

# Jersey House Price Index

## First Quarter 2019

Statistics Jersey: [www.gov.je/statistics](http://www.gov.je/statistics)

 @JsyStats



### Summary

In the first quarter of 2019:

- on a **rolling four-quarter basis**, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q1 2019 was essentially unchanged compared with the previous quarter (year ending Q4 2018)
- on a **quarterly basis**:
  - the *seasonally adjusted* mix-adjusted average price was 4% higher than in the previous quarter and 2% higher than in the corresponding quarter of 2018 (Q1 2018)
  - all property types, except 4-bedroom houses, saw an increase in mean price compared with the previous quarter
- the **turnover** of properties was essentially at the same level as in Q1 2018 but was a third lower than in the previous quarter (Q4 2018)
  - 3-bedroom houses recorded the lowest number of transactions since Q2 2013
- overall **housing market activity**, on a rolling four-quarter basis, was 1% higher when compared with the previous quarter (Q4 2018) and 13% higher than in the corresponding quarter of 2018
- on a rolling four-quarter basis, **advertised private sector** rental prices increased by 4% during the year ending Q1 2019 compared with the year ending Q4 2018

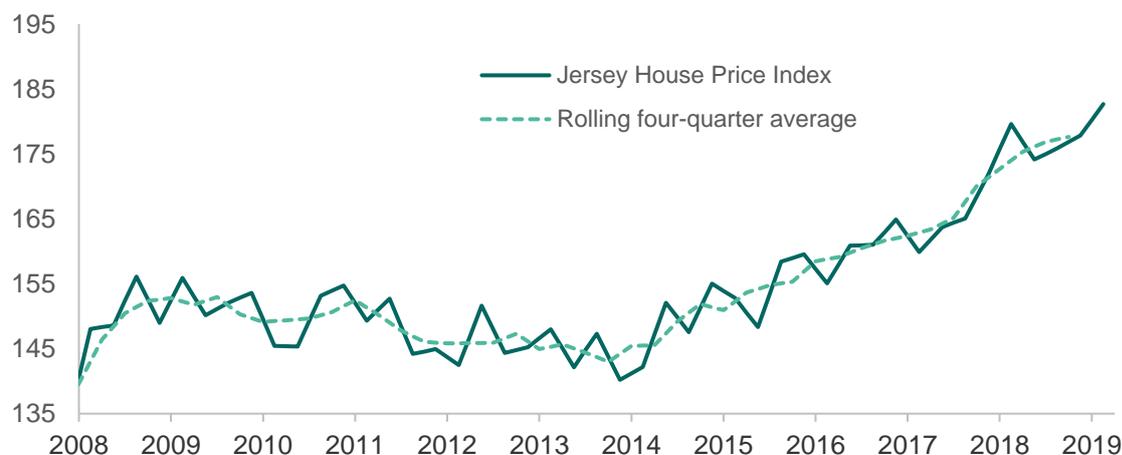
### Overall mix-adjusted Index

The Jersey House Price Index 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 2008 to date on a non-seasonally adjusted basis and the rolling four-quarter average (see [Note 6](#) and [Appendix A](#)).

Figure 1 – Jersey House Price Index, Q1 2008 to Q1 2019

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



On a rolling four-quarter basis, the Jersey House Price Index during the year ending Q1 2019 was essentially unchanged (0.4% higher) compared with the year ending Q4 2018.

On a quarterly basis, the *seasonally adjusted* mix-adjusted average price ([Appendix A](#)) in Q1 2019 was 4% higher than in the previous quarter and 2% higher than in the corresponding quarter of 2018.

## Individual property types - 1-bedroom flats

The mean prices for 1-bedroom flats are shown in Figure 2.

Figure 2 – Mean prices (£,000) for 1-bedroom flats, Q1 2002 to Q1 2019

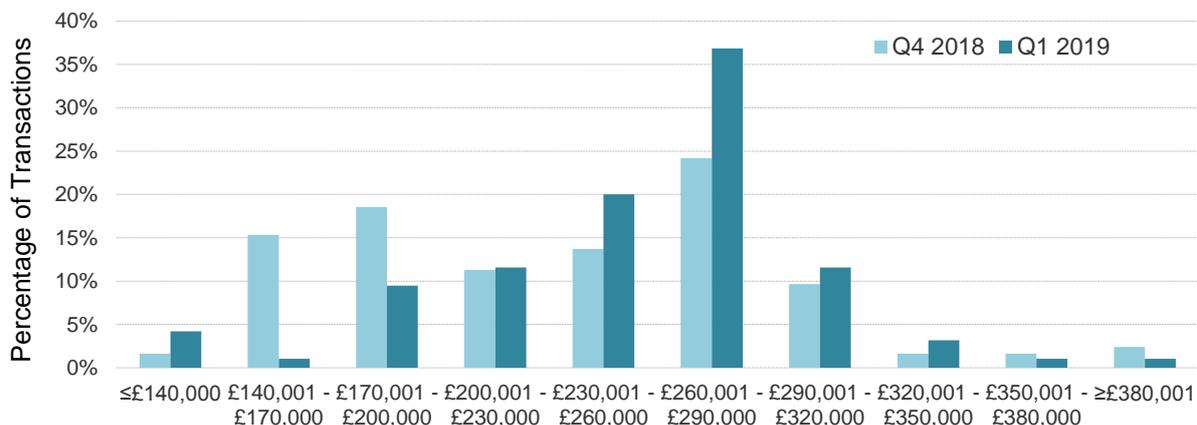


Following a sharp increase in mean prices in early 2008, the remainder of 2008 and 2009 saw the mean price of 1-bedroom flats remain essentially stable at around £230,000. During 2010 and 2011 the mean price of this property type decreased, largely due to an increase in turnover of lower priced share transfer properties. Since that time, the mean price has increased, with the annual average in 2018 being £243,000.

The mean price of 1-bedroom flats sold in the latest quarter was **£255,000**, which was around £17,000 higher than in the previous quarter (Q4 2018).

Figure 3 shows the distribution of prices for these properties sold in the latest two quarters.

Figure 3 – Price distributions for 1-bedroom flats, Q4 2018 and Q1 2019



The *median* price of 1-bedroom flats sold in the latest quarter was £265,500 (£10,500 higher than the mean price); the largest volume sold (37% of transactions) was in the £260,001 - £290,000 price bracket.

Table 1 – Mean prices for 1-bedroom flats

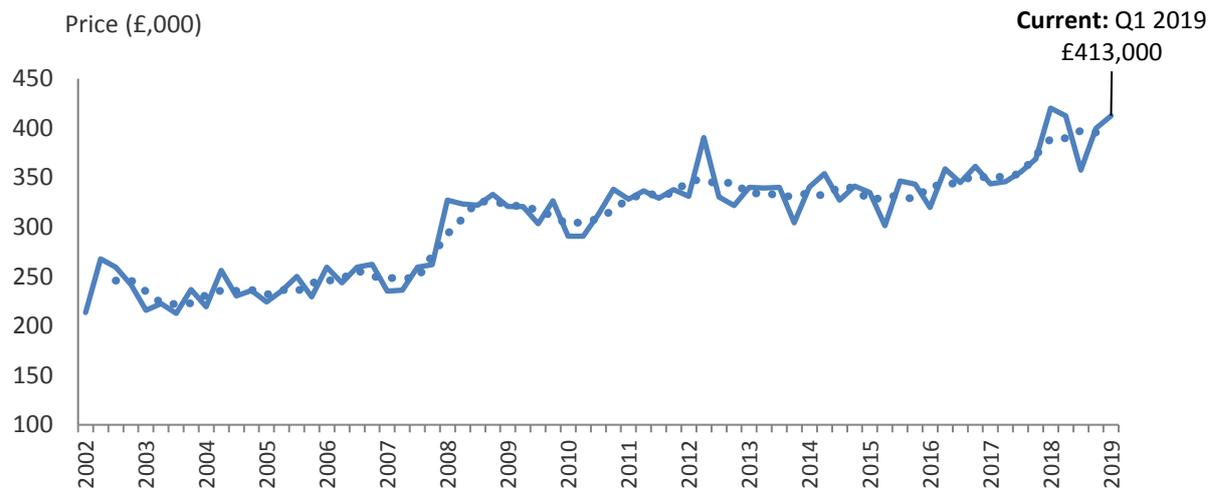
1-Bed Flats	2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	201	228	212	230	215	231	224	235	224	258	253	238	255

The Q1 2019 mean price has a 95% confidence interval of ± £10,000

## Individual property types - 2-bedroom flats

The mean prices for 2-bedroom flats are shown in Figure 4.

Figure 4 – Mean prices (£,000) for 2-bedroom flats, Q1 2002 to Q1 2019

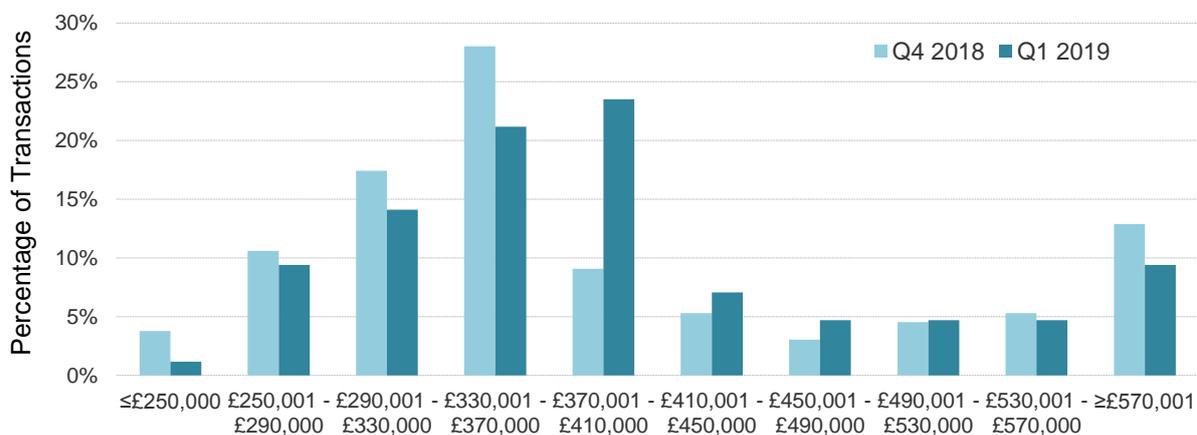


During 2008 and 2009 the mean price was relatively stable at around £320,000. Subsequently the mean price increased, taking the annual mean price of this property type to around £340,000 by 2012. More recently, the mean price has increased further, with the annual average price in 2018 being £396,000.

The mean price of 2-bedroom flats sold in the latest quarter was **£413,000**, which was around £13,000 higher than in the previous quarter (Q4 2018) and £17,000 higher than the annual average of the previous calendar year (2018).

Figure 5 shows the distribution of prices for these properties sold in the latest two quarters.

Figure 5 – Price distributions for 2-bedroom flats, Q4 2018 and Q1 2019



The *median* price of 2-bedroom flats sold in the latest quarter was £375,000 (£38,000 lower than the mean price); the largest volume sold (24% of transactions) was in the £370,001 - £410,000 price range.

Table 2 – Mean prices for 2-bedroom flats

2-Bed Flats	2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	320	359	345	361	344	346	356	369	420	412	358	400	413

The Q1 2019 mean price has a 95% confidence interval of  $\pm$  £39,000

## Individual property types - 2-bedroom houses

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

Figure 6 – Mean prices (£,000) for 2-bedroom houses, Q1 2002 to Q1 2019



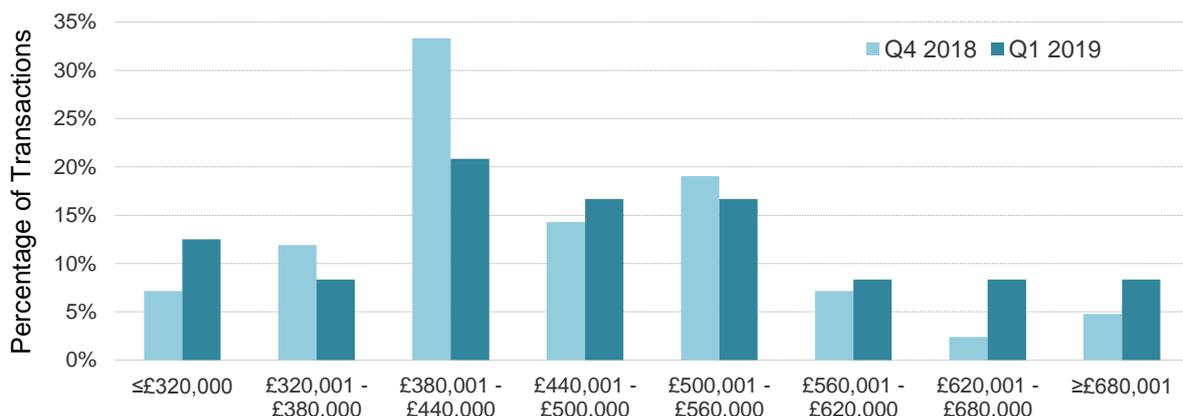
The annual mean price of 2-bedroom houses sold from 2008 to 2010 was between £400,000 and £410,000. The mean price of this property type subsequently decreased, with the annual average price recorded in each year from 2011 to 2013 ranging from approximately £375,000 to £390,000.

In the latter half of 2014 the mean price of 2-bedroom houses rose above £400,000 for the first time since early-2011. More recently the annual average has increased to over £450,000.

The mean price of 2-bedroom houses sold in the latest quarter, at **£482,000**, was £26,000 greater than in the previous quarter (Q4 2018) and was the highest mean price for this property type seen to date.

Figure 7 shows the distribution of prices for these properties sold in the latest two quarters.

Figure 7 – Price distributions for 2-bedroom houses, Q4 2018 and Q1 2019



The *median* price of 2-bedroom houses sold in the latest quarter was £477,500 (£4,500 lower than the mean price); the largest volume sold (21% of transactions) was in the £380,001 - £440,000 price range.

Table 3 – Mean prices for 2-bedroom houses

2-Bed Houses	2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	396	421	440	407	404	424	420	427	452	442	471	456	482

The Q1 2019 mean price has a 95% confidence interval of ± £59,000

## Individual property types - 3-bedroom houses

The mean prices for 3-bedroom houses are shown in Figure 8.

Figure 8 – Mean prices (£,000) for 3-bedroom houses, Q1 2002 to Q1 2019



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 and remained below this level for almost three years. In Q2 2014, the mean price once again rose above the £500,000 mark and has subsequently remained above this level.

The mean price of 3-bedroom houses sold in the latest quarter was **£605,000**, which was around £25,000 higher than the previous quarter (Q4 2018), and was the highest mean price for this property type seen to date.

Figure 9 shows the distribution of prices for these properties sold in the latest two quarters.

Figure 9 – Price distributions for 3-bedroom houses, Q4 2018 and Q1 2019



The *median* price of 3-bedroom houses sold in the latest quarter was £590,000 (£15,000 lower than the mean price); the largest volume sold (20% of transactions) was in the £530,001 - £590,000 price bracket.

Table 4 – Mean prices for 3-bedroom houses

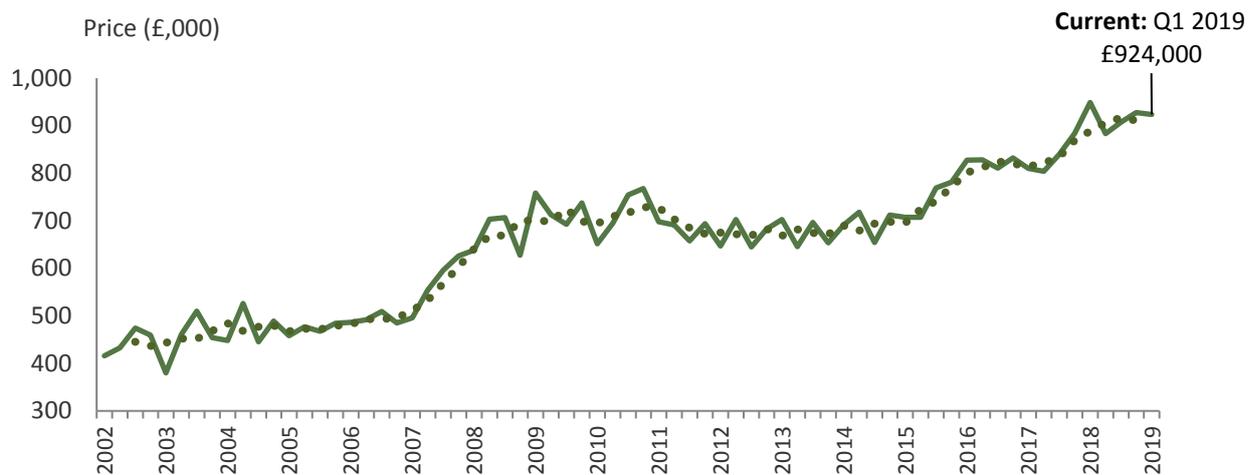
3-Bed Houses	2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	516	519	538	555	541	549	560	573	586	567	589	580	605

The Q1 2019 mean price has a 95% confidence interval of  $\pm$  £35,000

## Individual property types - 4-bedroom houses

The mean prices for 4-bedroom houses are shown in Figure 10.

Figure 10 – Mean prices (£,000) for 4-bedroom houses, Q1 2002 to Q1 2019

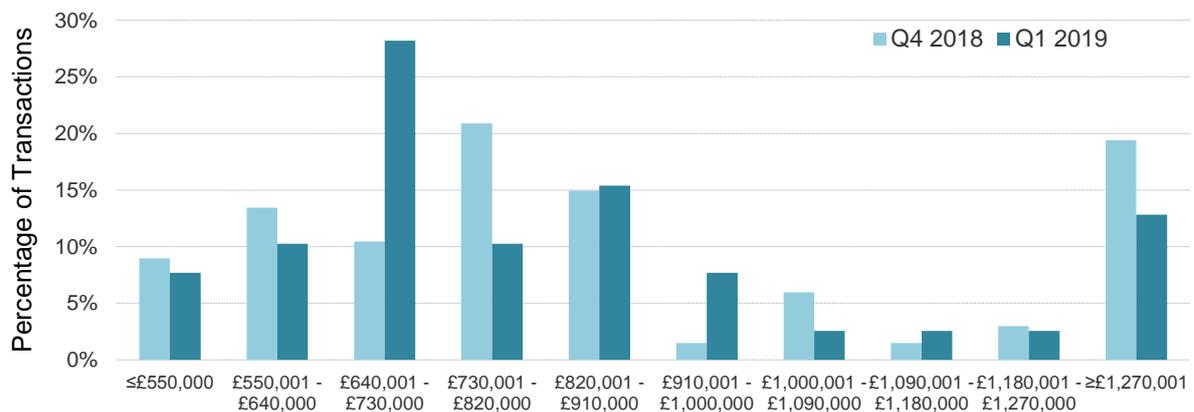


Although this category of property has seen some volatility in price on a quarterly basis, the mean price of this property type generally remained above £700,000 between 2008-2015. Since then the average price has increased, with mean prices exceeding £800,000 for the first time in Q1 2016 and then exceeding £900,000 for the first time in Q1 2018.

The mean price of 4-bedroom houses sold in the latest quarter was **£924,000**, which was around £4,000 lower than in the previous quarter (Q4 2018) but £11,000 higher than the annual average of the previous calendar year (2018).

Figure 11 shows the distribution of prices for these properties sold in the latest two quarters.

Figure 11 – Price distributions for 4-bedroom houses, Q4 2018 and Q1 2019



The *median* price of 4-bedroom houses sold in the latest quarter was £770,000 (£154,000 lower than the mean price); the largest volume sold (28% of transactions) was in the £640,001 - £730,000 price bracket.

Table 5 – Mean prices for 4-bedroom houses

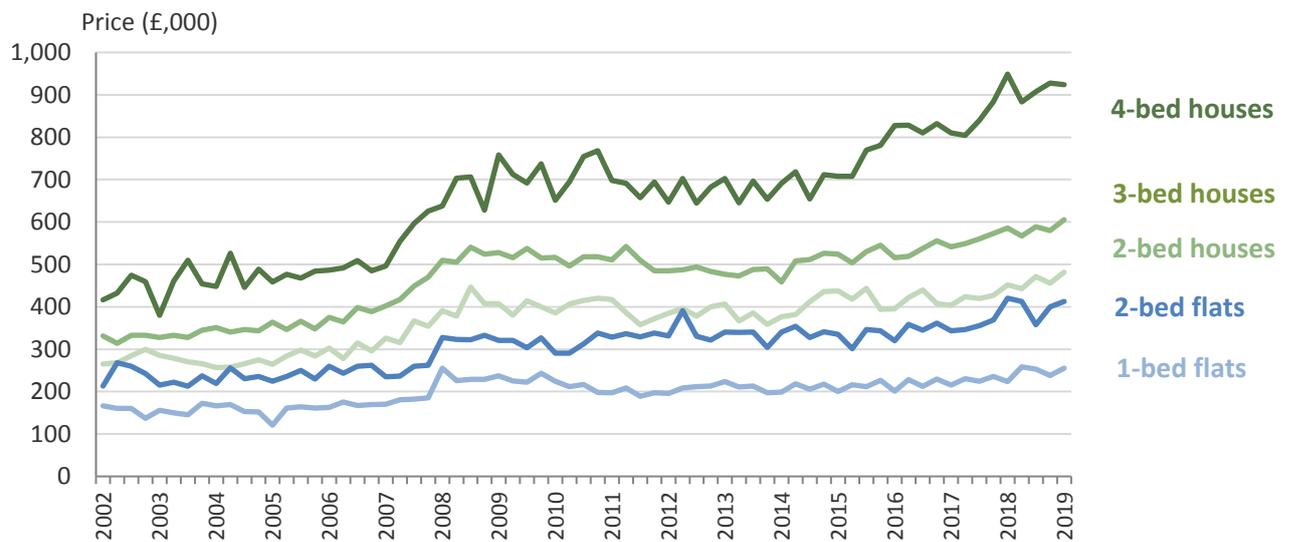
4-Bed Houses	2016				2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	828	829	811	832	810	804	840	884	949	883	908	928	924

The Q1 2019 mean price has a 95% confidence interval of ± £183,000

## Individual property types - Combined

Each of the mean prices for the period of 2002 to date, for the individual categories of dwelling are shown in Figure 12.

Figure 12 – Mean prices (£,000) for the individual property types, Q1 2002 to Q1 2019



When comparing the different property types it can be seen that in the latest quarter:

- 3-bedroom houses recorded their highest mean price to date, being above £600,000 for the first time
- 2-bedroom houses recorded their highest mean price to date, at £482,000
- all property types, except 4-bedroom houses, recorded higher mean property prices compared with Q4 2018
- 1-bedroom flats recorded the largest increase in mean price in the latest quarter, of around 7%

## Turnover

313 eligible properties (see [Note 2](#)) were sold in Jersey in the latest quarter, Q1 2019.

A degree of caution is required in making 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 Q1 2019 was:

- essentially at the same level (1% higher) as in the corresponding quarter of 2018 (Q1 2018)
- around a third (34%) lower than in the previous quarter (Q4 2018), corresponding to some 160 fewer properties sold

3-bedroom houses recorded the lowest number of transactions in a quarter for almost six years, since Q2 2013

Figure 13 – 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	Bulletins published
		1-bed	2-bed	2-bed	3-bed	4-bed		
<b>2016</b>	Q1	58	46	34	103	43	284	6
	Q2	62	96	23	105	45	331	6
	Q3	77	78	38	134	62	389	7
	Q4	78	70	58	144	56	406	6
	<b>Total 2016</b>	<b>275</b>	<b>290</b>	<b>153</b>	<b>486</b>	<b>206</b>	<b>1,410</b>	<b>25</b>
<b>2017</b>	Q1	86	76	30	84	45	321	6
	Q2	102	108	49	116	49	424	6
	Q3	64	72	54	120	55	365	7
	Q4	84	121	42	100	49	396	6
	<b>Total 2017</b>	<b>336</b>	<b>377</b>	<b>175</b>	<b>420</b>	<b>198</b>	<b>1,506</b>	<b>25</b>
<b>2018</b>	Q1	51	89	23	106	40	309	6
	Q2	64	114	34	130	66	408	6
	Q3	72	122	37	119	67	417	7
	Q4	123	132	42	119	60	477	6
	<b>Total 2018</b>	<b>311</b>	<b>457</b>	<b>136</b>	<b>474</b>	<b>233</b>	<b>1,611</b>	<b>25</b>
<b>2019</b>	Q1	95	85	24	70	39	313	6

In Q1 2019 share transfer transactions (see [Note 3](#)) accounted for 71% of all eligible flat sales, a slightly higher proportion than recorded in calendar year 2018 (69%).

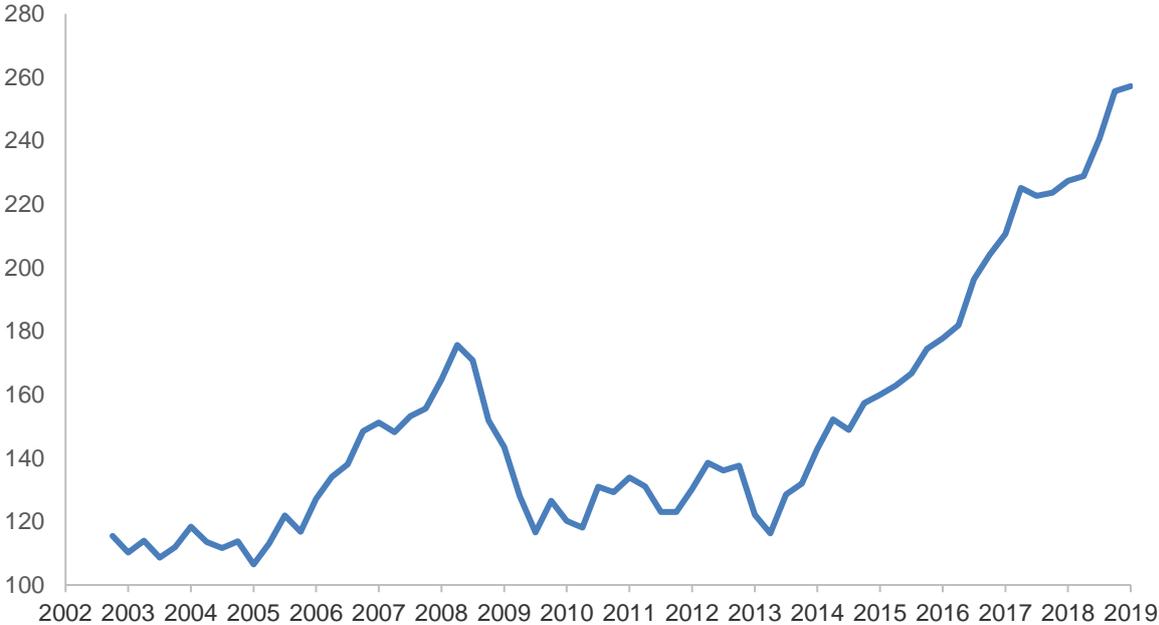
# Housing Market Activity

## First Quarter 2019 Results

The Jersey Housing Market Activity Index 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 14 shows the Jersey Housing Market Activity Index from 2002 to date as a rolling four-quarter average (see [Note 8](#) and [Appendix B](#)):

Figure 14 – 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 Q1 2019 was 1% higher when compared with the year ending Q4 2018 and 13% higher than in the corresponding quarter of 2018.

A degree of caution is required in making comparisons between quarters due to seasonal variations; nevertheless, on a **quarterly** basis:

- total market activity in Q1 2019 was a third (33%) lower than in the previous quarter (Q4 2018)
- total market activity in Q1 2019 was 3% higher than in the corresponding quarter of 2018 (Q1 2018)

## Comparison with Guernsey

Calculated using the methodology implemented in Guernsey<sup>1</sup>, the mix-adjusted average price of properties sold in Jersey in the most recent quarter was £537,000. This figure is £112,000 higher than the mix-adjusted average price of Local Market properties sold in Guernsey of £425,000.

In Guernsey, the mix adjusted average purchase price for Local Market properties in Q1 2019 was 2.9% lower than in the previous quarter but 4.4% higher than in the corresponding quarter of 2018.

Turnover in Guernsey during the first quarter of 2019 was 25% lower than in the previous quarter but 26% higher than in the corresponding quarter of 2018. This latest turnover figure was the highest seen in Guernsey during a first quarter since 2007.

## Comparison with United Kingdom

The UK House Price Index<sup>2</sup> in the first quarter of 2019 (January to March 2019) was 1% higher on an annual basis (non-seasonally adjusted) and was essentially unchanged (0.1% lower) on a quarterly basis (compared with October to December 2018, seasonally adjusted). On a rolling four-quarter basis, the mix-adjusted index for the UK was essentially unchanged (0.3% higher) compared with the previous quarter.

The mix-adjusted average prices of dwellings sold in the UK (overall and by region) in the latest quarter are shown in Table 7.

Table 7: Mix-adjusted average prices in Jersey and the UK (in £,000's)

	Q1 2019
<b>Jersey</b>	<b>499</b>
<b>UK</b>	<b>227</b>
<b>England</b>	<b>244</b>
<b>Wales</b>	<b>159</b>
<b>Scotland</b>	<b>149</b>
<b>Northern Ireland</b>	<b>135</b>
London	467
South East (excluding London)	320
East	288
South West	254
West Midlands (region)	197
East Midlands	191
Yorkshire & The Humber	160
North West	161
North East	125

The mix-adjusted average price for Jersey was higher than that of London and more than twice that of both the UK and England.

<sup>1</sup> The Guernsey mix-adjusted price uses a different methodology to the Jersey House Price Index to calculate the average property price. For the purposes of comparison, that same methodology has been used to create a comparable figure for Jersey.

<sup>2</sup> Contains HM Land Registry data © Crown copyright and database right 2017. This data is licensed under the Open Government Licence v3.0. Quarterly averages are calculated by Statistics Jersey from the published data for these comparisons.

## Notes

### 1. Data sources:

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

- the Jersey Property Bulletin for freehold and flying freehold properties;
- the States of Jersey Income Tax Department for share transfer transactions.

The above price data are supplemented by information on the type and size of each property provided by the States of Jersey Population Office.

### 2. Excluded properties:

Derelict buildings, commercial properties with associated residential units, apparent intra-family transactions, retirement community developments and properties designated by the States of Jersey 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 Jersey Property Bulletin. Price data are instead provided by the States of Jersey Tax Department. Share transfer transactions have constituted around three-fifths of all sales of flats since Q1 2002, with the proportion 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, which came into effect on 1<sup>st</sup> 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.

Comparative studies have shown that including share transfer properties in the assembly of the House Price Index does not significantly affect annual or quarterly percentage changes, although including share transfer properties does reduce the level of the mix-adjusted mean property price by around 8% - see Annex B of "[Jersey House Price Index – First Quarter 2011](#)", States of Jersey Statistics Unit, May 2011.

### 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; 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

Due to the relatively low turnover of properties in Jersey, the mix-adjusted House Price Index is susceptible to fluctuations which 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. To moderate such effects, the Jersey House Price Index is presented on a rolling four-quarter basis in Figure 1.

#### 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 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.

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

		Index (n.s.a.)	Rolling four-quarter average (n.s.a.)	Seasonally adjusted index series (revised)
<b>2009</b>	Q1	<b>155.9</b>	152.4	155.8
	Q2	<b>150.2</b>	152.8	151.0
	Q3	<b>152.1</b>	151.8	150.7
	Q4	<b>153.6</b>	152.9	154.0
<b>2010</b>	Q1	<b>145.4</b>	150.3	145.9
	Q2	<b>145.4</b>	149.1	145.5
	Q3	<b>153.2</b>	149.4	152.4
	Q4	<b>154.7</b>	149.7	154.8
<b>2011</b>	Q1	<b>149.3</b>	150.6	150.3
	Q2	<b>152.7</b>	152.5	152.1
	Q3	<b>144.2</b>	150.2	143.9
	Q4	<b>144.9</b>	147.8	144.8
<b>2012</b>	Q1	<b>142.5</b>	146.1	143.8
	Q2	<b>151.6</b>	145.8	150.6
	Q3	<b>144.4</b>	145.9	144.3
	Q4	<b>145.2</b>	145.9	144.9
<b>2013</b>	Q1	<b>148.0</b>	147.3	149.5
	Q2	<b>142.2</b>	144.9	140.9
	Q3	<b>147.3</b>	145.7	147.4
	Q4	<b>140.2</b>	144.4	139.8
<b>2014</b>	Q1	<b>142.2</b>	143.0	143.5
	Q2	<b>152.1</b>	145.4	151.3
	Q3	<b>147.6</b>	145.5	147.6
	Q4	<b>155.0</b>	149.2	154.2
<b>2015</b>	Q1	<b>152.8</b>	151.9	154.2
	Q2	<b>148.3</b>	150.9	147.9
	Q3	<b>158.4</b>	153.6	158.5
	Q4	<b>159.5</b>	154.8	158.2
<b>2016</b>	Q1	<b>155.1</b>	155.3	156.4
	Q2	<b>160.9</b>	158.5	160.9
	Q3	<b>161.0</b>	159.1	161.1
	Q4	<b>164.9</b>	160.5	163.3
<b>2017</b>	Q1	<b>159.9</b>	161.7	161.3
	Q2	<b>163.7</b>	162.4	163.9
	Q3	<b>165.1</b>	163.4	165.4
	Q4	<b>171.8</b>	165.1	170.1
<b>2018</b>	Q1	<b>179.6</b>	170.1	180.8
	Q2	<b>174.1</b>	172.7	174.5
	Q3	<b>175.9</b>	175.4	176.0
	Q4	<b>177.8</b>	176.9	176.2
<b>2019</b>	Q1	<b>182.7</b>	177.6	183.8

n.s.a. non-seasonally adjusted

**Table A2: Jersey House Market Activity Index**

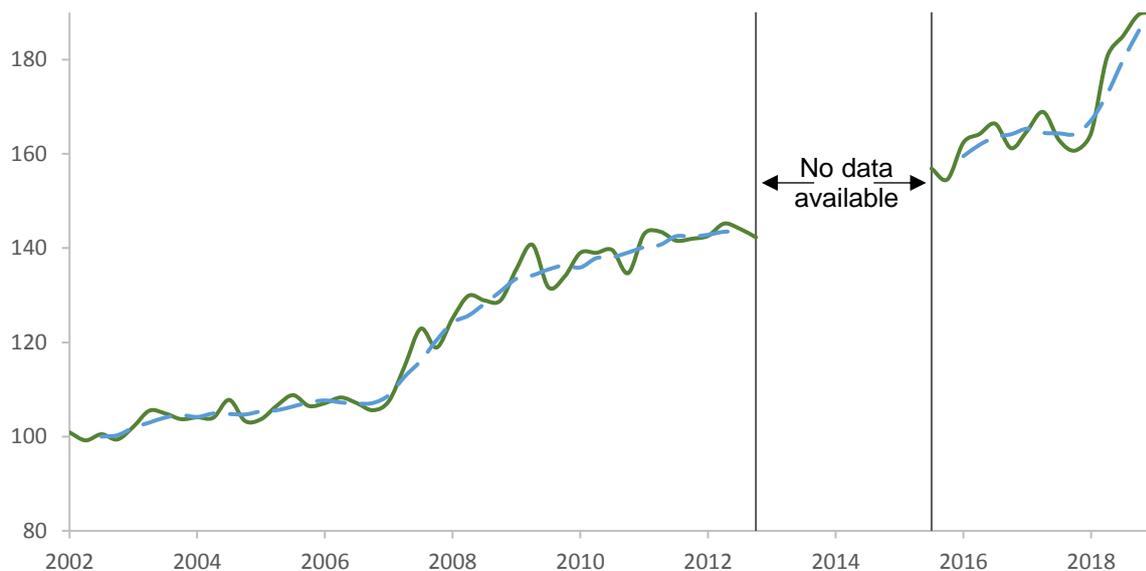
		Index	Rolling four-quarter average
<b>2007</b>	Q1	<b>128.1</b>	151.2
	Q2	<b>153.0</b>	148.2
	Q3	<b>173.3</b>	153.2
	Q4	<b>167.9</b>	155.6
<b>2008</b>	Q1	<b>164.8</b>	164.8
	Q2	<b>196.5</b>	175.6
	Q3	<b>154.1</b>	170.8
	Q4	<b>92.3</b>	151.9
<b>2009</b>	Q1	<b>130.9</b>	143.4
	Q2	<b>135.0</b>	128.1
	Q3	<b>108.0</b>	116.6
	Q4	<b>132.2</b>	126.6
<b>2010</b>	Q1	<b>105.5</b>	120.2
	Q2	<b>126.4</b>	118.0
	Q3	<b>159.6</b>	130.9
	Q4	<b>125.6</b>	129.3
<b>2011</b>	Q1	<b>123.9</b>	133.9
	Q2	<b>115.2</b>	131.1
	Q3	<b>127.4</b>	123.0
	Q4	<b>125.5</b>	123.0
<b>2012</b>	Q1	<b>153.0</b>	130.3
	Q2	<b>148.2</b>	138.5
	Q3	<b>117.7</b>	136.1
	Q4	<b>131.5</b>	137.6
<b>2013</b>	Q1	<b>90.9</b>	122.1
	Q2	<b>125.1</b>	116.3
	Q3	<b>166.7</b>	128.5
	Q4	<b>145.1</b>	131.9
<b>2014</b>	Q1	<b>134.3</b>	142.8
	Q2	<b>162.8</b>	152.2
	Q3	<b>153.2</b>	148.9
	Q4	<b>178.8</b>	157.3
<b>2015</b>	Q1	<b>144.9</b>	159.9
	Q2	<b>174.7</b>	162.9
	Q3	<b>168.4</b>	166.7
	Q4	<b>209.7</b>	174.4
<b>2016</b>	Q1	<b>158.2</b>	177.8
	Q2	<b>191.3</b>	181.9
	Q3	<b>226.2</b>	196.4
	Q4	<b>240.5</b>	204.1
<b>2017</b>	Q1	<b>184.4</b>	210.6
	Q2	<b>249.3</b>	225.1
	Q3	<b>216.5</b>	222.7
	Q4	<b>244.4</b>	223.7
<b>2018</b>	Q1	<b>199.4</b>	227.4
	Q2	<b>255.2</b>	228.9
	Q3	<b>263.4</b>	240.6
	Q4	<b>304.7</b>	255.7
<b>2019</b>	Q1	<b>205.4</b>	257.2

## Jersey Private Sector Rental Index

Statistics Jersey published a rental index from 2007 until 2012 using prices recorded by the Population Office. 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 – Jersey Private Sector Rental Index, Q1 2002 to Q1 2019  
(2002 = 100; non-seasonally adjusted)



In the most recent quarter:

- on a rolling four-quarter basis, advertised rental prices in Jersey increased by 4% during the year ending Q1 2019 compared with the year ending Q4 2018
- advertised rental prices were essentially unchanged when compared with the previous quarter
- advertised rental prices were 15% higher than in the corresponding quarter of 2018 (Q1 2018)

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. It is intended that a seasonally adjusted series will be produced once there is a sufficient amount of data contained in the new index for a robust seasonal analysis to be performed. For applications that require the seasonality to be removed it is recommended that the rolling four-quarter average is used in the absence of such a seasonally adjusted index.

**Table B1: Jersey rental index**

		Index	Rolling four-quarter average
<b>2004</b>	Q1	104.1	104.6
	Q2	104.0	104.2
	Q3	107.8	104.9
	Q4	103.3	104.8
<b>2005</b>	Q1	103.7	104.7
	Q2	106.6	105.4
	Q3	108.8	105.6
	Q4	106.5	106.4
<b>2006</b>	Q1	107.1	107.3
	Q2	108.3	107.7
	Q3	107.1	107.3
	Q4	105.6	107.0
<b>2007</b>	Q1	107.5	107.1
	Q2	115.0	108.8
	Q3	122.9	112.8
	Q4	118.9	116.1
<b>2008</b>	Q1	125.1	120.5
	Q2	129.9	124.2
	Q3	128.9	125.7
	Q4	128.9	128.2
<b>2009</b>	Q1	135.6	130.8
	Q2	140.7	133.5
	Q3	131.7	134.2
	Q4	133.9	135.5
<b>2010</b>	Q1	139.0	136.3
	Q2	139.0	135.9
	Q3	139.6	137.9
	Q4	134.7	138.1
<b>2011</b>	Q1	143.0	139.1
	Q2	143.5	140.2
	Q3	141.6	140.7
	Q4	142.0	142.5
<b>2012</b>	Q1	142.6	142.4
	Q2	145.2	142.9
	Q3	144.1	143.5
	Q4	142.3	143.6
		No data available	
<b>2015</b>	Q3	156.9	Not available
	Q4	154.6	Not available
<b>2016</b>	Q1	162.4	Not available
	Q2	164.2	159.5
	Q3	165.3	161.6
	Q4	161.2	163.3
<b>2017</b>	Q1	164.9	163.9
	Q2	168.9	165.1
	Q3	162.9	164.5
	Q4	160.7	164.4
<b>2018</b>	Q1	164.4	164.2
	Q2	180.5	167.1
	Q3	185.0	172.7
	Q4	189.6	179.9
<b>2019</b>	Q1	189.7	186.2

## Loan to Value

“Loan to value” refers to the percentage of a property transaction price that is accounted for by a loan<sup>3</sup>. 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, specifically: properties designated for people aged over 50 years; properties designated for first time buyers; bedsits; 3- or more bedroom flats; 1-bedroom houses; and 5- or more bedroom houses. Share transfer properties are currently not included in this analysis due to the timeliness of the required information.

### Mean loan to value – Q1 2004 to Q1 2019

Figure C1 shows the rolling four-quarter average of the mean loan to value of property transactions in Jersey during the period Q1 2004 to Q1 2019.

Figure C1 – Rolling four-quarter mean of loan to value, Q1 2004 to Q1 2019; percentage



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. Since 2012, the loan to value ratio has increased slightly, to around 70%, with the rolling four-quarter average for Q1 2019 being 71%.

### Median loan to value

Guernsey calculates a median loan to value of property transactions for which a bond has been registered with the States of Guernsey Greffe. In Q1 2019, the median loan to value of such property transactions in Guernsey was 81%, compared with 77% in Jersey.

<sup>3</sup> A hypothec as passed by the Royal Court.