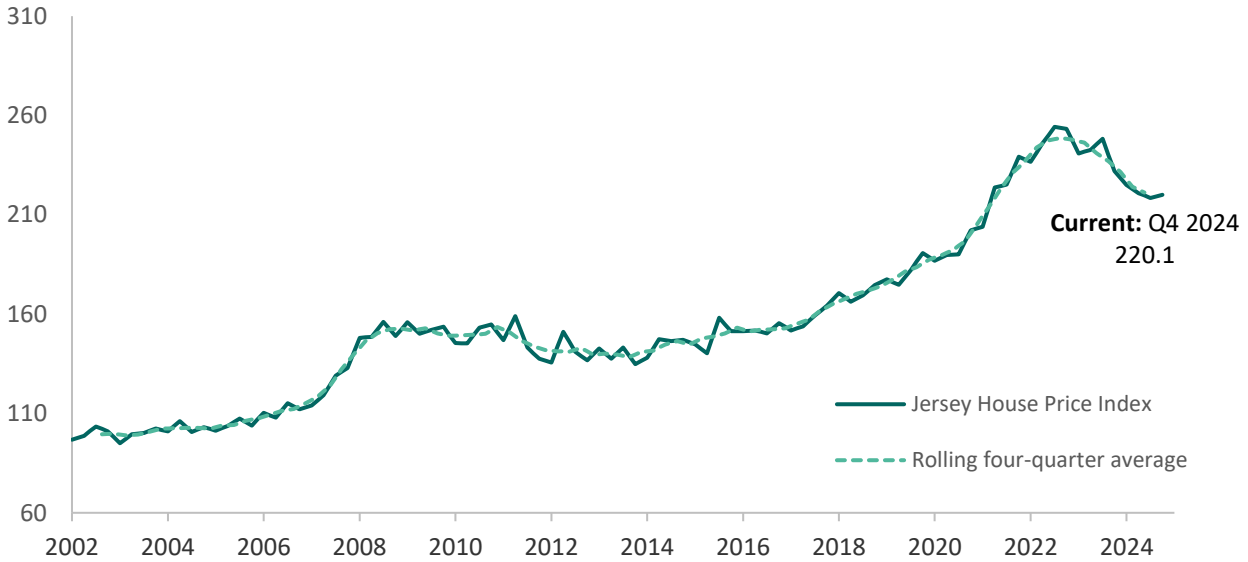
The Jersey House Price Index (HPI) measures the combined average price of 1- and 2-bedroom flats together with 2-, 3- and 4-bedroom houses. The index includes share transfer properties.

Figure 1 shows the Jersey House Price Index from 2002 to date on a non-seasonally adjusted basis and the rolling four-quarter average (see [Note 6](#) and [Appendix A](#)).

Figure 1: In Q4 2024 the HPI was 10% lower than the peak in prices seen in Q2 2022

Jersey House Price Index, Q1 2002 to Q4 2024

(2002 = 100; including share transfer properties and non-seasonally adjusted)



On a rolling four-quarter basis, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q4 2024 was 1% lower when compared with the previous quarter (year ending Q3 2024).

On a quarterly basis, the *seasonally adjusted* mix-adjusted average price (see [Note 7](#)) in Q4 2024 was 1% higher than in the previous quarter and 5% lower than in the corresponding quarter of 2022.

Figure 2: In the fourth quarter, the Jersey HPI was 5% lower than a year earlier

Jersey House Price Index, Q1 2017 to Q4 2024

(2002 = 100; including share transfer properties and non-seasonally adjusted)

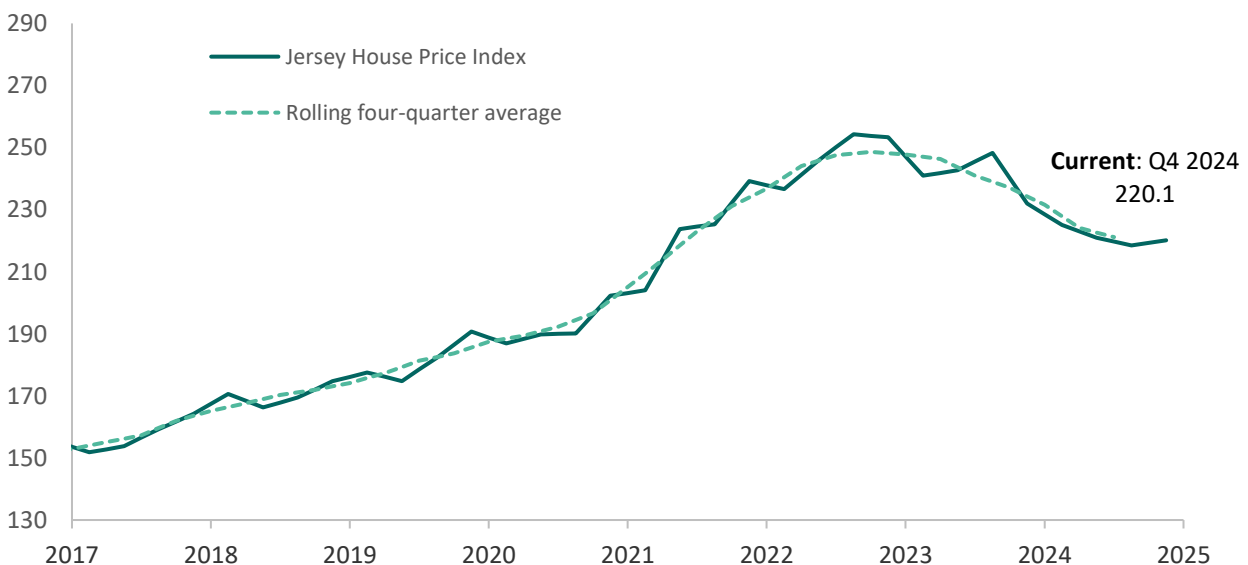
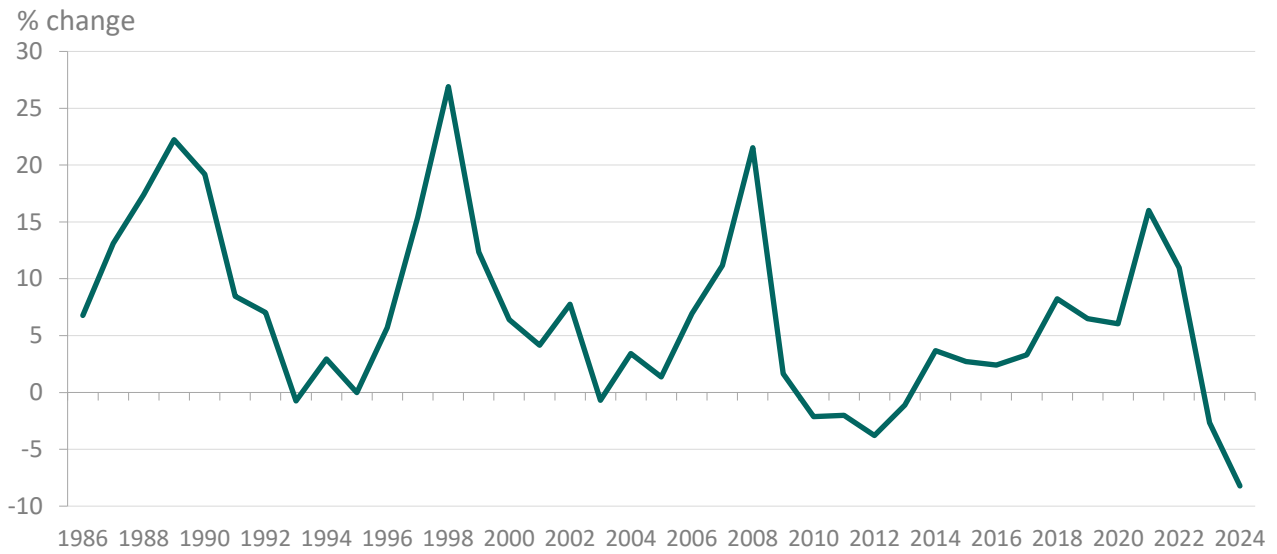


Figure 3: 2024 saw the largest decrease in the Jersey HPI on record (down by 8%)
 Annual change in Jersey House Price Index, 1986 to 2024



As is apparent from Figure 3, property prices in Jersey have seen four periods of strong growth during the last four decades, with peaks in the annual rate of increase occurring in 1989, 1998, 2008 and 2021; each of these years recorded annual price increases of 16% or higher.

In the past, such peaks were followed by periods of lower rates of increase or, more recently from 2010 to 2013, by a period of decline in overall average price on an annual basis.

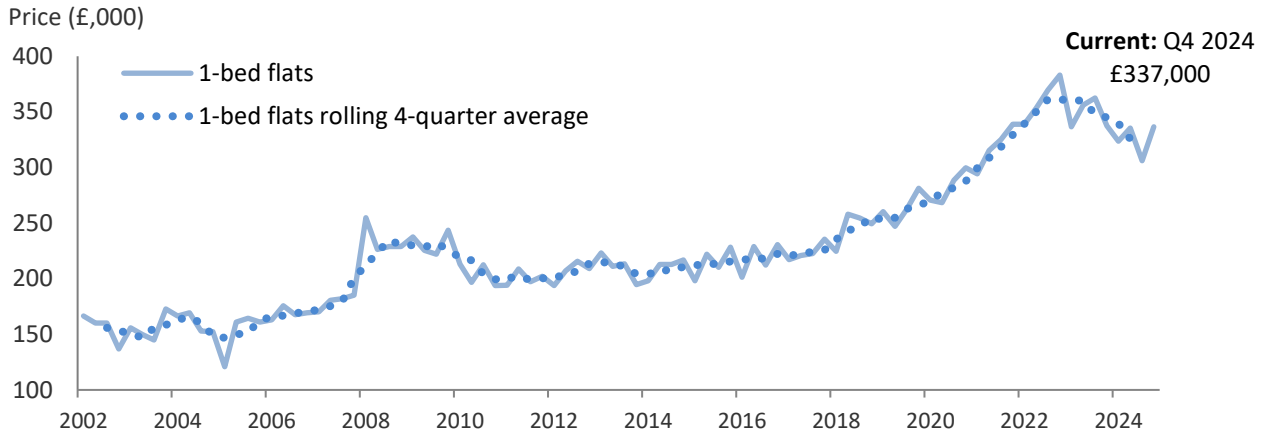
On a calendar year basis, the Jersey House Price Index in 2024 was 8% lower than in 2023. This was the largest decrease in price on record (since at least 1986).

1-bedroom flats

The mean prices for 1-bedroom flats are shown in Figure 4.

Figure 4: The mean price of 1-bedroom flats sold in the latest quarter increased to £337,000

Mean prices (£,000) for 1-bedroom flats, Q1 2002 to Q4 2024



Following a sharp increase in mean prices in early 2008, the remainder of 2008 and 2009 saw the mean price of 1-bedroom flats remain essentially stable at around £230,000. During 2010 and 2011 the mean price of this property type decreased, largely due to an increase in turnover of lower priced share transfer properties. The annual average in 2024 was £326,000, this was a decrease from the annual average in 2023.

The mean price of 1-bedroom flats sold in the latest quarter was **£337,000**, which was £31,000 higher than in the previous quarter (Q3 2024).

The *median* price of 1-bedroom flats sold in the latest quarter was £340,000.

Figure 5: 2024 saw a higher proportion of 1-bedroom flat sales under £250,000

Price distributions for 1-bedroom flats, 2023 and 2024

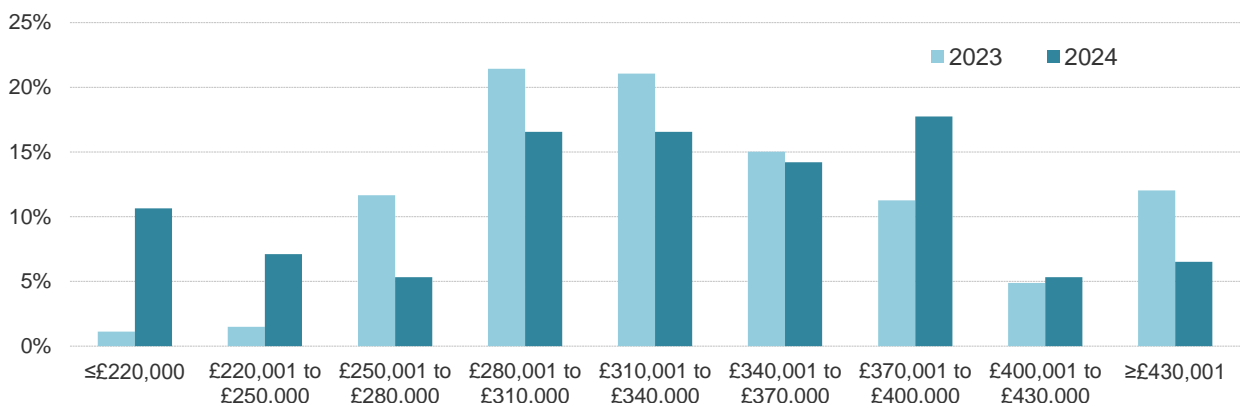


Table 1: Mean prices for 1-bedroom flats

1-bed Flats	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Price (£,000)	294	315	325	339	339	353	370	383	337	356	362	337	324	335	306	337

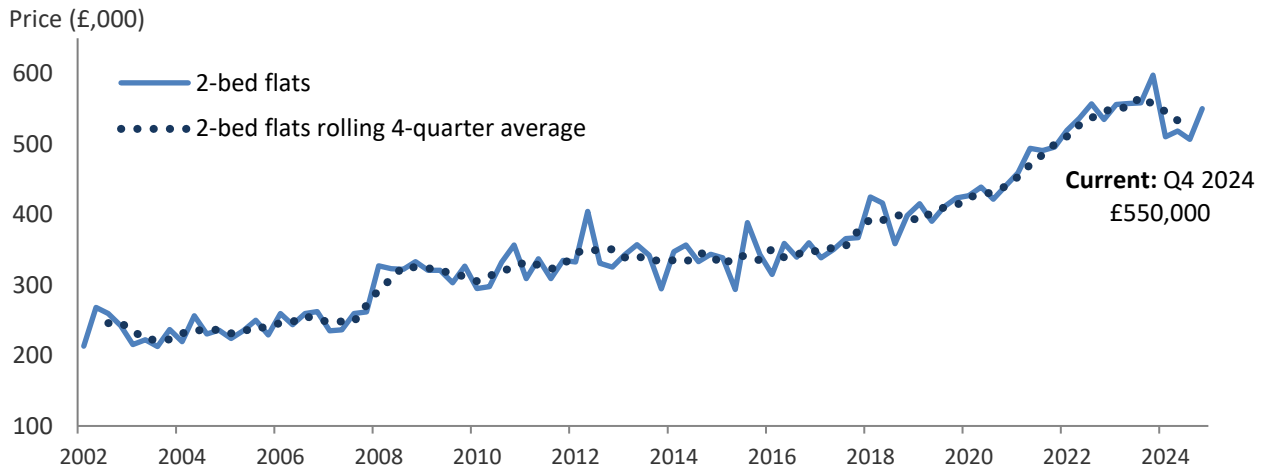
The Q4 2024 mean price has a 95% confidence interval of \pm £26,000

2-bedroom flats

The mean prices for 2-bedroom flats are shown in Figure 6.

Figure 6: The mean price of 2-bedroom flats sold in the latest quarter increased to £550,000

Mean prices (£,000) for 2-bedroom flats, Q1 2002 to Q4 2024



During 2008 and 2009 the mean price was relatively stable at around £320,000. Subsequently the mean price increased, taking the annual mean price of this property type to around £350,000 by 2012. The annual average in 2024 was £520,000, this was a decrease from the annual average in 2023.

The mean price of 2-bedroom flats sold in the latest quarter was **£550,000**, which was £43,000 higher than in the previous quarter (Q3 2024).

The *median* price of 2-bedroom flats sold in the latest quarter was £545,000.

Figure 7: The largest volume sold was in the £440,001 to £485,000 bracket, 19% of all transactions

Price distributions for 2-bedroom flats, 2023 and 2024

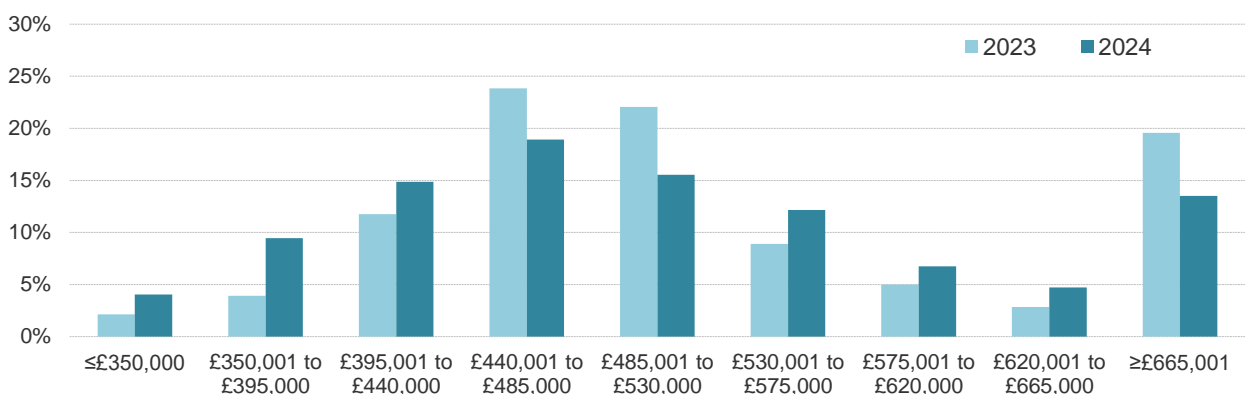


Table 2: Mean prices for 2-bedroom flats

2-bed Flats	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Price (£,000)	459	494	491	496	519	536	557	535	556	558	558	598	510	519	507	550

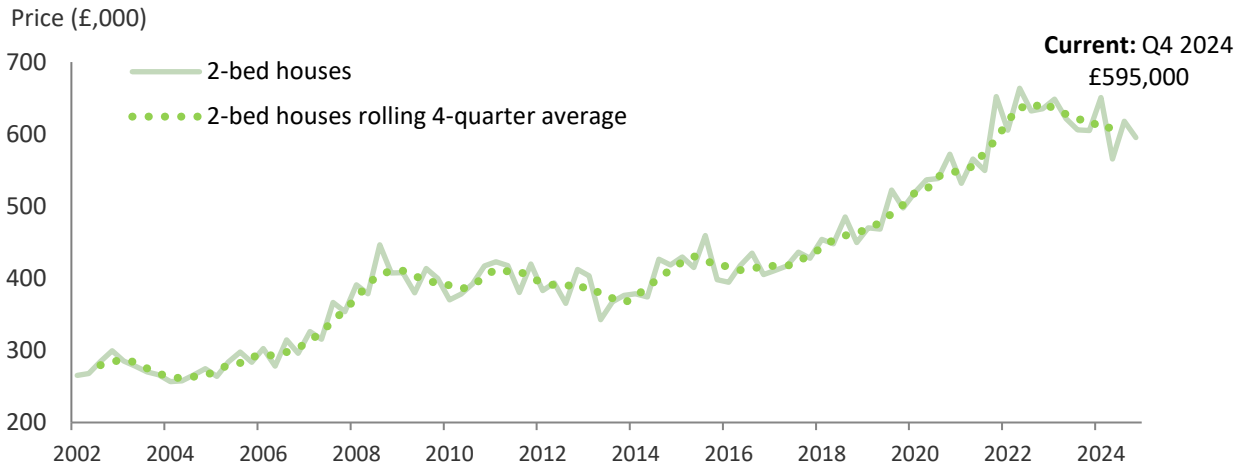
The Q4 2024 mean price has a 95% confidence interval of ± £61,000

2-bedroom houses

The mean prices for 2-bedroom houses are shown in Figure 8.

Figure 8: The mean price of 2-bedroom houses sold in the latest quarter decreased to £595,000

Mean prices (£,000) for 2-bedroom houses, Q1 2002 to Q4 2024



The annual mean price of 2-bedroom houses sold from 2008 to 2010 was between £400,000 and £410,000. The mean price of this property type subsequently decreased, with the annual average price recorded in 2013 being £371,000.

In the latter half of 2014 the mean price of 2-bedroom houses rose above £400,000 for the first time since early-2011. The annual average in 2024 was £604,000, this was a decrease from the annual average in 2023.

The mean price of 2-bedroom houses sold in the latest quarter was **£595,000**, which was £23,000 lower than in the previous quarter (Q3 2024).

The *median* price of 2-bedroom houses sold in the latest quarter was £573,000.

Figure 9: The largest volume sold was in the £520,001 to £580,000 bracket, 23% of all transactions

Price distributions for 2-bedroom houses, 2023 and 2024

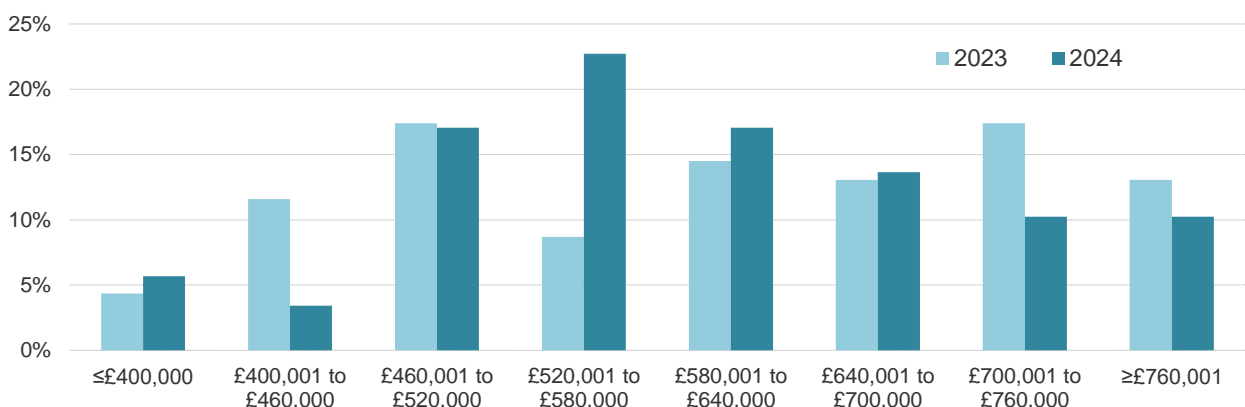


Table 3: Mean prices for 2-bedroom houses

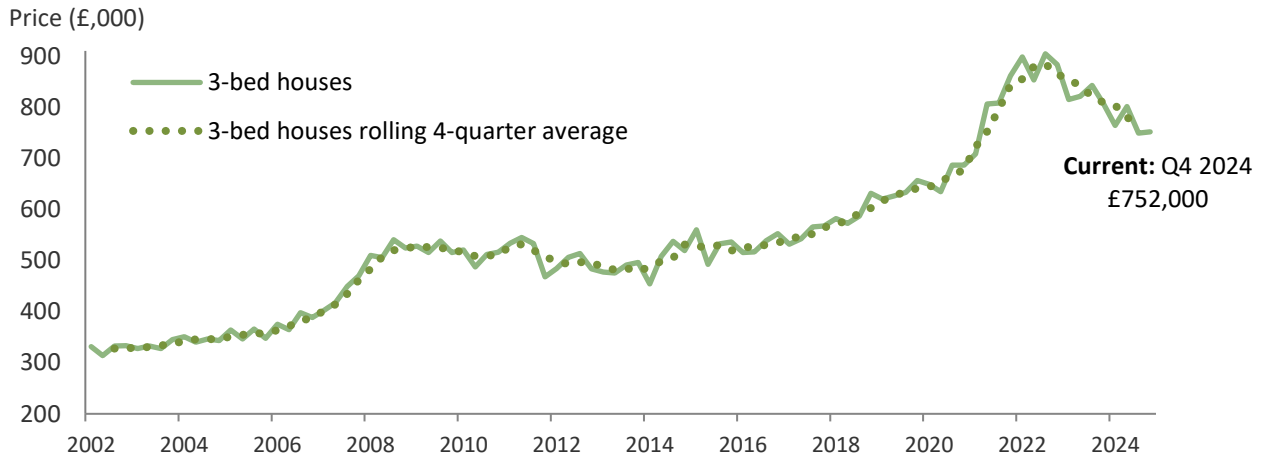
2-bed Houses	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Price (£,000)	532	566	550	652	606	664	632	635	649	621	606	605	651	565	618	595

The Q4 2024 mean price has a 95% confidence interval of ± £49,000

3-bedroom houses

The mean prices for 3-bedroom houses are shown in Figure 10.

Figure 10: The mean price of 3-bedroom houses sold in the latest quarter slightly increased to £752,000
Mean prices (£,000) for 3-bedroom houses, Q1 2002 to Q4 2024



After a period of considerable increase from 2006 to early 2008, the mean price of 3-bedroom houses remained relatively stable throughout the subsequent four-year period from 2008 to 2011, at between £510,000 and £520,000.

At the end of 2011 the mean price of this property type fell below £500,000 for the first time since 2007. In Q1 2019 the mean price rose above £600,000. The annual average in 2024 was £765,000, this was a decrease from the annual average in 2023.

The mean price of 3-bedroom houses sold in the latest quarter was **£752,000**, which was £3,000 higher than in Q3 2024.

The *median* price of 3-bedroom houses sold in the latest quarter was £703,000.

Figure 11: The largest volume sold was in the £630,001 to £710,000 bracket, 26% of all transactions
Price distributions for 3-bedroom houses, 2023 and 2024

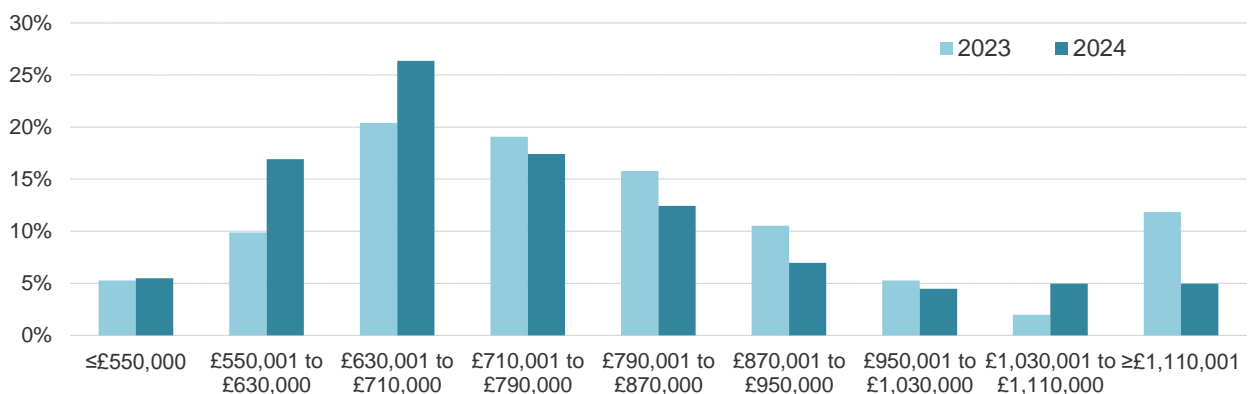


Table 4: Mean prices for 3-bedroom houses

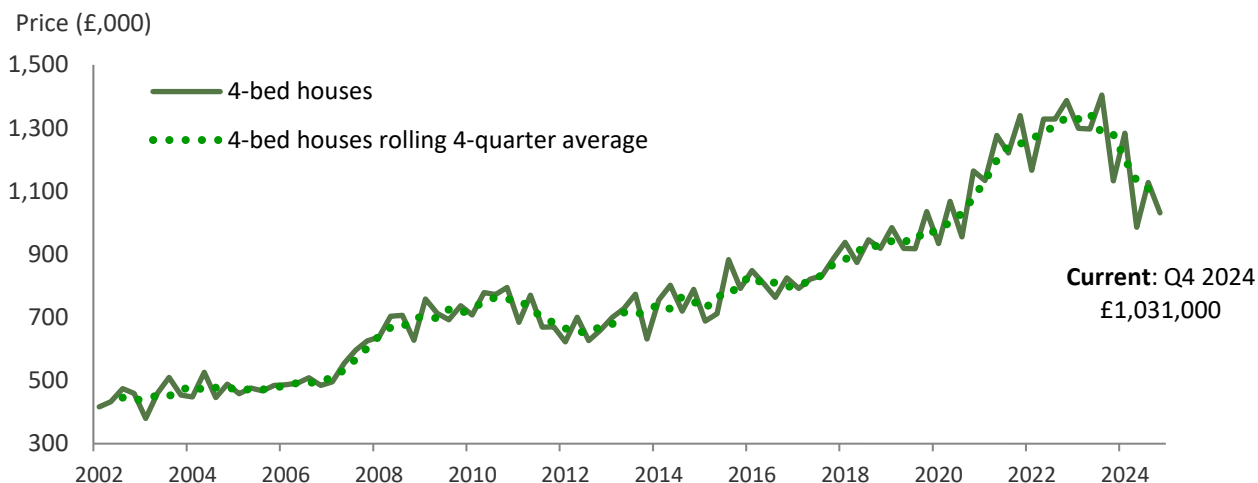
3-bed Houses	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Price (£,000)	709	806	808	861	898	853	904	883	815	821	842	806	764	801	749	752

The Q4 2024 mean price has a 95% confidence interval of ± £68,000

4-bedroom houses

The mean prices for 4-bedroom houses are shown in Figure 12.

Figure 12: The mean price of 4-bedroom houses sold in the latest quarter decreased to £1,031,000
Mean prices (£,000) for 4-bedroom houses, Q1 2002 to Q4 2024



Although this category of property has seen some volatility in price on a quarterly basis, the mean price of this property type generally remained above £700,000 between 2008 and 2015. Since then, the average price has increased; with mean prices exceeding £800,000 in Q1 2016, £900,000 in Q1 2018 and then exceeding £1,000,000 in Q4 2019. The annual average in 2024 was £1,090,000, this was a decrease from the annual average in 2023.

The mean price of 4-bedroom houses sold in the latest quarter was **£1,031,000** which was £96,000 lower than in the previous quarter (Q3 2024).

The *median* price of 4-bedroom houses sold in the latest quarter was £919,000.

Figure 13: There was a large decrease in the proportion of 4-bedroom house sold for above £1,650,000
Price distributions for 4-bedroom houses, 2023 and 2024

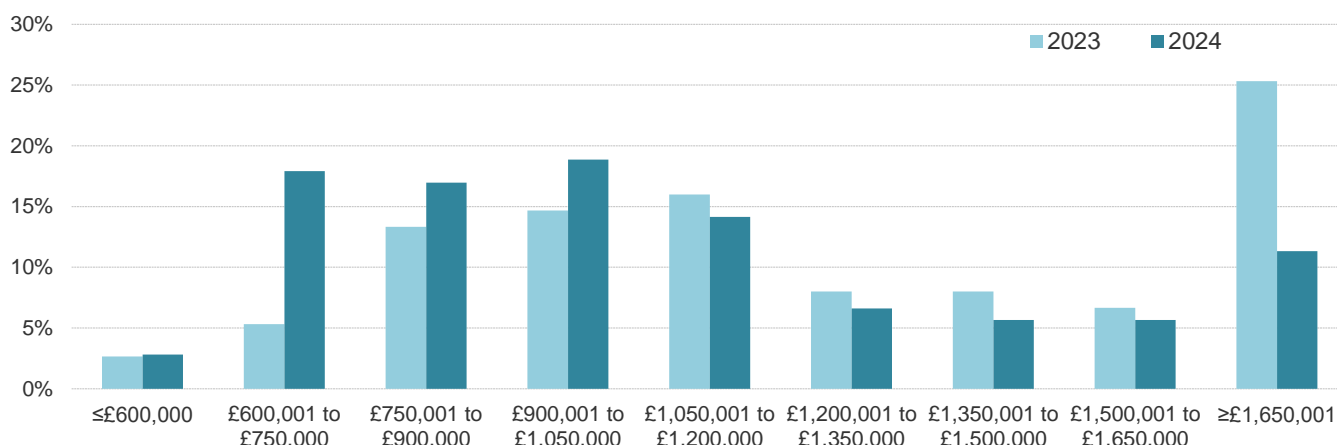


Table 5: Mean prices for 4-bedroom houses

4-bed Houses	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Price (£,000)	1,134	1,277	1,220	1,339	1,166	1,329	1,329	1,387	1,299	1,297	1,404	1,133	1,283	985	1,127	1,031

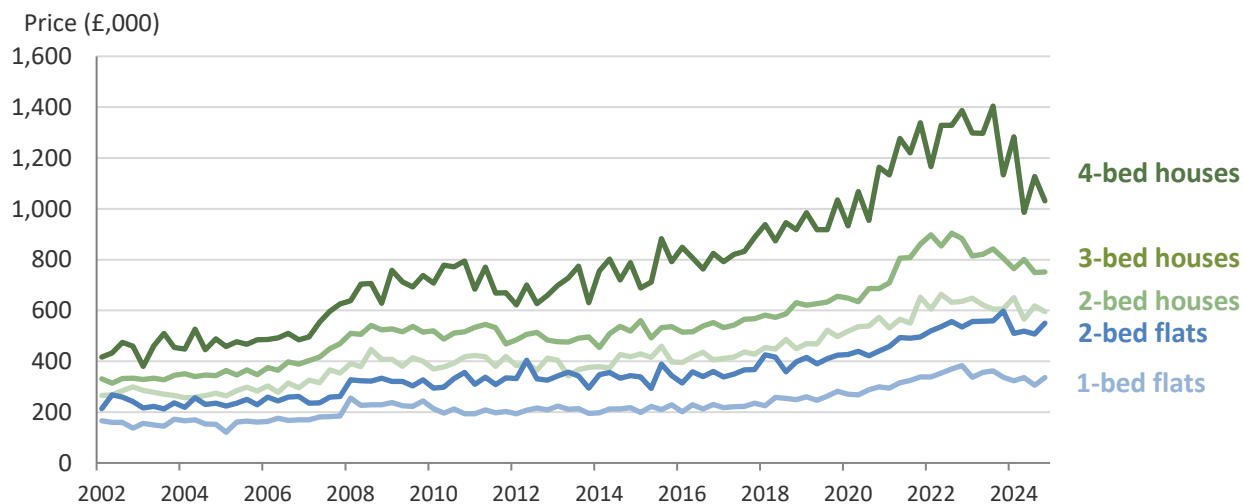
The Q4 2024 mean price has a 95% confidence interval of ± £146,000

All individual property types

The mean prices of the individual categories of dwelling over the period from 2002 to date are shown in Figure 14.

Figure 14: The largest quarterly decrease was seen in 4-bed houses

Mean prices (£,000) for the individual property types, Q1 2002 to Q4 2024



In the latest quarter:

- 1-bedroom flats were essentially unchanged compared with a year earlier
- all other property types saw a decrease in price of between 2% and 9% compared with a year earlier
- 4-bedroom houses saw the largest quarterly decrease (9%)
- 1-bedroom flats saw the largest quarterly increase (10%), although it should be noted that this property type saw a large decrease last quarter (9%)

Turnover

In total during 2024, turnover of properties was 712 HPI eligible properties. This was:

- 16% lower compared with 2023, due to decreased sales of flats (down by 42%)
- the lowest annual turnover seen since at least 2002

In Q4 2024, 202 HPI eligible properties (see [Note 2](#)) were sold in Jersey. A degree of caution is required in making direct comparisons between quarters due to the variation in the frequency of sittings of the Royal Court and due to seasonal variations. Nevertheless, the number of properties sold in Q4 2024 was:

- 7% higher than in Q4 2023, corresponding to 13 additional properties sold
- 9% higher than in the previous quarter, Q3 2024, corresponding to 17 additional properties sold

Figure 15: Although turnover increased from Q3 2024, it is still below 2022 levels

Number of dwellings included in the Jersey House Price Index by property type

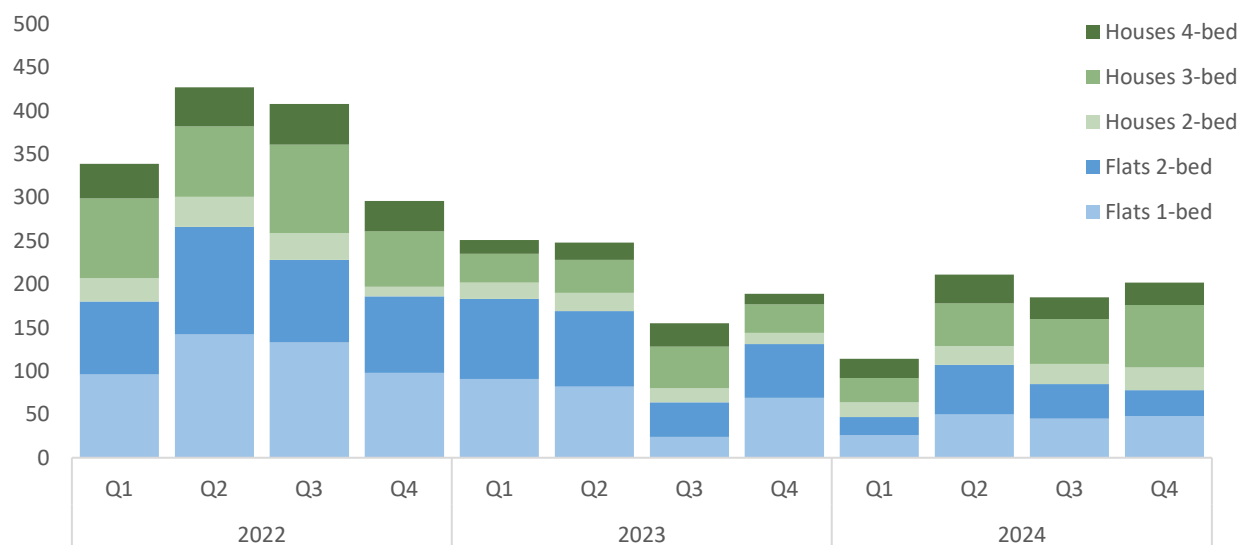


Table 6: Number of dwellings included in the Jersey House Price Index by property type

		Flats		Houses			Total	Royal Court Sittings
		1-bed	2-bed	2-bed	3-bed	4-bed		
2021	Q1	68	91	35	83	45	322	12
	Q2	103	123	50	101	95	472	12
	Q3	67	114	40	93	65	379	13
	Q4	147	131	24	121	69	492	13
	Total 2021		385	459	149	398	274	1,665
2022	Q1	96	84	27	92	40	339	12
	Q2	142	124	35	81	45	427	11
	Q3	133	95	31	102	47	408	14
	Q4	98	88	11	64	35	296	12
	Total 2022		469	391	104	339	167	1,470
2023	Q1	91	92	19	33	16	251	13
	Q2	82	87	21	38	20	248	12
	Q3	24	40	16	48	27	155	13
	Q4	69	62	13	33	12	189	12
	Total 2023		266	281	69	152	75	843
2024	Q1	26	21	17	28	22	114	12
	Q2	50	57	22	49	33	211	13
	Q3	45	40	23	52	25	185	13
	Q4	48	30	26	72	26	202	12
	Total 2024		169	148	88	201	106	712

In Q4 2024, share transfer transactions (see [Note 3](#)) accounted for 54% of all eligible flat sales, a considerably lower proportion to that recorded in calendar year 2023 (71%).

Annual turnover for HPI eligible properties can be broken down by parish for each year 2011 to 2024. Table 7 shows the data for the latest five years; earlier years are available on [OpenData](#).

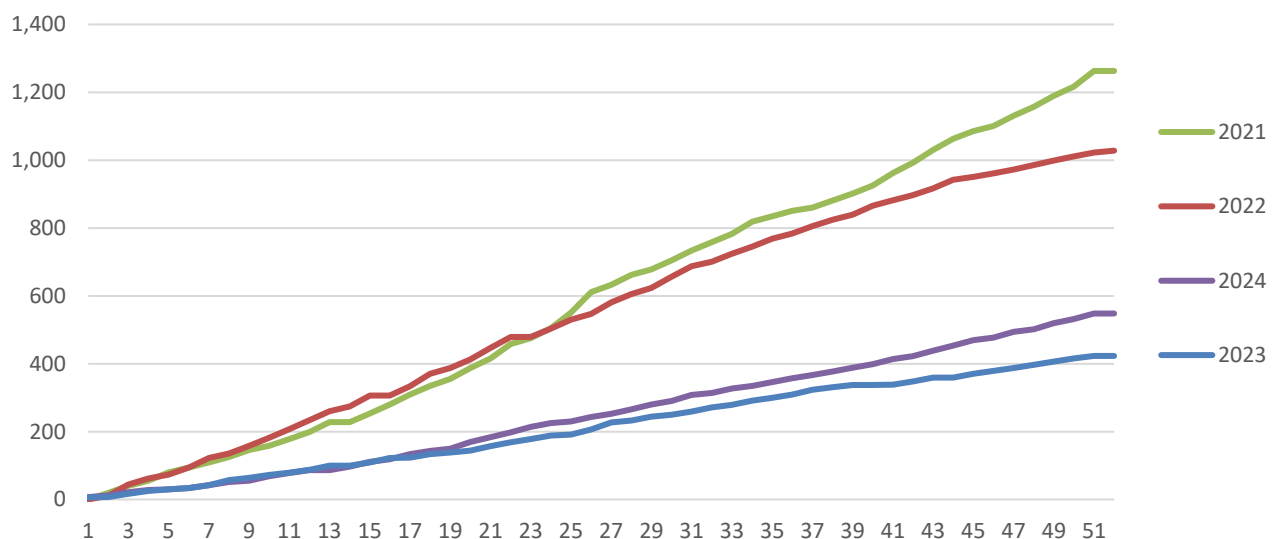
Table 7: Annual number of dwellings included in the Jersey House Price Index by parish

Parish	2020	2021	2022	2023 ¹	2024
St Helier	696	843	840	490	291
St Clement	111	94	101	40	58
St Saviour	151	165	155	110	85
St Brelade	117	164	94	50	74
St Lawrence	65	70	53	20	38
Trinity	32	27	24	20	21
Grouville	62	66	54	40	27
St Martin	50	31	42	20	25
St Mary	17	25	13	~	8
St Ouen	26	36	28	10	19
St Peter	42	124	40	30	54
St John	27	20	26	20	12

Royal Court transactions represent essentially all the residential house sales and around 30% of residential flat sales in Jersey. Generally, Royal Court transactions account for around three-quarters of the residential properties that are included in the House Price Index, the remaining property transactions that make up the House Price Index data are transacted by share transfer. However, as a significant proportion of new builds transacted via share transfer, the level of turnover through the Royal Court was considerably less than in prior years. Figure 16 shows the cumulative total of HPI eligible Royal Court transactions for years 2021, 2022, 2023, and 2024.

Figure 16: Royal Court turnover increased between 2023 and 2024 but was still below 2022 levels

Cumulative total of HPI eligible Royal Court transactions for all sittings each year, 2021 to 2024



From Figure 16 it can be seen that 2024 saw an increase of around 130 from 2023 but was still below historic levels. Around 550 HPI eligible transactions went through the Royal Court in 2024.

¹ Due to low overall turnover in 2023, numbers have been rounded to the nearest 10. ~ indicates a value less than 5.

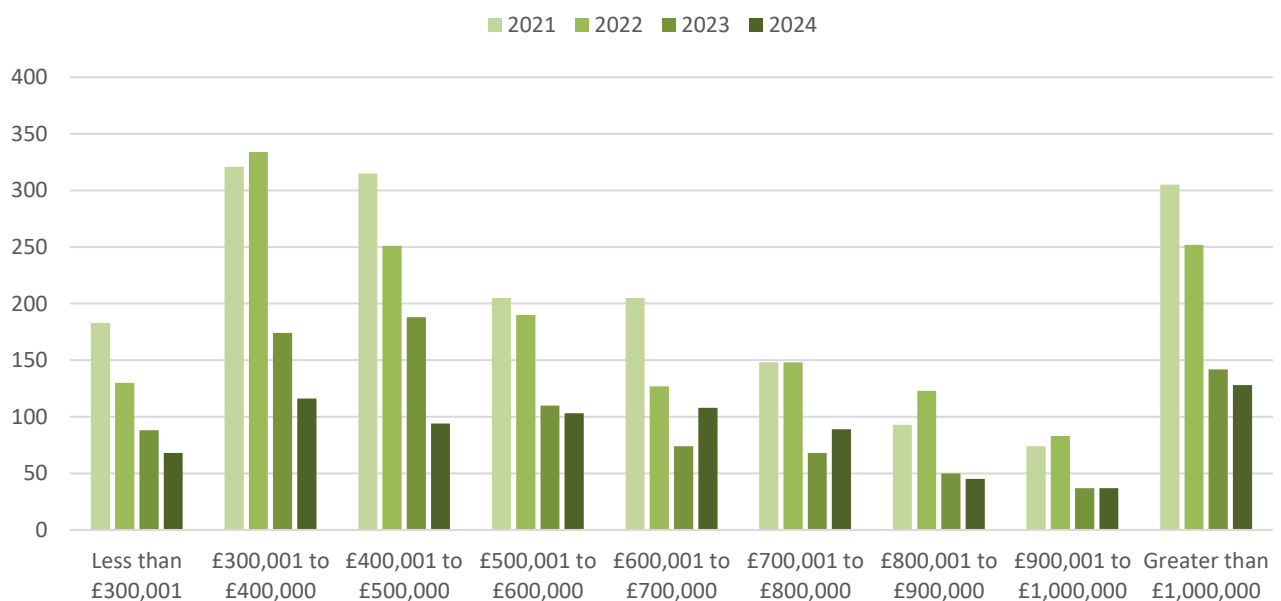
Price distributions

In order to provide a more complete picture of the Jersey residential property market, the counts in this table include properties in the HPI and additional property types which are not included in the Jersey House Price Index; bedsits, 3- or more bedroom flats, 1- and 5- or more bedroom houses. Properties sold via the housing gateway, First Time Buyer restricted and age restricted properties are still excluded.

Table 8: Property sales by price band, 2021 to 2024

Price band	2021	2022	2023	2024
Less than £300,001	183	130	88	68
£300,001 to £400,000	321	334	174	116
£400,001 to £500,000	315	251	188	94
£500,001 to £600,000	205	190	110	103
£600,001 to £700,000	205	127	74	108
£700,001 to £800,000	148	148	68	89
£800,001 to £900,000	93	123	50	45
£900,001 to £1,000,000	74	83	37	37
£1,000,001 to £1,500,000	165	148	85	78
£1,500,001 to £2,000,000	72	55	31	25
Greater than £2,000,000	68	49	26	25

Figure 17: there were more sales between £600,000 and £800,000 in 2024 compared with 2023
Property sales by price band, 2021 to 2024



Quarterly composition of market sales

This analysis provides estimated quarterly proportions of property purchases made at higher rates, or by first-time buyers. While it may not capture every case, especially for first-time buyers (FTB), it offers a reasonable approximation that can be produced more frequently than the annual statistics reported in first-quarter reports since 2024.

This analysis covers properties eligible for inclusion in the House Price Index, including share transfer properties. Several property types are not included in the Jersey House Price Index (see [Note 9](#)); if they were included most results would be essentially the same. The only major difference being that the proportion of houses purchased by first time buyers would be higher for each quarter, with some variation when newly built FTB properties are sold.

In Q4 2024, 13% of properties purchased were not intended as the main residence for the buyers, a decrease of 15 percentage points from Q4 2023. Meanwhile, first-time buyers accounted for 29% of property purchases, an increase of 11 percentage points from Q4 2023. This rise in transactions with the first-time buyer rate was driven by the higher limits for the first-time buyer stamp duty and land transaction tax meaning more purchases are eligible for these rates.

Table 9: Turnover, higher rate and first time buyer proportions of sales, Q4 2023 and Q4 2024

	Flats		Houses		Overall	
	Q4 2023	Q4 2024	Q4 2023	Q4 2024	Q4 2023	Q4 2024
Not main residence	37%	24%	7%	6%	28%	13%
First time buyer rate	26%	37%	2%	23%	18%	29%
Turnover	133	78	58	124	189	202

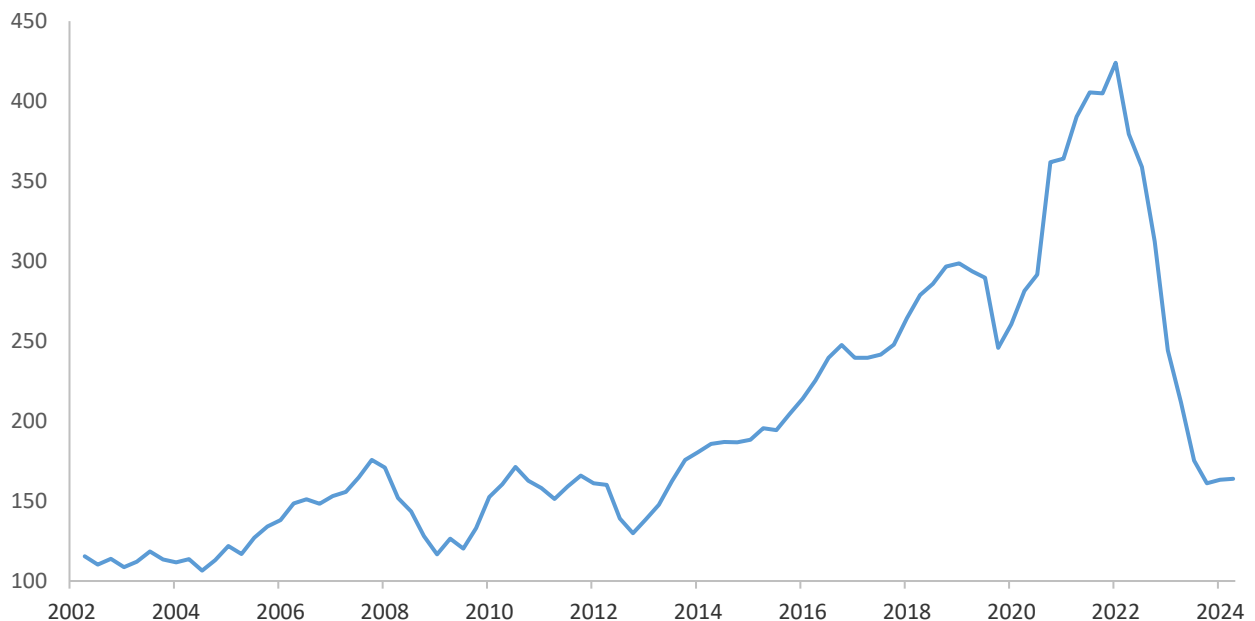
Housing Market Activity

The Housing Market Activity Index (HMAI) measures the total market activity of 1- and 2-bedroom flats and 2-, 3- and 4-bedroom houses in Jersey (see [Note 8](#)). The index includes share transfer properties. Figure 18 shows the HMAI from 2002 to date as a rolling four-quarter average (see [Note 8](#) and [Appendix B](#)).

Figure 18: The HMAI was similar to the previous quarter on a rolling four quarter basis

Jersey Housing Market Activity Index

(2002 = 100; including share transfer properties and on a rolling four-quarter basis)



On a **rolling four-quarter basis**, the total activity of the Jersey housing market during the year ending Q4 2024 was essentially unchanged compared with the year ending Q3 2024 and was 23% lower than in the corresponding quarter of 2023 (Q4 2023).

A degree of caution is required in making comparisons between quarters due to seasonal variations. Nevertheless, on a **quarterly** basis, total market activity in Q4 2024 was:

- 10% higher than that in the previous quarter (Q3 2024)
- 1% higher than in the corresponding quarter of 2023 (Q4 2023)

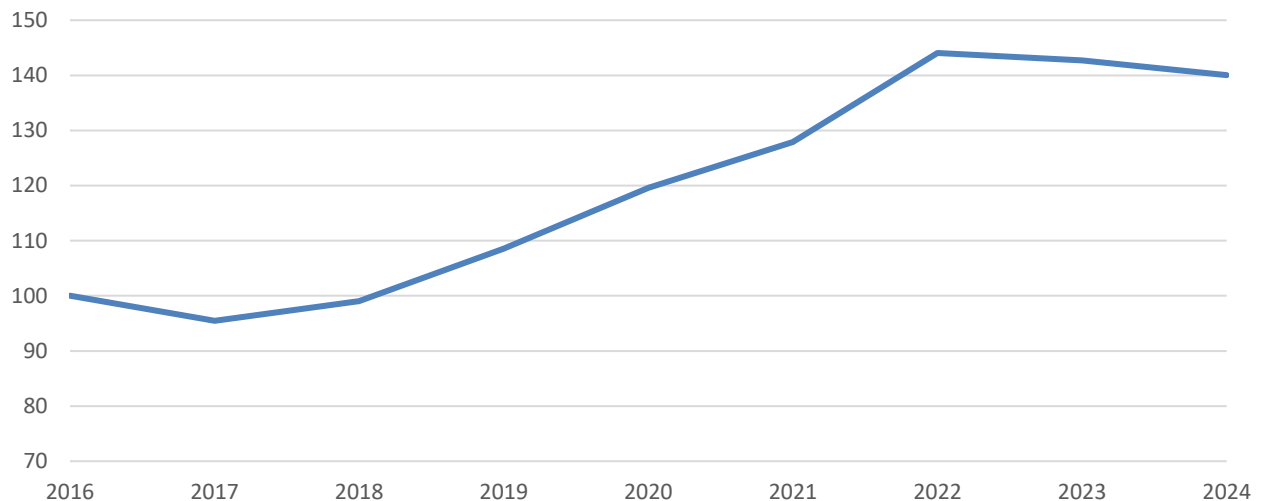
First Time Buyer (FTB) market²

The Jersey House Price Index specifically excludes transactions which have restrictions on who can purchase the properties. Whilst excluded from the HPI, a particular group of interest are those properties that are specifically targeted towards first time buyers (FTB), either because of planning restrictions on their sale, or that are sold through the housing gateway.

Housing gateway properties are often sold with a portion of the property price retained in the form of a bond. This analysis uses the full property price to be comparable with FTB restricted properties.

Figure 19: The first time buyer index decreased 2% in 2024

First Time Buyer Market Index, 2016 to 2024³



The First Time Buyer Market Index saw an annual decrease of 2% compared with 2023. Included in the First Time Buyer Market Index are 1- and 2-bedroom flats as well as 2-, 3- and 4-bedroom houses. Mix-adjusted average prices and turnover numbers, grouped into flats and houses, are shown in Table 11.

Table 11: First Time Buyer market, 2019 to 2024

		Mean price (£,000)	Turnover
Flats	2019	283	39
	2020	346	33
	2021	344	56
	2022	395	31
	2023	391	20
	2024	395	66
Houses	2019	479	54
	2020	509	71
	2021	568	65
	2022	638	58
	2023	631	34
	2024	611	37

² Analysis from 2016 onwards as this is when sales began through the housing gateway. FTB analysis prior to the Q4 2021 report is not comparable with these figures.

³ Variations in turnover between years can affect the mix-adjustment of the price, as such a chain-linked index should be used to compare between years.

Housing Affordability

The Jersey Housing Affordability Index (JHAI) is an indicator of whether a working household with an average (mean) income is able to purchase property affordably (median property prices).

In respect of the separate indices presented for individual property types, a value greater than 100 indicates that that type of property is considered “affordable” based on the central assumption criteria (see below). The level of the overall index does not represent any specific level of affordability but instead is designed to track overall affordability over time.

Central assumptions

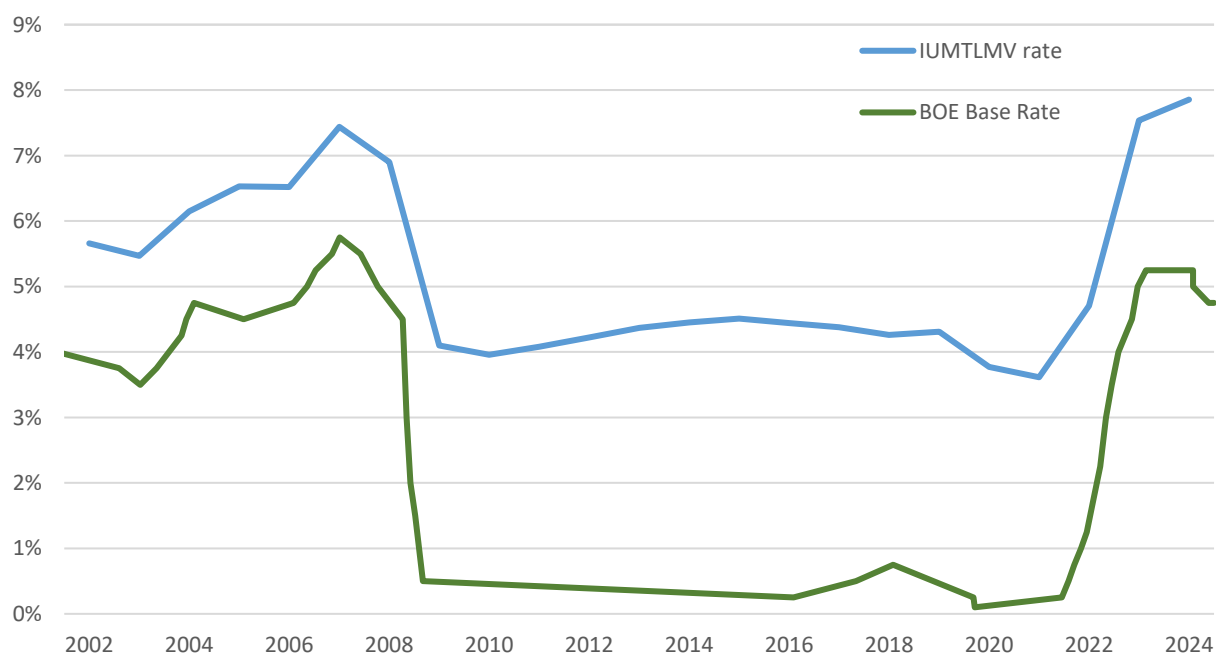
The central assumptions through which the JHAI attempts to quantify housing affordability are:

- mortgage payments (principal and interest) should consume no more than 40 percent of net income or 30 percent of gross income (internationally used thresholds for rental and mortgage stress)
- the purchaser has a cash deposit of 10 percent of the purchase price
- the purchaser is financing a 90 percent mortgage at a variable interest rate for a term of 25 years, with both principal and interest payments paid each month throughout the term

The interest rates used in this report are derived from data published by the Bank of England: the sterling standard variable mortgage rates quoted to households by UK monetary financial institutions (excluding the central bank), the IUMTLMV rate (average in each year).

It is important to note that this is an average rate across a year and as such there is often a lag between changes to the Bank of England base rate and changes to the IUMTLMV rate. Figure 20 shows the change in the sterling standard variable mortgage rates quoted to households by UK monetary financial institutions (excluding the central bank), compared with the Bank of England base rate.

Figure 20: The IUMTLMV rate increased slightly in 2024
 Bank of England base rate and IUMTLMV rate, 2002 to 2024



Although in the latter half of 2024 there were some decreases in BOE base rate it can be seen that the IUMTLMV rate has seen a slight increase in 2024. This is the highest value seen since at least 2002 and has a negative effect on affordability in 2024.

Overall affordability index

The overall index measures affordability using mean net household income and the median price for all HPI eligible property.

Figure 21: Overall affordability improved in 2024

Affordability indices based on household income of working households, 2002 to 2024

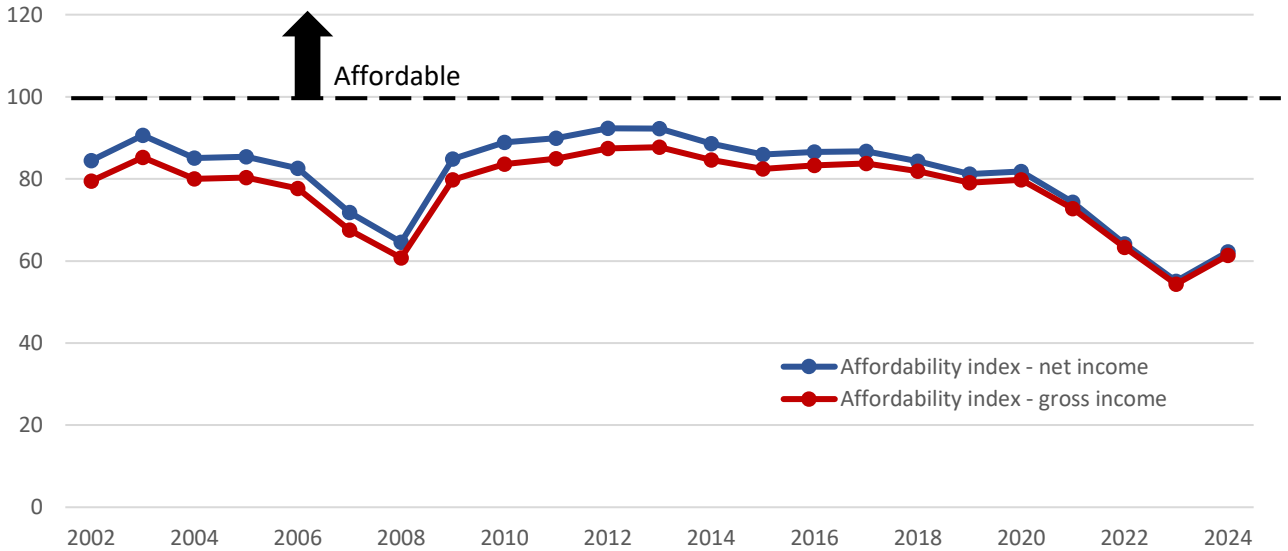


Figure 21 shows that overall, housing was more affordable in 2024 compared with 2023. This was due to the increase in household income (based on the change in average earnings) being 6.4% and property prices decreasing by around 8%.

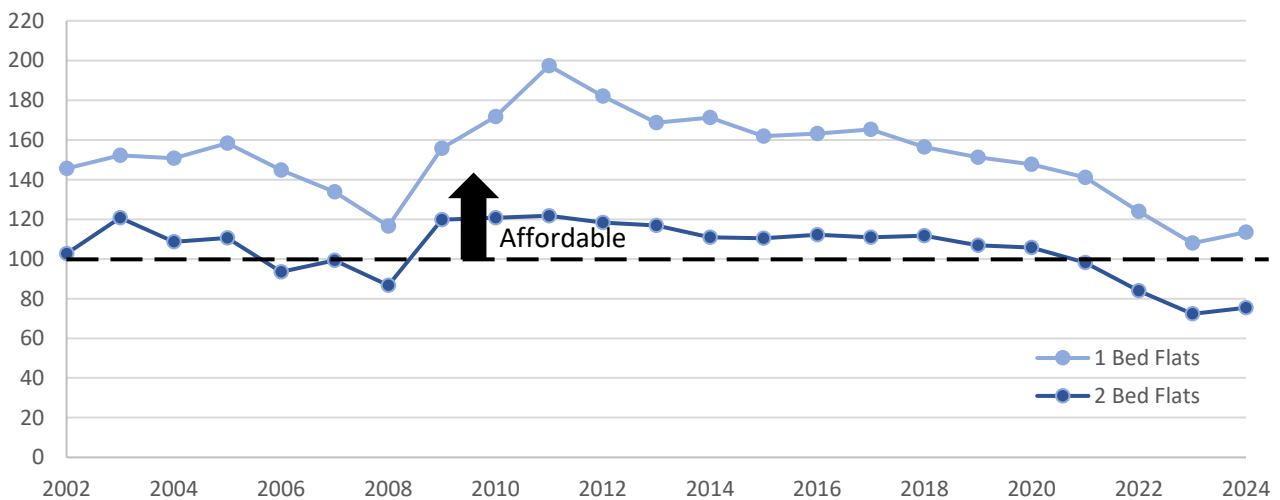
Effect of property type and size

Separate indices are calculated for each type and size of dwelling (1- and 2-bedroom flats and 2-, 3- and 4-bedroom houses). These indices, shown in Figures 22 and 23, are based on mean net household income and the respective median prices for each category of property.

Flats

Figure 22: Affordability improved for flats in 2024

Affordability indices based on net household income, 2002 to 2024 – flats



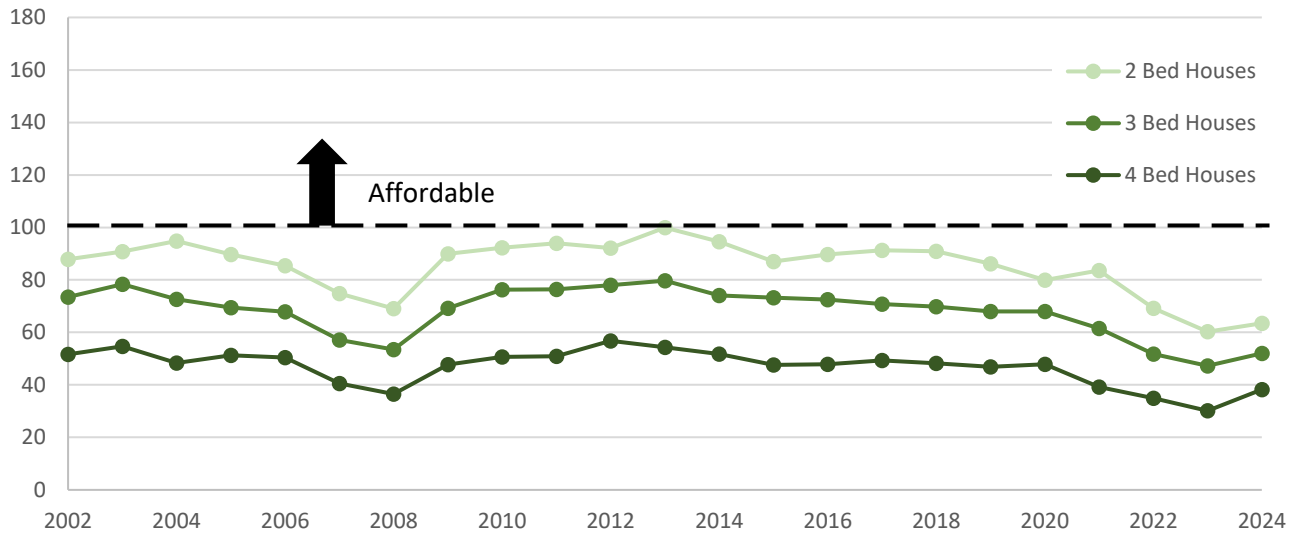
The affordability of 1-bedroom flats improved significantly throughout the period 2008 to 2011 due to decreases in median price and lower mortgage interest rates. In 2012 and 2013 the affordability of 1-bedroom flats declined, due to annual increases in the median price of this property type coupled with

increases in the mean mortgage interest rate. From 2015 onwards increases in house prices were above that of earnings so decreases in affordability were seen. In 2024, affordability for this type of property improved.

Houses

Figure 23: Affordability improved for houses in 2024

Affordability indices based on net household income, 2002 to 2024 – houses



The affordability indices shown for houses in Figure 23 indicate that during the period from 2002 to 2024 a working household with mean net income was not able to service a mortgage affordably on the purchase price of a median-priced house of any size at any time.

The affordability of houses generally improved during the period 2008 to 2013, driven by falls in median price and lower mortgage interest rates. From 2018 to 2022, significant increases in the median dwelling price of houses resulted in worsening affordability. This year median property prices have decreased (8%) and earnings have increased (6.4%), driving improved affordability. However high interest rates have limited the increases in affordability.

Table 12 shows the median prices in 2024 and the qualifying net income that would be required in order to service a mortgage affordably, under the JHAI assumptions, on the purchase price of each dwelling type. The ‘deposit gap’ represents the difference by which the median dwelling price exceeds the affordability threshold, expressed as a factor of mean net household income (£98,800).

Table 12: Median prices, qualifying household income and deposit gap, 2024

	Median House Price	Qualifying Net Income	Additional deposit required	Deposit Gap* as a factor of mean net income
1-bed flat	£330,000	£66,100	-	-
2-bed flat	£497,000	£99,600	£110,000	1.5
2-bed house	£590,000	£118,200	£194,000	2.6
3-bed house	£720,000	£144,300	£311,000	4.1
4-bed house	£981,000	£196,500	£545,000	7.3

*Gap between the median house price and the affordability threshold, as a factor of mean net household income.

For the purchase of a median-priced 3- or 4-bedroom house by a household with mean net income, the total deposit required was £311,000 and £545,000, respectively.⁴ These figures represent a deposit gap of around four for a 3-bedroom house and around 7 for a 4-bedroom house.

⁴ It is assumed as part of the JHAI criteria that the household has a 10% cash deposit available.

Sensitivity to central assumptions

The effects of changes in property prices, mortgage interest rates and the central assumptions underpinning the JHAI (for example the percentage of gross or net income consumed by mortgage payments) can be examined. In this section, the effect of such variations on the affordability of 2-bedroom flats and of 3-bedroom houses is considered.

Two-bedroom flats

In 2024:

- a median-priced 2-bedroom flat (£497,000) was affordable to a household with annual gross income of at least £132,800 and net income of at least £99,600
- the mortgage payments on a median-priced 2-bedroom flat accounted for around 40% of the mean gross income and around 53% of the mean net income of working households
- if mortgage interest rates and household incomes remained constant at 2024 levels, then the median price of a 2-bedroom flat would need to decrease by around £127,000 (26%) before such a property would be considered affordable to a household with mean income
- if household incomes and property prices remained constant then the mortgage interest rate would have to decrease by around 3.2 percentage points before a property would be considered affordable to a household with mean income
- the gross earnings of 2.6 FTE average employees were required in order to service a mortgage affordably on the purchase of a median-priced 2-bedroom flat

Three-bedroom houses

In 2024:

- a median-priced 3-bedroom house (£205,000) was affordable to a household with annual gross income of at least £192,400 and net income of at least £144,300
- the mortgage payments on a median-priced 3-bedroom house accounted for around six-tenths (58%) of the mean gross income and 77% of the mean net income of working households
- if mortgage interest rates and household incomes remained at 2024 levels, the median price of a 3-bedroom house would need to fall by around £350,000 (51%) in order to make the purchase of such a property affordable to a household with mean income
- the gross earnings of 3.7 FTE average employees were required in order to service a mortgage affordably on the purchase of a median-priced 3-bedroom house

Ratio analysis

The ratio of property price to income is a widely used measure of housing affordability and is particularly useful for examining trends in affordability over time.

Several versions of this indicator are used internationally; for example, the UK Office for National Statistics calculates a ratio using median property price to equivalised median net household income.⁵ Therefore, in order to compare with the UK, the ratio of median property price to equivalised median *household* (net) income is also used for Jersey.

⁵ This section previously incorrectly compared with ONS “residence-based” affordability ratios, which used individual earnings instead of household.

Ratio of median property price to equivalised median net household income

Figure 24: The ratio decreased for 1- and 2-bedroom flats

Ratio of median property price to equivalised median net household income, 2002 to 2024 – flats

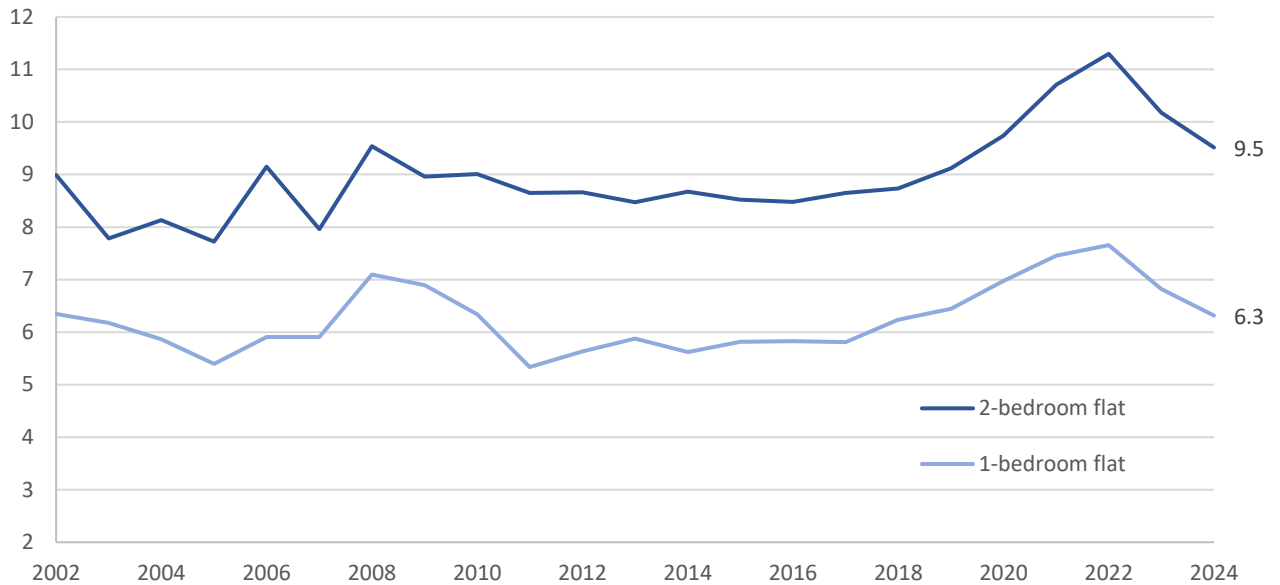
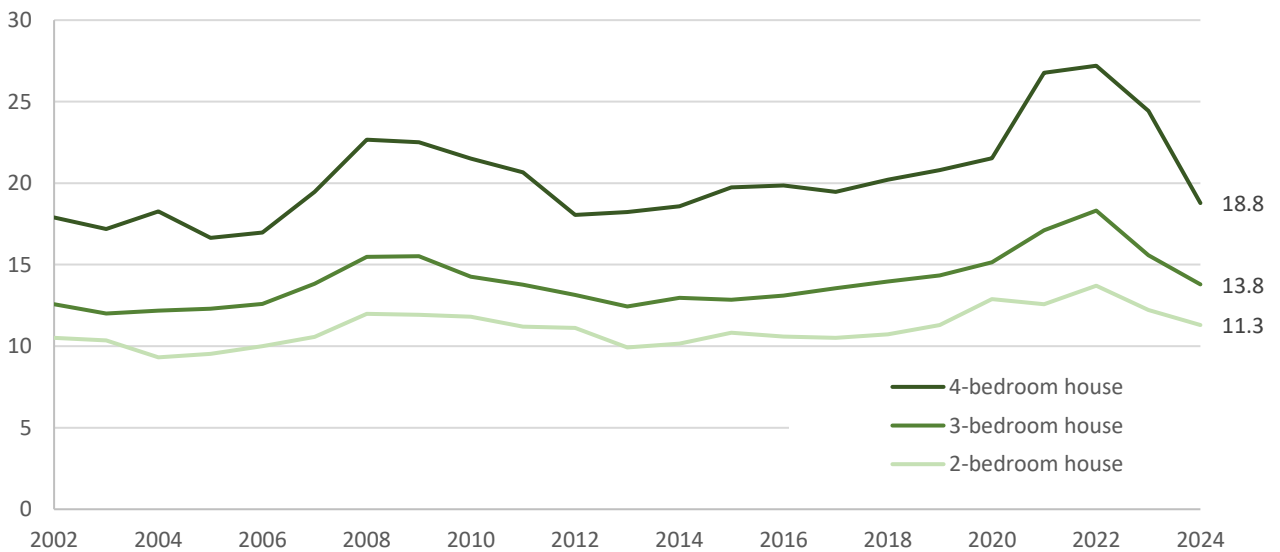


Figure 25: 4-bedroom houses saw the largest decrease in ratio of earnings to price

Ratio of median property price to equivalised median net household income, 2002 to 2024 – houses



In the latest year (2024) the ratio of median dwelling price to equivalised median household income in Jersey was lower compared to 2023 for all property types. This was due to decreased median house prices and increased earnings in 2024.

Comparison with UK – ratio analysis

This section compares the 2023 UK housing affordability information, as it is the most recent available data for the UK, with that of Jersey. This uses the ratio of median property price to equivalised median net annual household earnings as a measure of affordability.⁶

Figure 26 compares Jersey’s property price to earnings ratio with those of England, London and Wales over the period from 2002 to 2023.⁷

Figure 26: The ratio for Jersey was below that of London in 2023

Ratio of median property price to equivalised median net household income, 2002 to 2023 – Overall

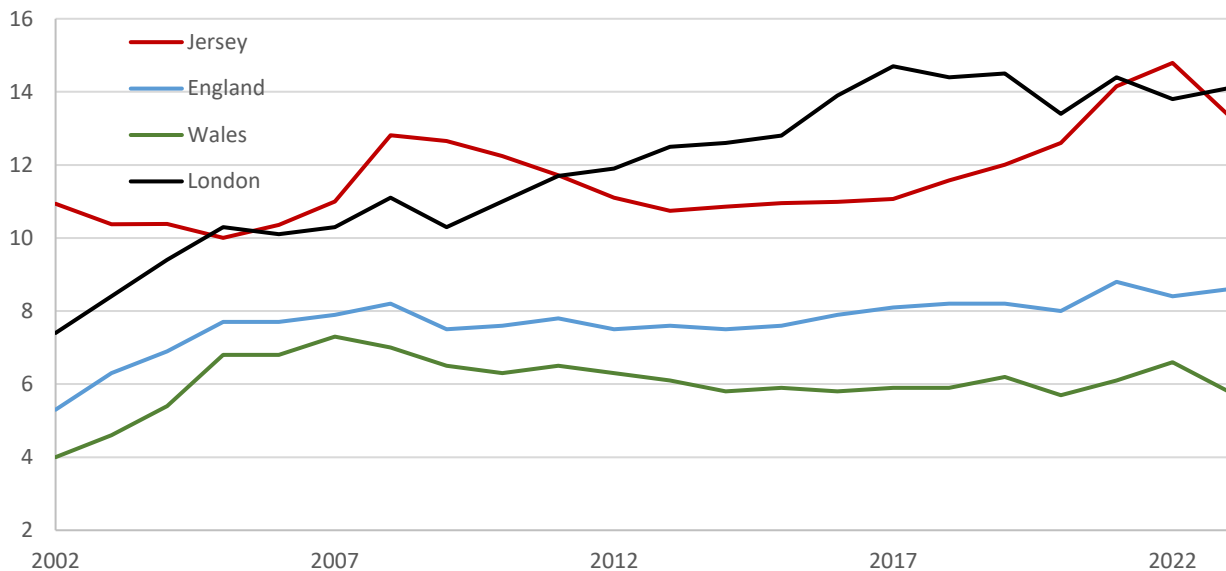


Table 13 compares Jersey’s property price to earnings ratio with available regions of the UK in 2023.

Table 13: Ratio of median property price to equivalised median net household income, 2023

	2023
Jersey	13.4
England	8.6
Wales	5.8
Scotland	5.6
Northern Ireland	5.0
London	14.1
South East (excluding London)	9.6
East	9.2
South West	8.8
West Midlands (region)	7.9
East Midlands	7.4
North West	6.6
Yorkshire and The Humber	6.4
North East	5.4

The ratio of median property price to equivalised median net household income for Jersey was higher than all available regions of the UK, except London.

It should be noted that the overall value for Jersey decreased to 11.5 in 2024.

⁶ For further information on UK data and methodologies: [Housing Purchase Affordability, UK - Office for National Statistics](#)

⁷ 2023 is the most recent available data for the UK.

Notes

1. Data sources

The main data sources on the transaction prices of property sales used in the Jersey House Price Index are:

- the Public Registry Index and Document Enrolment (PRIDE) database for freehold and flying freehold properties transacted through the Royal Court
- Revenue Jersey for share transfer transactions

The above price data are supplemented by information on the type and size of each property sourced from estate agent advertisement brochures and planning documents as well as information provided by the Island's parishes and Customer and Local Services.

2. Excluded properties

Derelict buildings, commercial properties with associated residential units, apparent intra-family transactions, age-restricted properties, properties sold via the affordable housing gateway and properties designated solely for purchase by first time buyers are excluded from the final data set from which the average prices and the Index are determined. Furthermore, due to the small numbers of properties and high variability of prices, the following categories of dwelling are also excluded: bedsits; 3- or more bedroom flats; 1- and 5- or more bedroom houses; and multi-dwelling properties. New dwellings, other than those removed by the above exclusion criteria, are implicitly included in the final data set.

3. Share transfer transactions

Sales occurring via share transfer are not processed through the Royal Court and hence do not appear in the PRIDE database. Price data are instead provided by Revenue Jersey. Share transfer transactions have constituted around three-fifths of all sales of flats since Q1 2002, with the proportion generally varying between half and three-quarters at the quarterly level as new developments come onto the market.

Although the transaction prices of properties purchased by share transfer were not included in the compilation of the Jersey House Price Index prior to Q1 2011, the Land Transaction Tax (LTT), which came into effect on 1 January 2010, has enabled the transaction prices of properties purchased by share transfer to be recorded. Share transfer property transactions are therefore now incorporated in the compilation of the Jersey House Price Index.

In respect of these transactions, the value recorded in the Land Transaction Tax data will only reflect the value of the shares transferred that confer a right of occupation to a dwelling within their articles of association. They will therefore not include any transactions that do not relate to a dwelling, such as the separate sale of parking spaces and storage areas which may ordinarily be included in the sale price of other property types.

4. Mix-adjusted average price

The mix-adjusted average price of dwellings is calculated by weighting together the geometric mean price for each of the following five categories: 1- and 2-bedroom flats ("flats" are any unit of accommodation that is attached to or contained within a larger building); 2-, 3- and 4-bedroom houses ("houses" includes houses and bungalows). The resulting mix-adjusted average dwelling price (see [Note 5](#)) is converted into the Jersey House Price Index (based to 100 for calendar year 2002).

5. Mix-adjustment

In order that the average price in a given period is independent of the particular "mix" of properties sold in that period, a "mix-adjusted" average is calculated for each period by weighting each property type by a constant proportion.

Each year revised property-type weights are incorporated within each Q1 analysis, derived from the full preceding three-year period and including share transfer properties. In order to produce a continuous index series over time, the Q1 results are chain-linked.

It should be emphasised that, as a consequence of re-weighting, mix-adjusted mean prices will not be comparable between calendar years, although they will be comparable within each calendar year. In order to calculate change between years, the mix-adjusted index should be used.

6. Four-quarter rolling average

Jersey has a relatively low turnover of properties due to its size. This means the mix-adjusted House Price Index is susceptible to fluctuations that occur due to variance in the mix of properties sold from one quarter to another, in terms of quality, location and age, particularly when a number of properties from a new development become available for purchase in the same period. Therefore, the average of four quarters (the quarter of interest itself, and the three prior) is calculated to provide an indication of the trend.

For the purposes of [Figure 1](#), the depiction of the rolling average has been adjusted on the horizontal axis to be able to be compared to the HPI on a more consistent time basis.

7. Seasonal adjustment

Housing markets can, in principle, exhibit seasonal effects that affect property prices. In order to enable meaningful quarter-on-quarter comparison, the mix-adjusted house price index is seasonally adjusted using the Eurostat Demetra software package.

Seasonal adjustment is based on ongoing estimation of seasonal trends and as such is subject to revision. In order to ensure a reasonably stable series of data for the user, the seasonal model is revised once a year, in Q1, at which point the entire historic seasonally adjusted series will potentially be revised. These revisions are welcome as they derive from an expanded set of data and lead to better estimates of the seasonal pattern. Throughout the calendar year the most recent model will be utilised and therefore the quarterly figures will not be subject to revision.

All other figures presented in this report are based on the non-seasonally adjusted measures, unless otherwise stated.

8. Jersey Housing Market Activity Index

The Jersey Housing Market Activity Index is a derived index compiled from existing data sourced to produce the Jersey House Price Index and combines the mix-adjusted average price of dwellings sold in Jersey with the total number of transactions that occurs during the same period to provide an indication of the total market activity.

The principal data sources are therefore the same as utilised for the Jersey House Price Index, and the list of excluded properties is the same as listed in [Note 2](#) above.

In respect of share transfer properties, whilst the individual share transfer transactions were not included in the compilation of the Jersey House Price Index prior to Q1 2011, the total number of transactions in each period were recorded via the share transfer consent process. This has allowed us to provide a full historical series back to Q1 2002, when the current House Price Index methodology commenced.

The nature of the Jersey property market is that the turnover of properties is susceptible to seasonal fluctuations and therefore to moderate such effects, the Index is presented on a rolling four-quarter basis.

9. Additional inclusions

[Appendix C](#) includes transactions which are excluded from the House Price Index, these being: age restricted properties; properties designated for first time buyers; properties sold via the affordable housing gateway; bedsits; 3- or more bedroom flats; 1-bedroom houses; and 5- or more bedroom houses.

10. Housing loan interest rates

Housing loan interest rates are derived from figures published by the Bank of England and represent a yearly mean average of interest rates offered by UK monetary financial institutions. The rates used are those for sterling variable rate mortgages quoted to households.

It should be acknowledged that a different range of mortgage products from that in the UK may have been available to Jersey residents throughout the period covered by this report.

11. Income

Measures of net and gross household income have been derived from data collected from both the 2009/2010, 2014/2015 and 2021/22 Jersey Living Costs and Household Income Survey. Some revisions to the affordability indices from 2016 to 2020 have occurred to make income values consistent with these reports. Household-level data are weighted by tenure.

A process of winsorisation was applied for the calculation of mean household incomes, to prevent exceptionally high or low values from overly influencing the estimate of the mean.

Since the Jersey Living Costs and Household Income Survey is not conducted annually, measures of household income for the years falling outside these surveys have been calculated by deflating/inflating values derived from the nearest relevant survey according to the annual percentage changes determined by the Jersey Index of Average Earnings.

Data on individual employment income is sourced from the annual survey for compiling the Jersey Index of Average Earnings; this survey enables estimation of the mean full-time weekly earnings for both private and public sector workers in Jersey (gross earnings, including overtime, but excluding bonuses, employers' insurance contributions, holiday pay and benefits in kind).

For this survey, firms report the total gross wages and salaries paid to employees before any deductions (e.g. for income tax, social security or pensions) as well as the number of people employed (part-time employees are converted to full-time equivalents, FTEs). Mean earnings are compiled for each sector and the sectoral means are weighted according to the sectoral share of total employment in order to provide an estimate of the overall mean weekly earnings per FTE employee in Jersey.

12. Housing affordability definitions

“Average” property price

(the same statistical definitions apply to income)

- the **mean** average of a distribution of property prices (purchase or rental) is calculated by adding together the prices of all the properties and then dividing by the number of properties
- the **median** average is the ‘middle’ price if all the properties were listed in order of their price, from lowest to highest; half of all properties lie below the median and half lie above
- a small number of very highly priced properties will tend to increase the mean average but not the median average
- the median average may, therefore, be considered to be a more representative measure of the ‘central’ property price

Gross household income: all gross earned and unearned income, pensions and gifts (e.g. inheritance), plus benefits.

Net household income: gross household income, plus benefits in kind, minus income tax, social security contributions and pension contributions; before the deduction of housing costs.

Qualifying income: the income required to service a mortgage affordably on the purchase of a dwelling at a specified purchase price or the mean monthly rental payments in the private sector (based on the assumptions of affordability considered in this report).

Working household: a household with at least one adult in paid employment.

Appendix A: Data Table

Table A1: Jersey House Price Indices (including share transfer properties)

Year	Quarter	House Price Index (n.s.a.)	HPI Rolling four-quarter average (n.s.a.)	HPI Seasonally adjusted series	Housing market activity index (n.s.a.)	HMAI rolling four-quarter average (n.s.a.)
2014	Q1	138.0	138.4	139.1	155.4	162.4
	Q2	147.5	140.9	146.5	195.6	175.7
	Q3	146.4	141.7	145.3	201.4	180.6
	Q4	147.1	144.7	147.8	190.2	185.6
2015	Q1	144.8	146.4	145.5	160.0	186.8
	Q2	140.4	144.7	140.2	195.0	186.7
	Q3	158.2	147.6	157.7	207.8	188.2
	Q4	151.3	148.7	151.1	219.0	195.5
2016	Q1	151.4	150.3	151.7	155.3	194.3
	Q2	151.8	153.2	152.5	234.9	204.3
	Q3	150.3	151.2	150.2	246.3	213.9
	Q4	155.5	152.2	154.3	264.6	225.3
2017	Q1	151.8	152.3	151.8	212.1	239.5
	Q2	153.8	152.8	155.0	267.5	247.6
	Q3	159.3	155.1	159.8	213.9	239.5
	Q4	164.3	157.3	162.2	264.4	239.5
2018	Q1	170.6	162.0	170.6	220.5	241.6
	Q2	166.3	165.1	167.9	291.9	247.7
	Q3	169.5	167.6	170.2	280.6	264.4
	Q4	174.7	170.3	172.0	322.0	278.8
2019	Q1	177.5	172.0	178.1	248.7	285.8
	Q2	174.8	174.1	176.3	335.3	296.6
	Q3	182.3	177.3	182.9	288.1	298.5
	Q4	190.7	181.3	187.4	302.2	293.6
2020	Q1	186.9	183.7	188.5	233.0	289.7
	Q2	189.8	187.4	191.2	159.9	245.8
	Q3	190.1	189.4	190.2	347.3	260.6
	Q4	202.3	192.3	198.7	385.5	281.4
2021	Q1	204.0	196.6	206.9	273.9	291.7
	Q2	223.7	205.0	224.6	440.3	361.8
	Q3	225.3	213.8	224.5	356.1	364.0
	Q4	239.2	223.0	235.8	490.8	390.3
2022	Q1	236.6	231.2	240.6	334.5	405.4
	Q2	245.9	236.8	246.4	438.0	404.8
	Q3	254.3	244.0	252.5	432.7	424.0
	Q4	253.3	247.5	250.3	312.6	379.4
2023	Q1	240.9	248.6	245.7	252.2	358.9
	Q2	242.7	247.8	243.0	251.0	312.1
	Q3	248.3	246.3	245.7	160.5	244.1
	Q4	231.9	241.0	229.5	182.8	211.6
2024	Q1	225.1	237.0	230.1	107.0	175.3
	Q2	220.9	231.6	221.2	194.4	161.2
	Q3	218.5	224.1	215.4	168.6	163.2
	Q4	220.1	221.2	218.0	185.4	163.9

n.s.a. non-seasonally adjusted

Table A2: Calendar year, mean property prices, 2013 to 2024

	Flats		2-bed	Houses	
	1-bed	2-bed		3-bed	4-bed
2013	£210,000	£335,000	£371,000	£488,000	£708,000
2014	£211,000	£346,000	£402,000	£506,000	£766,000
2015	£215,000	£341,000	£425,000	£529,000	£774,000
2016	£219,000	£348,000	£413,000	£533,000	£803,000
2017	£224,000	£356,000	£423,000	£552,000	£832,000
2018	£248,000	£397,000	£459,000	£592,000	£915,000
2019	£261,000	£408,000	£489,000	£635,000	£962,000
2020	£285,000	£431,000	£548,000	£671,000	£1,034,000
2021	£322,000	£487,000	£567,000	£803,000	£1,256,000
2022	£361,000	£537,000	£636,000	£886,000	£1,302,000
2023	£345,000	£566,000	£622,000	£823,000	£1,310,000
2024	£326,000	£520,000	£604,000	£765,000	£1,092,000

Table A3: Calendar year, median property prices, 2013 to 2024

	Flats		2-bed	Houses	
	1-bed	2-bed		3-bed	4-bed
2013	£208,000	£300,000	£351,000	£440,000	£645,000
2014	£204,000	£315,000	£369,000	£471,000	£675,000
2015	£215,000	£315,000	£400,000	£475,000	£730,000
2016	£220,000	£320,000	£400,000	£495,000	£750,000
2017	£225,000	£335,000	£407,000	£525,000	£754,000
2018	£250,000	£350,000	£430,000	£560,000	£810,000
2019	£265,000	£375,000	£465,000	£590,000	£856,000
2020	£290,000	£405,000	£536,000	£630,000	£895,000
2021	£320,000	£460,000	£540,000	£735,000	£1,150,000
2022	£349,000	£515,000	£625,000	£835,000	£1,240,000
2023	£335,000	£500,000	£600,000	£765,000	£1,200,000
2024	£330,000	£497,000	£590,000	£720,000	£981,000

Appendix B: Jersey Private Sector Rental Index

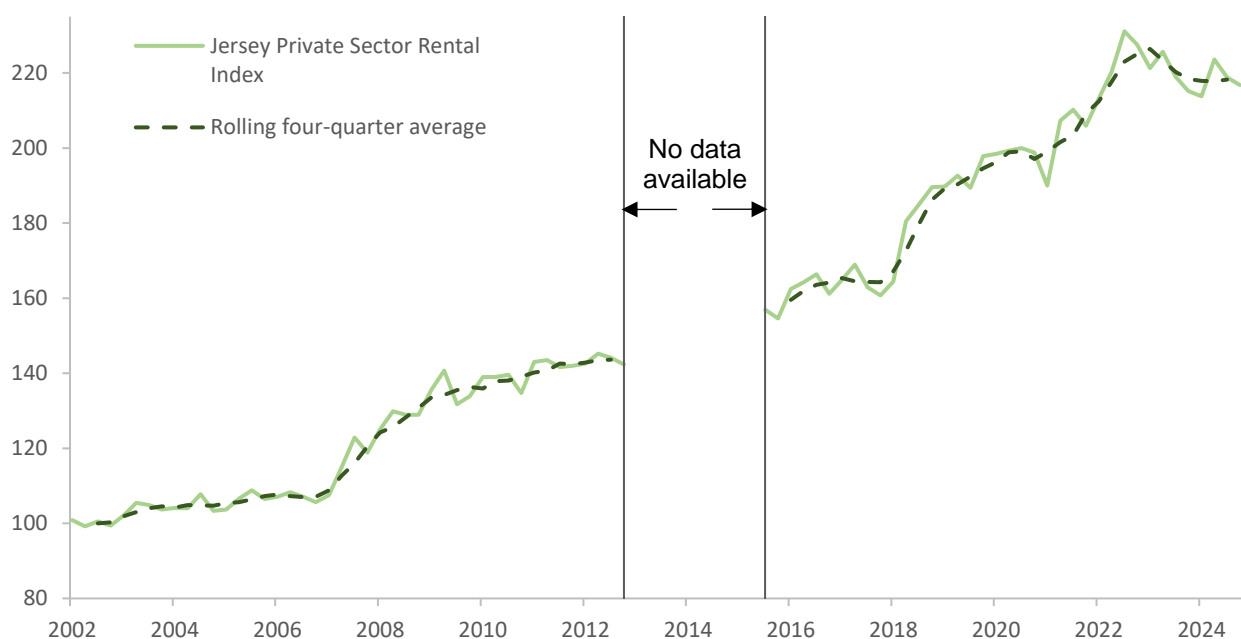
Statistics Jersey published a rental index from 2007 until 2012 using prices recorded by the Population Office.⁸ The index could not be produced for more than two years (from Q4 2012 to Q2 2015) following a change in law that meant the Population Office no longer recorded this data. Since June 2015 Statistics Jersey have produced the index using advertised rental prices collected from a variety of both internet and classified sources.

The resulting mix-adjusted average rental price is converted into the Jersey Private Sector Rental Index (based to 100 for calendar year 2002) and Figure B1 and [Table B1](#) below detail this index.

Figure B1: Advertised private sector rents were lower than the previous quarter

Jersey Private Sector Rental Index, Q1 2002 to Q4 2024

(2002 = 100; non-seasonally adjusted)



On a **rolling four-quarter basis**, advertised rental prices in Jersey were:

- essentially unchanged during the year ending Q4 2024 compared with the year ending Q3 2024
- 1% lower during the year ending Q4 2024 compared with the year ending Q4 2023

On a **quarterly basis**, advertised rental prices in Jersey were:

- 1% lower compared with the previous quarter
- 1% higher compared with the corresponding quarter of 2023 (Q4 2023)

It should be noted that the rental index is subject to a degree of seasonality, with factors such as the availability of winter lettings and the availability of accommodation during the summer season affecting prices between individual quarters.

⁸ Rental agreements including prices were recorded by the Population Office under the [Regulation of Undertakings and Developments Law](#) and [Housing Regulations](#).

Table B1: Jersey rental index

Year	Quarter	Index	Rolling four-quarter average
2010	Q1	139.0	136.3
	Q2	139.0	135.9
	Q3	139.6	137.9
	Q4	134.7	138.1
2011	Q1	143.0	139.1
	Q2	143.5	140.2
	Q3	141.6	140.7
	Q4	142.0	142.5
2012	Q1	142.6	142.4
	Q2	145.2	142.9
	Q3	144.1	143.5
	Q4	142.3	143.6
No data available			
2015	Q3	156.9	Not available
	Q4	154.6	Not available
2016	Q1	162.4	Not available
	Q2	164.2	159.5
	Q3	166.4	161.9
	Q4	161.2	163.6
2017	Q1	164.9	164.2
	Q2	168.9	165.4
	Q3	162.9	164.5
	Q4	160.7	164.4
2018	Q1	164.4	164.2
	Q2	180.5	167.1
	Q3	185.0	172.7
	Q4	189.6	179.9
2019	Q1	189.7	186.2
	Q2	192.6	189.2
	Q3	189.4	190.3
	Q4	197.8	192.4
2020	Q1	198.4	194.6
	Q2	199.3	196.2
	Q3	200.0	198.9
	Q4	198.8	199.1
2021	Q1	190.0	197.0
	Q2	207.3	199.0
	Q3	210.2	201.6
	Q4	205.9	203.4
2022	Q1	213.2	209.2
	Q2	220.3	212.4
	Q3	231.1	217.6
	Q4	227.5	223.0
2023	Q1	221.3	225.1
	Q2	225.6	226.4
	Q3	219.0	223.4
	Q4	215.1	220.3
2024	Q1	213.8	218.4
	Q2	223.6	217.9
	Q3	218.8	217.8
	Q4	216.8	218.3

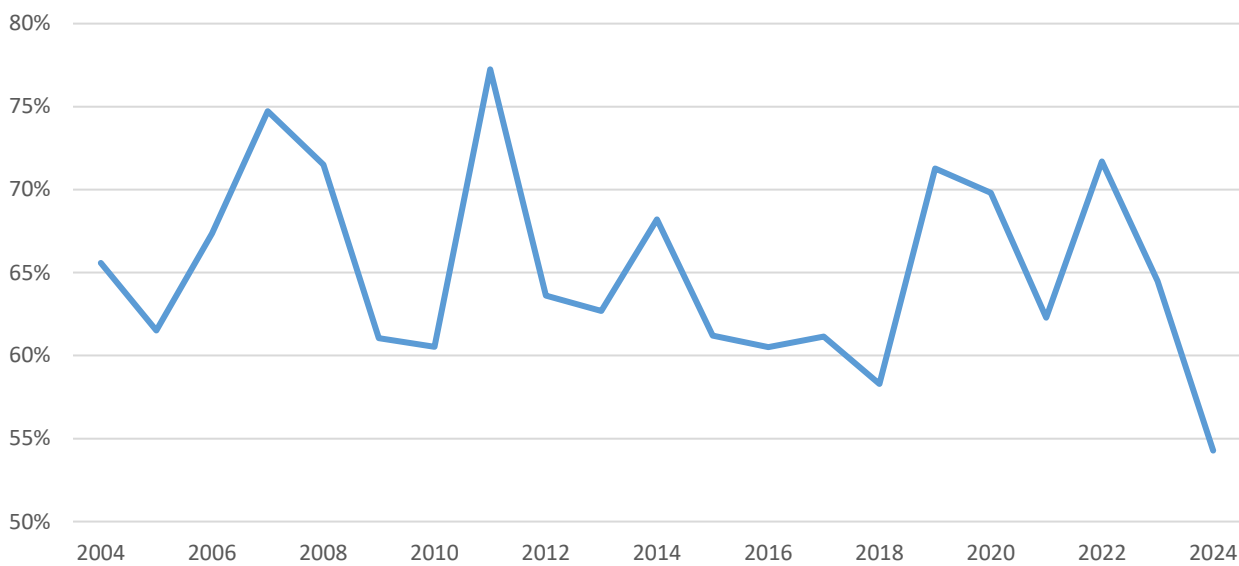
Loan Data

Throughout this section “loan to value” refers to the percentage of a property transaction price that is accounted for by a loan.⁹ For property transactions passed by the Royal Court, loan information is available from the Public Registry. Hence, for each transaction involving a loan, the loan to value ratio may be calculated and from the resulting distribution of all such transactions the mean and median loan to value ratio in a given period determined.

Several property types are included in this analysis which are not included in the Jersey House Price Index (see [Note 9](#)). Share transfer properties are currently not included in this analysis.

Under three-fifths (54%) of eligible residential properties transacted in the Royal Court in calendar year 2024 were purchased including a loan. This was the lowest proportion since at least 2004.

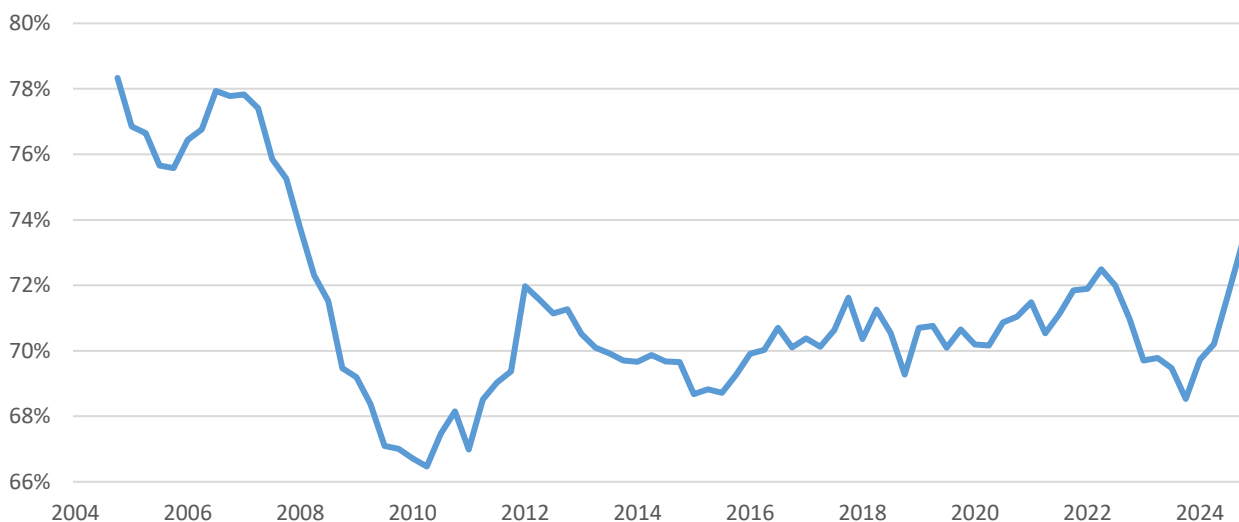
Figure C1: 2024 saw the lowest proportion of eligible properties transact with a loan
 Percentage of eligible residential properties purchased in the Royal Court with a loan, 2004 to 2024



Mean loan to value – 2004 to 2024

Figure C2 shows the rolling four-quarter average of the mean loan to value of property transactions in Jersey during the period 2004 to 2024.

Figure C2: The loan to value ratio of Royal Court transactions increased this quarter
 Rolling four-quarter mean of loan to value percentage, 2004 to 2024



⁹ A hypothec as passed by the Royal Court.

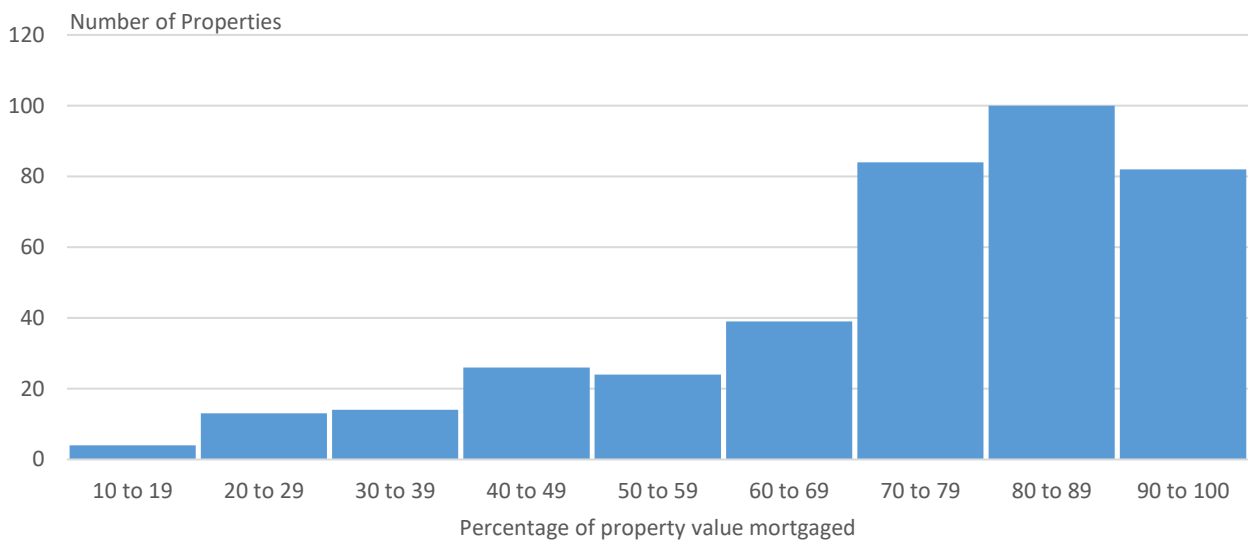
Prior to the global financial downturn in 2008, the loan to value ratio of property transactions in Jersey was greater than 75%. The ratio of loan to value then decreased to around two-thirds (67%) in 2009 and 2010. Between 2016 and 2022 the loan to value ratio was around 70%. The rolling four-quarter average for Q4 2024 was slightly higher at 73%; this may be reflective of decreasing property prices rather than increased access to lending, as the proportion of transactions with a loan was 54% on average this year, when it is usually in the range of 60% to 70%.

Latest year distribution – 2024

Figure C3 shows the distribution of loan to value of property transactions in Jersey in 2024.

Figure C3: The majority of loans were for over 70% of the value

Distribution of loan to value, 2024



The greatest numbers of properties transacted with a loan in Jersey during 2024 were in the 80%-89% loan to value bracket. The annual median loan to value ratio for Jersey in 2024 was 78%.

Total borrowing

For those Royal Court transactions which have been matched to a loan in the above process, it is possible to sum the amount borrowed for these purchases. This will not be the total of loans passed through the Royal Court. Figure C4 shows this total from 2004 to 2024. 2024 saw an increase in the total amount of borrowing, although the level of borrowing per loan was similar to that in 2023.

Figure C4: 2024 saw an increase in the level of borrowing but was below historic levels

Total amount of borrowing matched to a Royal Court residential purchase, 2004 to 2024

