

Summary

In the first quarter of 2020:

- on a **rolling four-quarter basis**, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q1 2020 was 1% higher compared with the previous quarter (year ending Q4 2019)
- on a **quarterly basis**:
 - the seasonally adjusted mix-adjusted average price was 1% lower than in the previous quarter and was 5% higher than in the corresponding quarter of 2019 (Q1 2019)
 - 1-bedroom flats and 4-bedroom houses saw a decrease in mean price compared with the previous quarter
 - all other property types saw an increase in mean price compared with the previous quarter
- the **turnover** of properties was 11% lower than in Q1 2019; while there may have been some impact on the level of turnover in Q1 2020 due to the developing pandemic situation in Jersey, the majority of the latest quarter occurred prior to the introduction of COVID-19 related government interventions
- overall **housing market activity**, on a rolling four-quarter basis, was essentially unchanged compared with the previous quarter (Q4 2019) and was 6% higher than in the corresponding quarter of 2019
- on a rolling four-quarter basis, **advertised private sector** rental prices increased by 1% during the year ending Q1 2020 compared with the year ending Q4 2019

It should be noted that two methodological changes have been introduced to the House Price Index from the beginning of 2020. See [Appendix E](#) for detailed information on these changes.

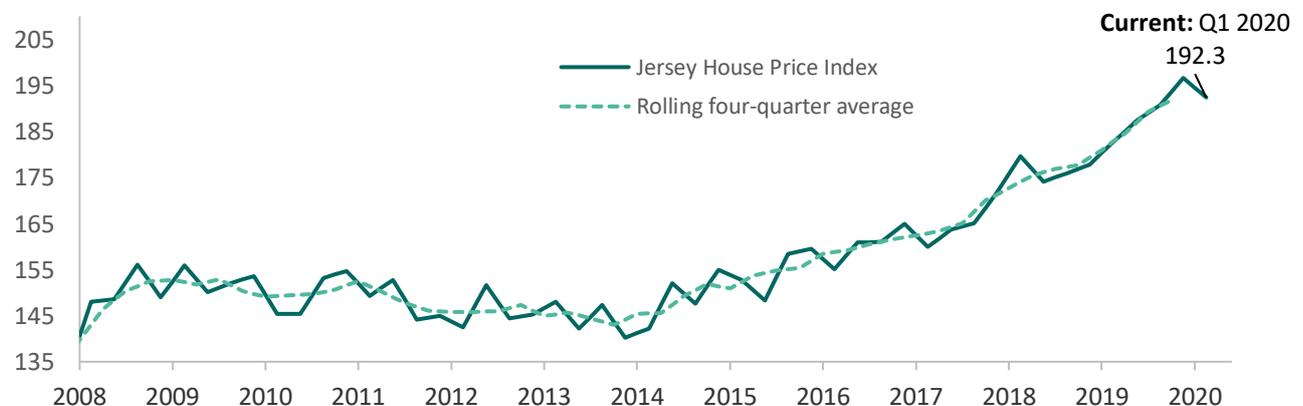
Overall mix-adjusted Index

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 2020

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



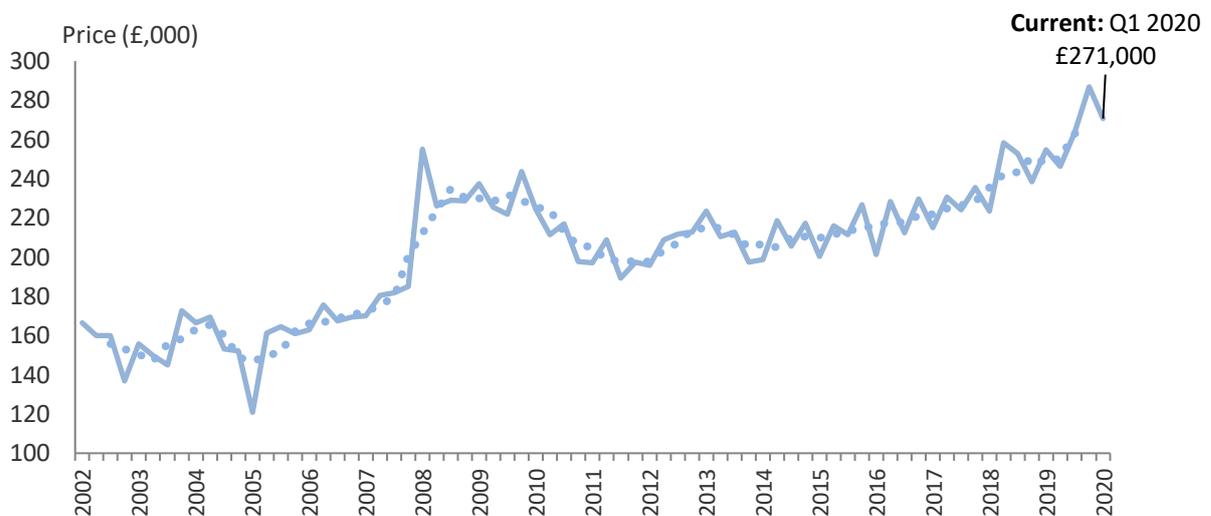
On a rolling four-quarter basis, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q1 2020 was 1% higher compared with the previous quarter (year ending Q4 2019).

On a quarterly basis, the *seasonally adjusted* mix-adjusted average price (see [Note 7](#)) in Q1 2020 was 1% lower than in the previous quarter and was 5% higher than in the corresponding quarter of 2019.

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 2020

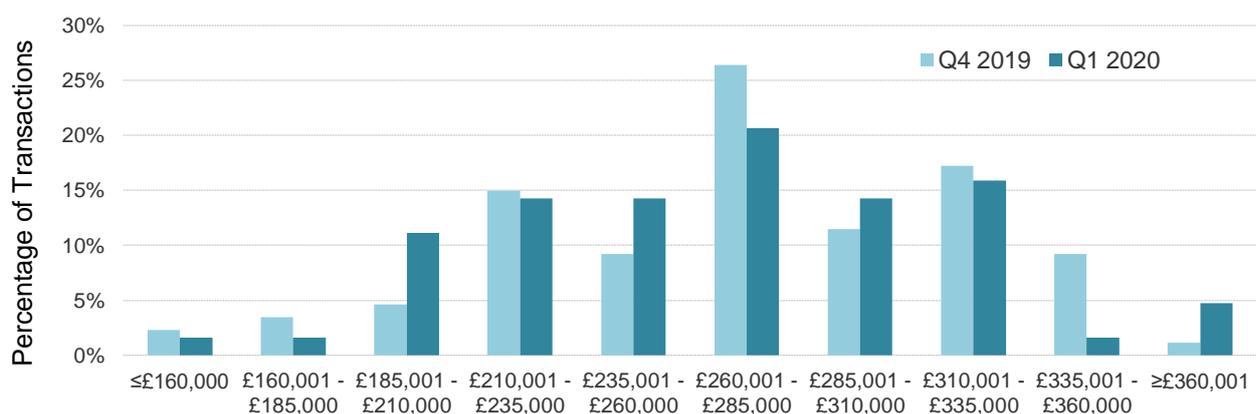


Following a sharp increase in mean prices in early 2008, the remainder of 2008 and 2009 saw the mean price of 1-bedroom flats remain essentially stable at around £230,000. During 2010 and 2011 the mean price of this property type decreased, largely due to an increase in turnover of lower priced share transfer properties. Since that time, the mean price has increased, with the annual average in 2019 being £261,000.

The mean price of 1-bedroom flats sold in the latest quarter was **£271,000**, which was £16,000 lower than in the previous quarter (Q4 2019) and was £10,000 higher than the annual average for 2019.

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 2019 and Q1 2020



The *median* price of 1-bedroom flats sold in the latest quarter was £275,000 (£4,000 higher than the mean price); the largest volume sold (21% of transactions) was in the £260,001 - £285,000 price bracket.

Table 1 – Mean prices for 1-bedroom flats

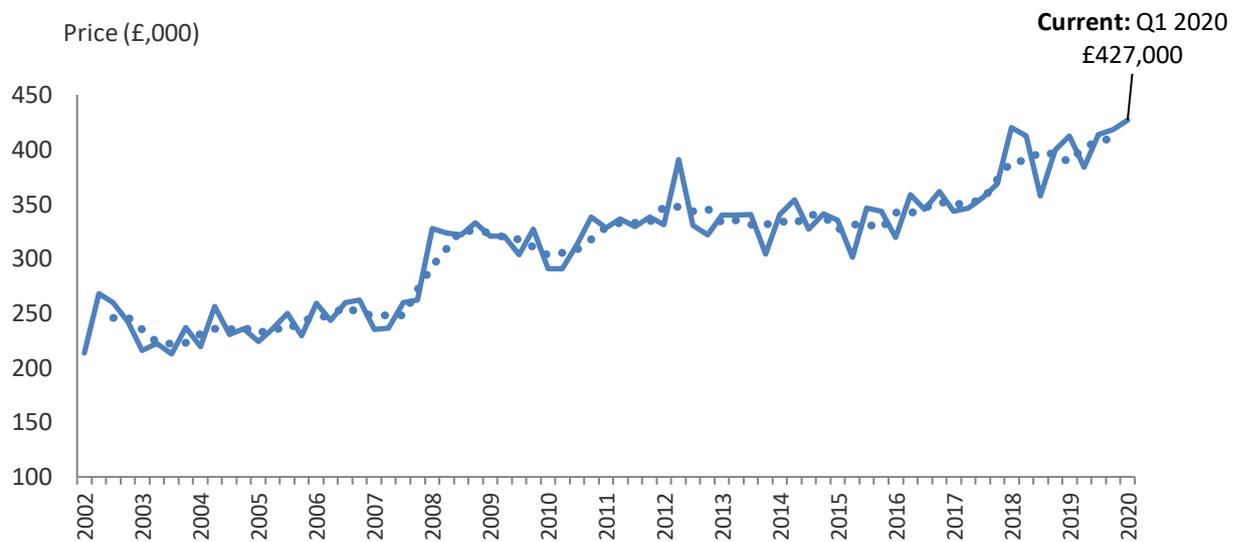
1-Bed Flats	2017				2018				2019				2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	215	231	224	235	224	258	253	238	255	246	263	287	271

The Q1 2020 mean price has a 95% confidence interval of ± £13,000

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 2020

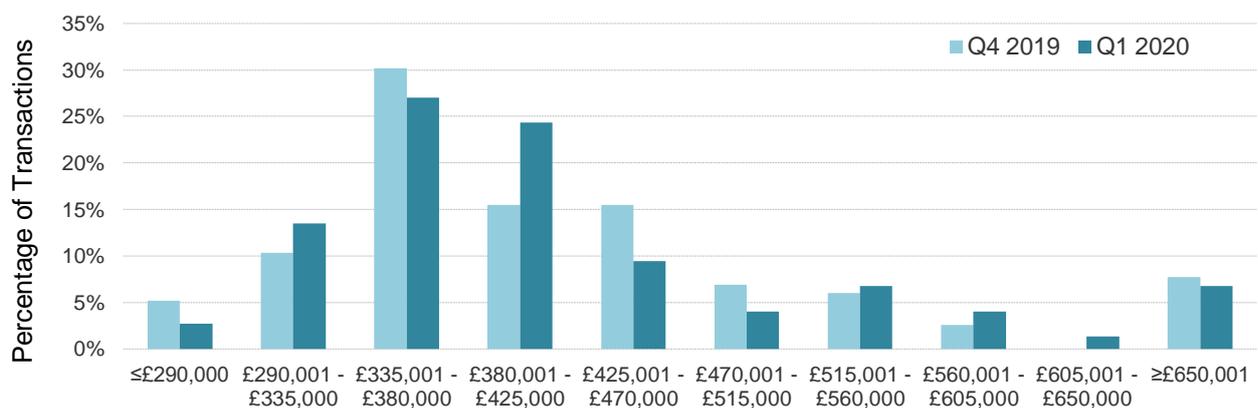


During 2008 and 2009 the mean price was relatively stable at around £320,000. Subsequently the mean price increased, taking the annual mean price of this property type to around £340,000 by 2012. More recently, the mean price has increased further, with the annual average price in 2019 being £405,000.

The mean price of 2-bedroom flats sold in the latest quarter was **£427,000**, which was £9,000 higher than in the previous quarter (Q4 2019) and was the highest mean price for this property type recorded to date.

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 2019 and Q1 2020



The *median* price of 2-bedroom flats sold in the latest quarter was £388,000 (£39,000 lower than the mean price); the largest volume sold (27% of transactions) was in the £335,001 - £380,000 price range.

Table 2 – Mean prices for 2-bedroom flats

2-Bed Flats	2017				2018				2019				2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	344	346	356	369	420	412	358	400	413	384	413	418	427

The Q1 2020 mean price has a 95% confidence interval of ± £41,000

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 2020



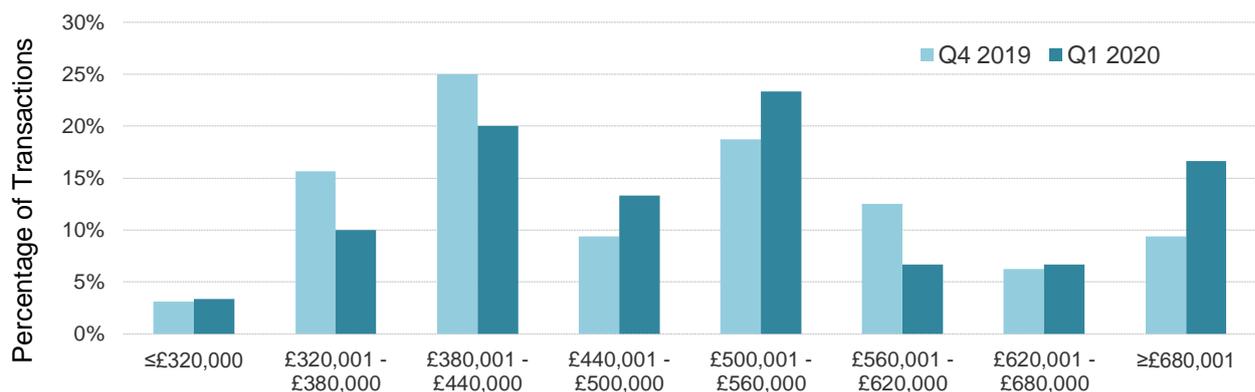
The annual mean price of 2-bedroom houses sold from 2008 to 2010 was between £400,000 and £410,000. The mean price of this property type subsequently decreased, with the annual average price recorded in each year from 2011 to 2013 ranging from approximately £375,000 to £390,000.

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 in 2019 the annual average increased to £492,000.

The mean price of 2-bedroom houses sold in the latest quarter was **£519,000**, which was £28,000 higher than in the previous quarter (Q4 2019).

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 2019 and Q1 2020



The *median* price of 2-bedroom houses sold in the latest quarter was £522,500 (£3,500 higher than the mean price); the largest volume sold (23% of transactions) was in the £500,001 - £560,000 price range.

Table 3 – Mean prices for 2-bedroom houses

2-Bed Houses	2017				2018				2019				2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	404	424	420	427	452	442	471	456	482	459	535	491	519

The Q1 2020 mean price has a 95% confidence interval of ± £54,000

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 2020



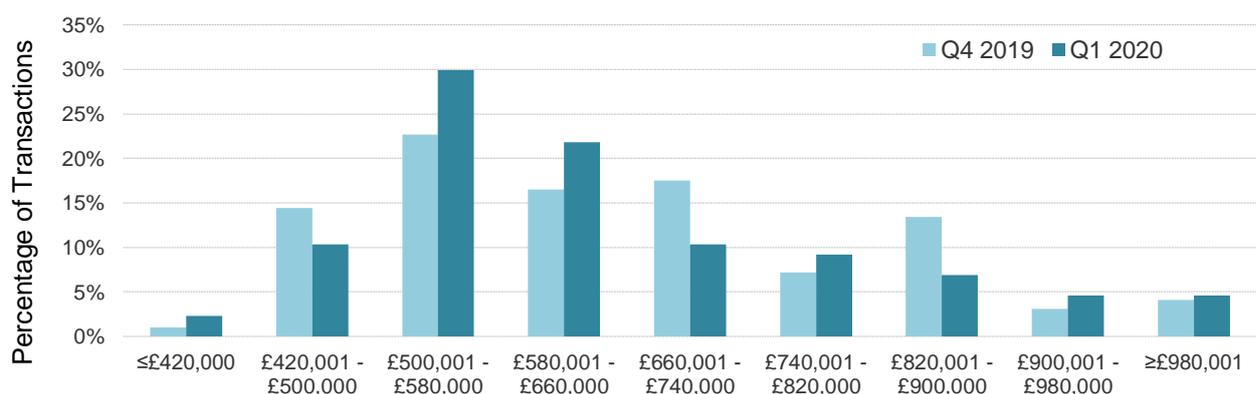
After a period of considerable increase from 2006 to early 2008, the mean price of 3-bedroom houses remained relatively stable throughout the subsequent four-year period from 2008 to 2011, at between £510,000 and £520,000.

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 £500,000. In Q1 2019 the mean price rose above £600,000 and has stayed above this level throughout 2019, leading to an annual average of £636,000.

The mean price of 3-bedroom houses sold in the latest quarter was **£649,000**, which was £17,000 higher than in Q4 2019.

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 2019 and Q1 2020



The *median* price of 3-bedroom houses sold in the latest quarter was £615,000 (£34,000 lower than the mean price); the largest volume sold (30% of transactions) was in the £500,001 - £580,000 price bracket.

Table 4 – Mean prices for 3-bedroom houses

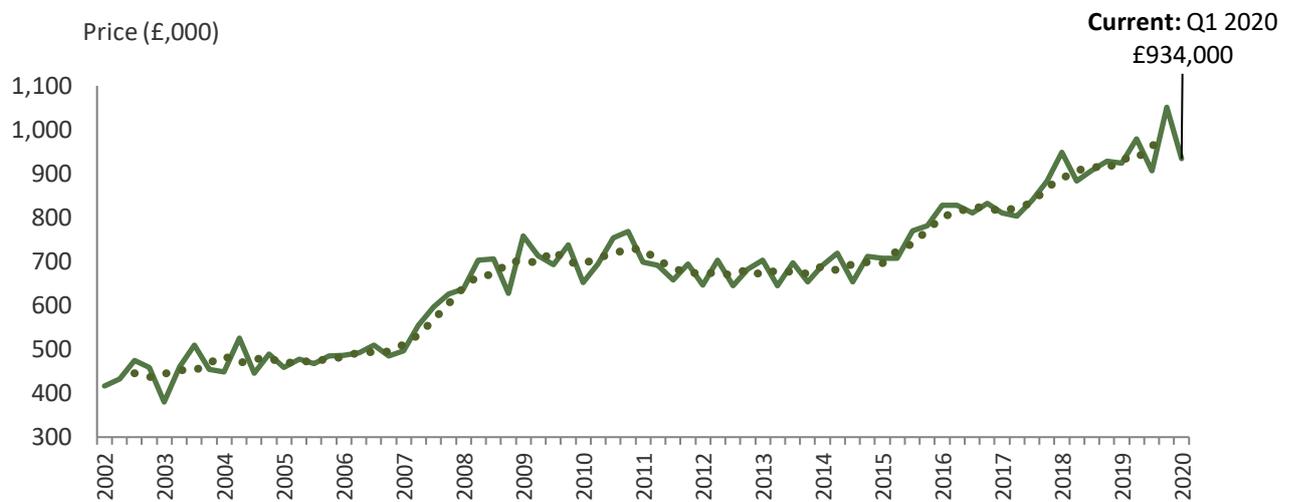
3-Bed Houses	2017				2018				2019				2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	541	549	560	573	586	567	589	580	605	664	633	632	649

The Q1 2020 mean price has a 95% confidence interval of ± £44,000

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 2020

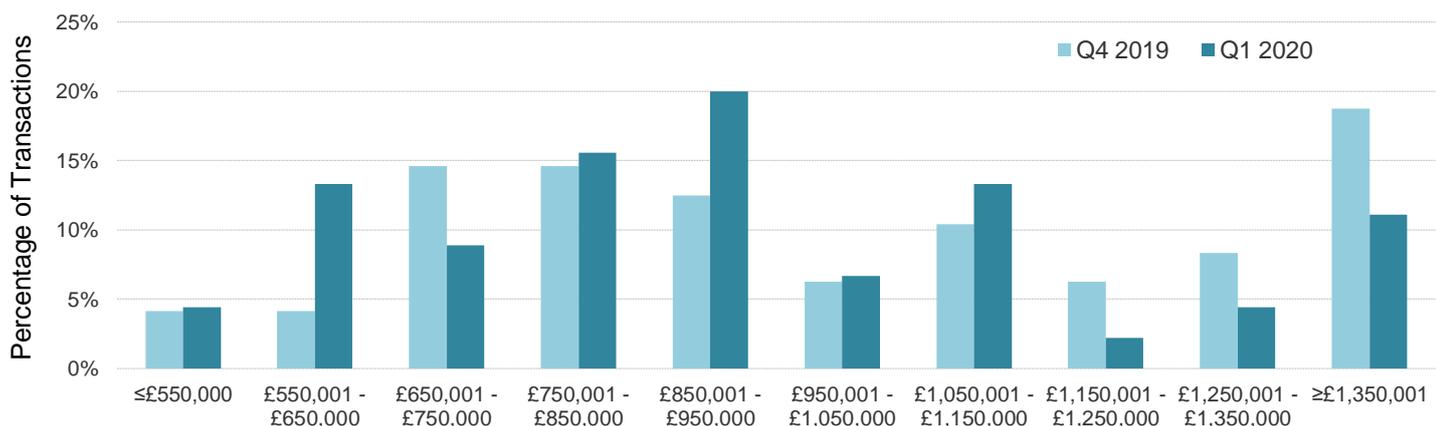


Although this category of property has seen some volatility in price on a quarterly basis, the mean price of this property type generally remained above £700,000 between 2008 and 2015. Since then the average price has increased, with mean prices exceeding £800,000 for the first time in Q1 2016 and then exceeding £900,000 for the first time in Q1 2018. The annual average in 2019 was £965,000.

The mean price of 4-bedroom houses sold in the latest quarter was **£934,000**, which was £117,000 lower than in the previous quarter (Q4 2019) and was £31,000 lower than the annual average in 2019.

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 2019 and Q1 2020



The *median* price of 4-bedroom houses sold in the latest quarter was £865,000 (£69,000 lower than the mean price); the largest volumes sold (20% of transactions) were in the £850,001 - £950,000 price bracket.

Table 5 – Mean prices for 4-bedroom houses

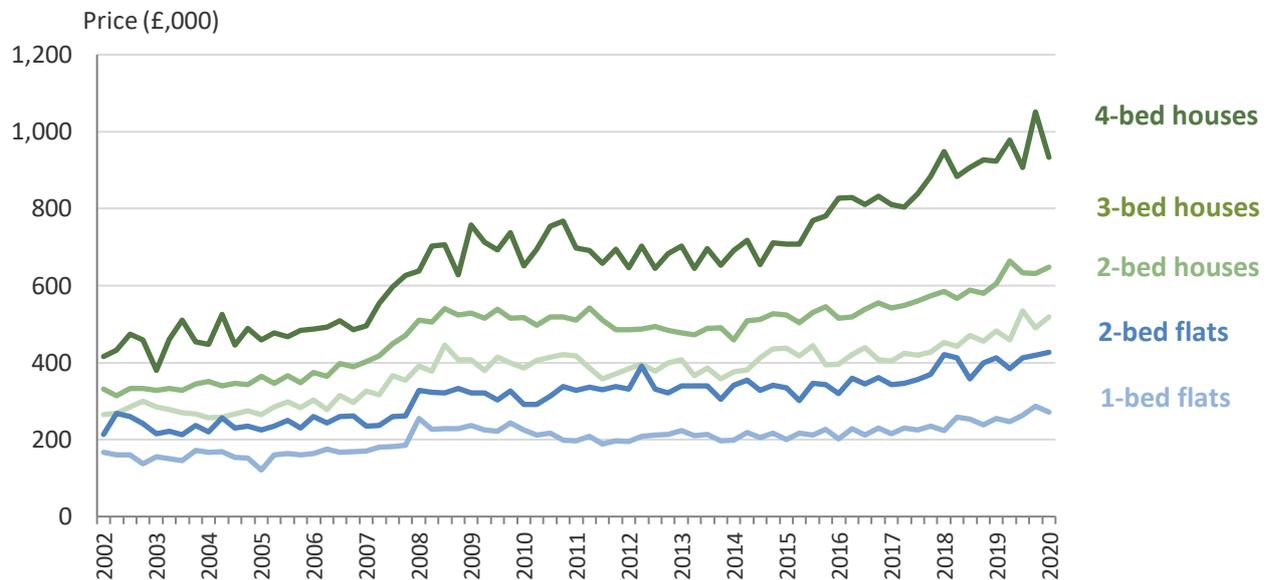
4-Bed Houses	2017				2018				2019				2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Price (£,000)	810	804	840	884	949	883	908	928	924	979	907	1,051	934

The Q1 2020 mean price has a 95% confidence interval of ± £144,000

Individual property types - Combined

The mean prices of the individual categories of dwelling over the period from 2002 to date are shown in Figure 12.

Figure 12 – Mean prices (£,000) for the individual property types, Q1 2002 to Q1 2020



In the latest quarter:

- 2-bedroom flats recorded their highest mean price to date, at £427,000
- 1-bedroom flats and 4-bedroom houses recorded lower mean property prices compared with the previous quarter
- all other property types saw increases in mean property price compared with the previous quarter
- 4-bedroom houses recorded the largest decrease in mean price in the latest quarter, down 11% on the previous quarter
- 2-bedroom houses recorded the largest increase in mean price in the latest quarter, up 6% on the previous quarter

Turnover

In Q1 2020, 299 eligible properties (see [Note 2](#)) were sold in Jersey. (Due to methodological changes this figure is not directly comparable to those published in previous reports; [Appendix E](#) provides details of these changes and an analysis of the effect which the introduced changes would have had in prior years).

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 Q1 2020 was:

- 11% lower than in the corresponding quarter of 2019 (Q1 2019), corresponding to 37 fewer properties sold
- 21% lower than in the previous quarter (Q4 2019), corresponding to 81 fewer properties sold

Figure 13 – Number of dwellings included in the Jersey House Price Index by property type

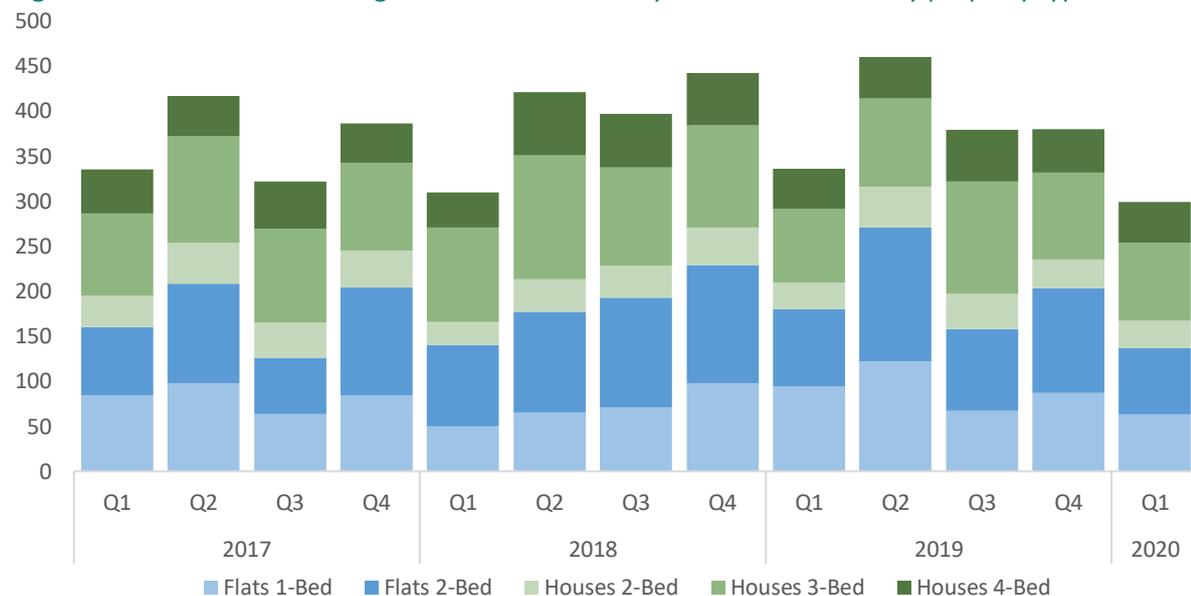


Table 6 - Number of dwellings included in the Jersey House Price Index by property type

		Flats		Houses			Total	Court Sittings
		1-bed	2-bed	2-bed	3-bed	4-bed		
2017	Q1	84	76	35	91	49	335	13
	Q2	98	110	46	118	45	417	12
	Q3	64	62	39	104	53	322	13
	Q4	84	120	41	97	44	386	12
	Total 2017		330	368	161	410	191	1,460
2018	Q1	50	90	26	105	39	310	12
	Q2	65	112	36	138	70	421	13
	Q3	71	122	35	109	60	397	13
	Q4	98	131	42	113	58	442	12
	Total 2018		284	455	139	465	227	1,570
2019	Q1	94	86	30	81	45	336	13
	Q2	122	149	45	98	46	460	12
	Q3	67	91	39	125	57	379	13
	Q4	87	116	32	97	48	380	12
	Total 2019		370	442	146	401	196	1,555
2020	Q1	63	74	30	87	45	299	13

In Q1 2020 share transfer transactions (see [Note 3](#)) accounted for 54% of all eligible flat sales, a lower proportion to that recorded in calendar year 2019 (69%).

Housing Market Activity

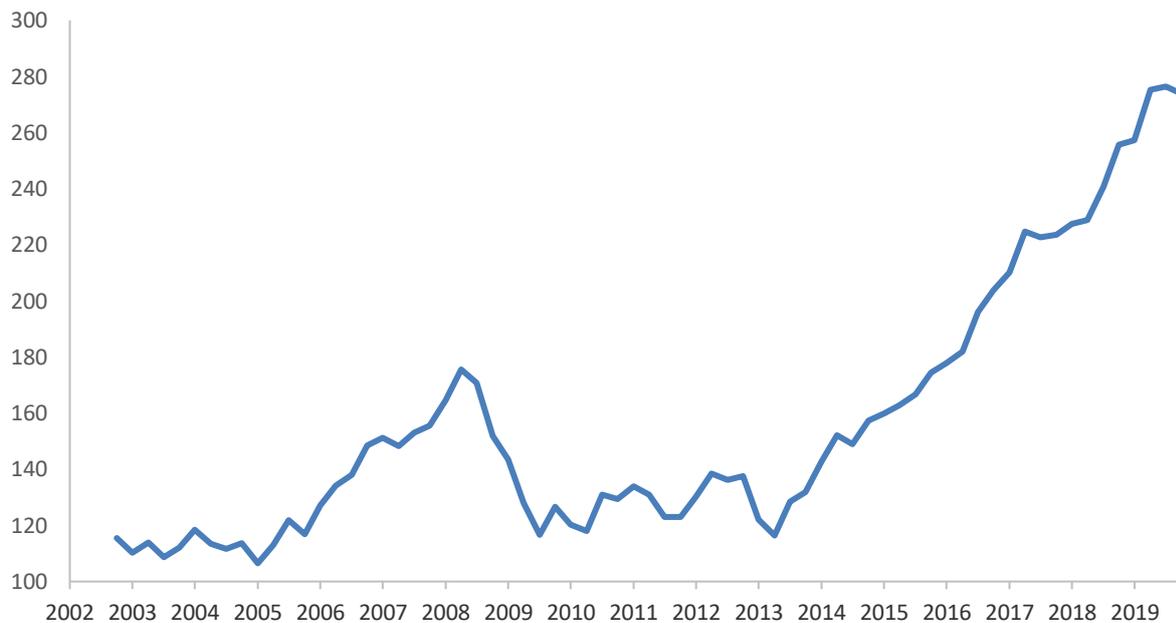
First Quarter 2020 Results

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 14 shows the HMAI 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 2020 was essentially unchanged compared with the year ending Q4 2019 and was 6% higher than in the corresponding quarter of 2019 (Q1 2019).

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 2020 was:

- 31% lower than in the previous quarter (Q4 2019)
- 1% lower than in the corresponding quarter of 2019 (Q1 2019)

Comparison with Guernsey

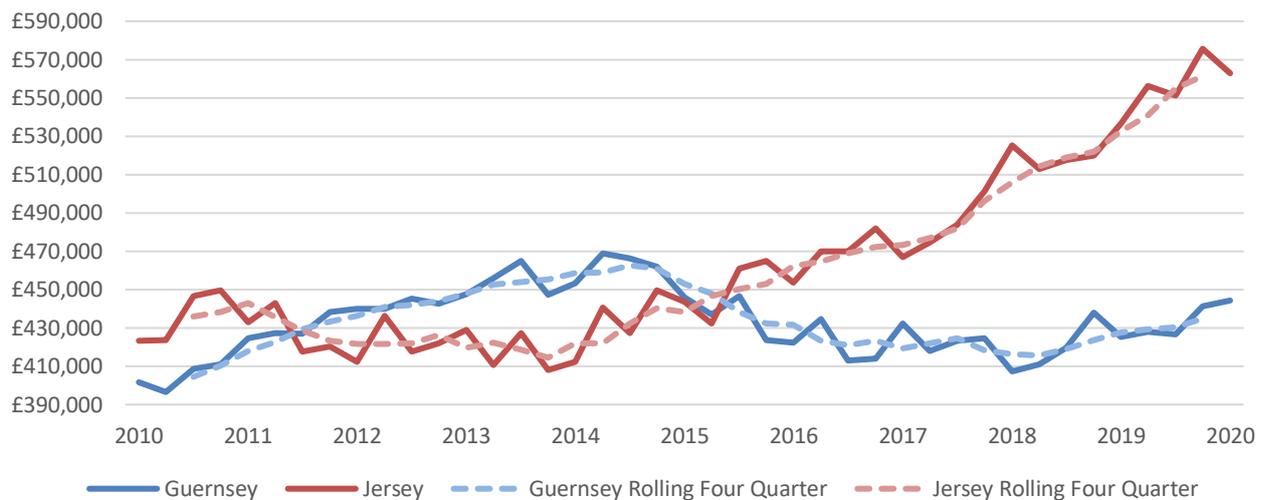
Calculated using the methodology implemented in Guernsey¹, the mix-adjusted average price of properties sold in Jersey in the most recent quarter was £563,000. This figure is £119,000 higher than the mix-adjusted average price of Local Market properties sold in Guernsey of £444,000.

In Guernsey, the mix adjusted average purchase price for Local Market properties in Q1 2020 was 0.6% higher than in the previous quarter and 4.4% higher than in the corresponding quarter of 2019.

Turnover in Guernsey during the first quarter of 2020 was 9% lower than in the previous quarter and 2% lower than in the corresponding quarter of 2019.

¹ 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.

Figure 15 – Comparable (mix-adjusted) house prices in Guernsey and Jersey; 2010 – Q1 2020



Comparison with United Kingdom

The UK House Price Index² in the first quarter of 2020 (January to March 2020) was 2.1% higher on an annual basis (non-seasonally adjusted) and was 1% higher on a quarterly basis (compared with October to December 2019, seasonally adjusted). On a rolling four-quarter basis, the mix-adjusted index for the UK was essentially unchanged (0.5% 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 2020
Jersey	536
UK	232
England	249
Wales	164
Scotland	152
Northern Ireland	141
London	482
South East (excluding London)	323
East	291
South West	260
West Midlands (region)	200
East Midlands	195
Yorkshire & The Humber	163
North West	166
North East	128

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

² 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 Public Registry Index and Document Enrolment (PRIDE) database for freehold and flying freehold properties;
- 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 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 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 1st 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 and 2.

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.

9. Additional inclusions

Appendices C and D of this report include sales which are excluded from the House Price Index, these being all: age restricted properties; properties designated for first time buyers; properties sold via the housing gateway; bedsits; 3- or more bedroom flats; 1-bedroom houses; and 5- or more bedroom houses.

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

		House Price Index <i>(n.s.a.)</i>	HPI Rolling four-quarter average <i>(n.s.a.)</i>	HPI Seasonally adjusted series	Housing market activity index <i>(n.s.a.)</i>	HMAI rolling four-quarter average <i>(n.s.a.)</i>
2010	Q1	145.4	150.3	145.9	105.5	120.2
	Q2	145.4	149.1	145.5	126.4	118.0
	Q3	153.2	149.4	152.5	159.6	130.9
	Q4	154.7	149.7	154.6	125.6	129.3
2011	Q1	149.3	150.6	150.4	123.9	133.9
	Q2	152.7	152.5	152.1	115.2	131.1
	Q3	144.2	150.2	144.0	127.4	123.0
	Q4	144.9	147.8	144.7	125.5	123.0
2012	Q1	142.5	146.1	143.8	153.0	130.3
	Q2	151.6	145.8	150.7	148.2	138.5
	Q3	144.4	145.9	144.3	117.7	136.1
	Q4	145.2	145.9	144.9	131.5	137.6
2013	Q1	148.0	147.3	149.5	90.9	122.1
	Q2	142.2	144.9	140.9	125.1	116.3
	Q3	147.3	145.7	147.4	166.7	128.5
	Q4	140.2	144.4	139.8	145.1	131.9
2014	Q1	142.2	143.0	143.5	134.3	142.8
	Q2	152.1	145.4	151.3	162.8	152.2
	Q3	147.6	145.5	147.6	153.2	148.9
	Q4	155.0	149.2	154.3	178.8	157.3
2015	Q1	152.8	151.9	154.2	144.9	159.9
	Q2	148.3	150.9	147.7	174.8	162.9
	Q3	158.4	153.6	158.5	168.4	166.7
	Q4	159.5	154.8	158.4	209.8	174.5
2016	Q1	155.1	155.3	156.4	158.2	177.8
	Q2	160.9	158.5	160.5	191.3	181.9
	Q3	161.0	159.1	161.2	225.0	196.1
	Q4	164.9	160.5	163.5	240.5	203.8
2017	Q1	159.9	161.7	161.4	184.4	210.3
	Q2	163.7	162.4	163.2	249.4	224.8
	Q3	165.1	163.4	165.6	216.4	222.7
	Q4	171.8	165.1	170.4	244.4	223.7
2018	Q1	179.6	170.1	180.9	199.4	227.4
	Q2	174.1	172.7	173.8	255.2	228.9
	Q3	175.9	175.4	176.4	263.4	240.6
	Q4	177.8	176.9	176.6	304.7	255.7
2019	Q1	182.7	177.6	183.8	205.4	257.2
	Q2	187.4	180.9	186.9	327.8	275.3
	Q3	190.7	184.7	191.3	267.9	276.5
	Q4	196.6	189.3	195.6	294.5	273.9
2020	Q1	192.3	191.8	193.1	203.1	273.3

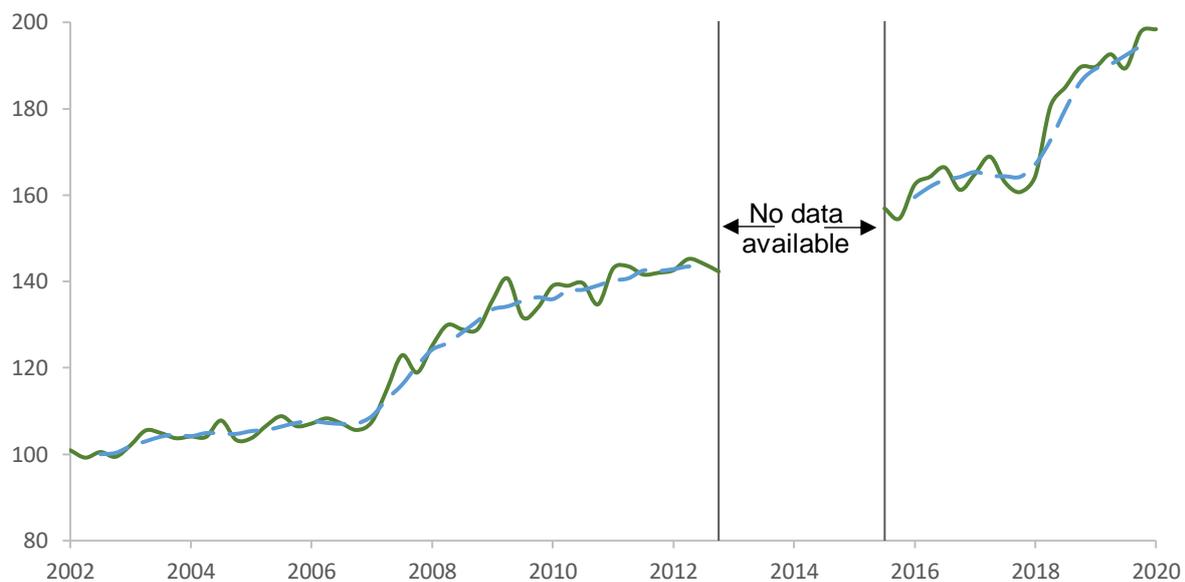
n.s.a. non-seasonally adjusted

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 2020
(2002 = 100; non-seasonally adjusted)



In the most recent quarter:

- on a rolling four-quarter basis, advertised rental prices in Jersey increased by 1% during the year ending Q1 2020 compared with the year ending Q4 2019
- advertised rental prices were essentially unchanged compared with the previous quarter
- advertised rental prices were 5% higher than in the corresponding quarter of 2019 (Q1 2019)

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
2006	Q1	107.1	107.3
	Q2	108.3	107.7
	Q3	107.1	107.3
	Q4	105.6	107.0
2007	Q1	107.5	107.1
	Q2	115.0	108.8
	Q3	122.9	112.8
	Q4	118.9	116.1
2008	Q1	125.1	120.5
	Q2	129.9	124.2
	Q3	128.9	125.7
	Q4	128.9	128.2
2009	Q1	135.6	130.8
	Q2	140.7	133.5
	Q3	131.7	134.2
	Q4	133.9	135.5
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	165.3	161.6
	Q4	161.2	163.3
2017	Q1	164.9	163.9
	Q2	168.9	165.1
	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

Loan to Value

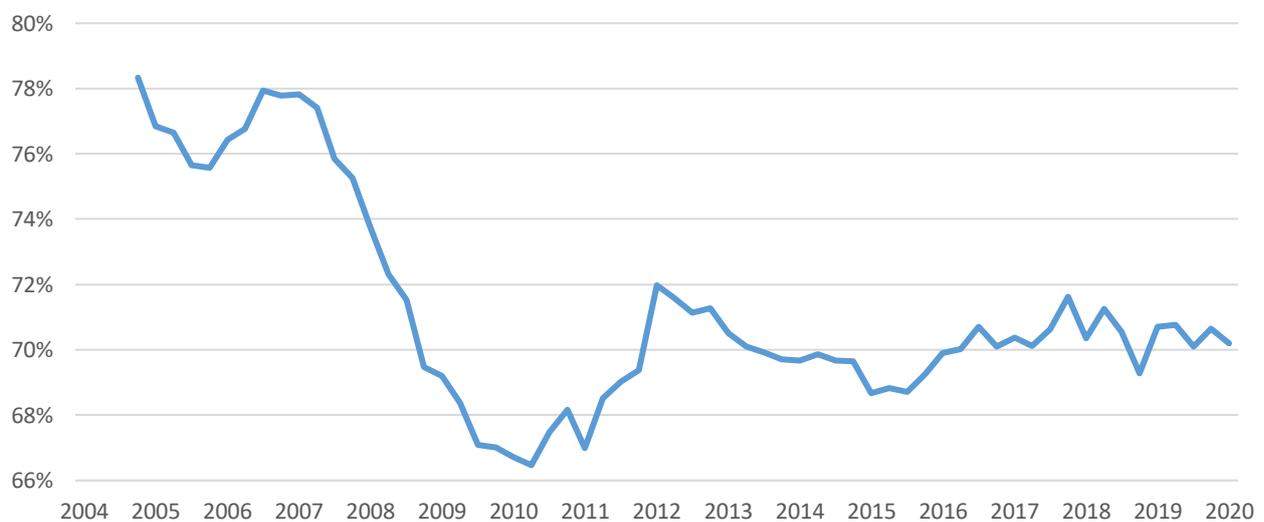
“Loan to value” refers to the percentage of a property transaction price that is accounted for by a loan³. For property transactions passed by the Royal Court, loan information is available from the Public Registry. Hence, for each transaction involving a loan, the loan to value ratio may be calculated 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 due to the timeliness of the required information.

Mean loan to value

Figure C1 shows the rolling four-quarter average of the mean loan to value of property transactions in Jersey during the period Q4 2004 to Q1 2020.

Figure C1 – Rolling four-quarter mean of loan to value, Q4 2004 to Q1 2020; 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 2020 being 70%.

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 2020, the median loan to value of such property transactions in Guernsey was 80%, compared with 76% in Jersey.

³ A hypothec as passed by the Royal Court.

Movements within the housing market

This section looks at the movements of households within the Jersey housing market and the difference in size (number of bedrooms) and cost of the properties between which they are moving. Both Royal Court and share transfer transactions are included in this analysis. Movements are tracked and matched using purchasers' names. In order for a match to be assigned, there needs to be both a sale and purchase within a set period; cases for which there are multiple purchases or multiple sales, by a single household, are excluded.

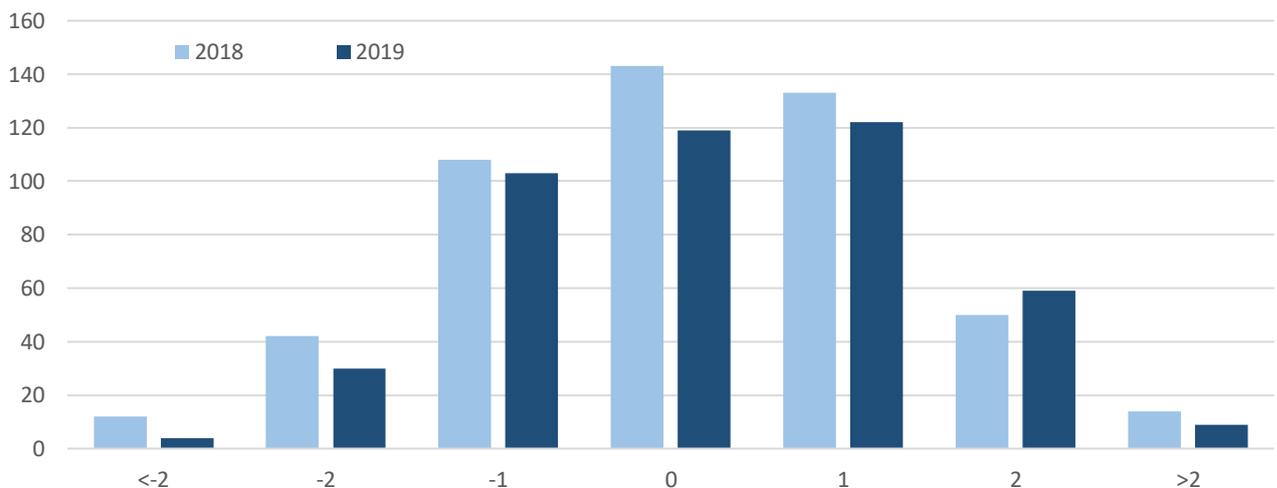
Several property types are included in this analysis which are not included in the Jersey House Price Index (see note 9). Around a third of share transfer sellers were unknown, resulting in these figures being an underestimation of around 70 in the number of households moving.

In 2019, 446 sales were matched to 439 purchases⁵, comprising 190 households upsizing, 137 downsizing and 119 moving to a property of the same size⁴. These movements resulted in 93 more bedrooms being occupied by households.

In 2018, 502 sales were matched to 496 purchases⁵, comprising 197 households upsizing, 162 downsizing and 143 moving to a property of the same size⁶. These movements resulted in 50 more bedrooms being occupied by households.

The distribution of the change in size of property for 2018 and 2019 is shown in figure D1.

Figure D1 – Distribution of the change in the number of bedrooms a household had after moving:



The difference in price of the property being moved into, from the property a household is moving out of, can be analysed on an overall and a per bedroom basis. Table D1 shows this difference for upsizing households; Table D2 shows this difference for downsizing households.

Table D1 -Upsizing households:

	2019		2018	
	Median	Mean	Median	Mean
Overall	£230,000	£253,000	£190,000	£223,000
Per bedroom	£155,000	£185,000	£140,000	£171,000

⁴ These numbers do not include the additional approximately 70 households if all LTT sellers were known, estimated as an extra 40 upsizing and 20 moving to a property of a similar size (numbers rounded independently).

⁵ The total number of sales is slightly different to that of purchases due to, for example, when two households are merging the change in number of bedrooms is treated separately for each household.

⁶ These numbers do not include the additional approximately 70 households if all LTT sellers were known, estimated as an extra 50 upsizing, 10 downsizing and 10 moving to a property of a similar size.

Table D2 – Downsizing households:

	2019		2018	
	Median	Mean	Median	Mean
Overall	(£175,000)	(£165,000)	(£165,000)	(£236,000)
Per bedroom	(£133,000)	(£131,000)	(£110,000)	(£162,000)

Values within brackets in the above tables signify that on average a household has moved to a less expensive property.

Methodological changes

Two methodological changes have been introduced to the Jersey House Price Index from the beginning of 2020.

- 1) the main data source for Royal Court transactions has been changed from the Jersey Property Bulletin to the Public Registry Index and Document Enrolment (PRIDE) database. The principal reasons for this change are:
 - property transactions can now be analysed by individual sittings of the Royal Court rather than by publication of the Property Bulletins (which usually combine two weeks of Court sittings). As a result, Royal Court data will now be on the same date-to-date basis as share transfer data
 - improved data quality; particularly, a property price that does not include the price of contents
- 2) properties sold via the Government of Jersey’s Affordable Housing Gateway are now excluded from the Index, since such properties are restrictive in terms of who is permitted to purchase. Previously, such properties were included in the index using the full property price entered in Royal Court documents. The price purchasers actually paid, however, was usually less than this, as a proportion of the full price is retained as a bond. Discussions with officers from the Government of Jersey and Andium Homes have indicated that each full property price was more comparable with that of a first-time buyer (FTB) restricted property rather than an open market transaction.

Each of these methodological changes will affect the level of turnover recorded and the average property prices calculated. Taking into account these changes, the overall mix-adjusted average property price for 2019 would have been essentially the same (0.4% lower) compared to that calculated before introducing the changes.

The average (mean and median) prices calculated for individual property types will also be affected by the change in methodology. Previously published prices will not be revised. The following charts show what the mean prices would have been from 2017-2019 under the new methodology compared with what was published under the previous methodology. While there may be some volatility between quarters, for all property types and sizes any observed differences in mean price are consistent with the 95% confidence intervals published on a quarterly basis.

Figure E1 shows the mean prices for 1-bedroom flats under both the new and previous methodologies. The annual average for 2019 was essentially the same under either methodology

Figure E1 – Mean prices (£,000) for 1-bedroom flats, Q1 2017 to Q4 2019

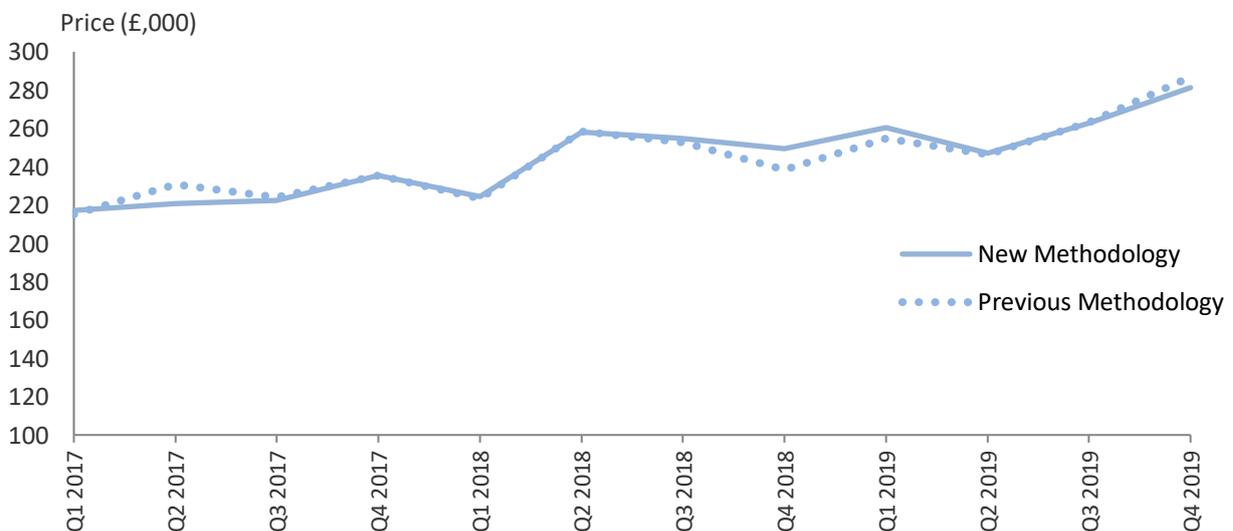


Figure E2 shows the mean prices for 2-bedroom flats under both the new and previous methodologies. The annual average for 2019 was around 1% higher under the new methodology.

Figure E2 – Mean prices (£,000) for 2-bedroom flats, Q1 2017 to Q4 2019

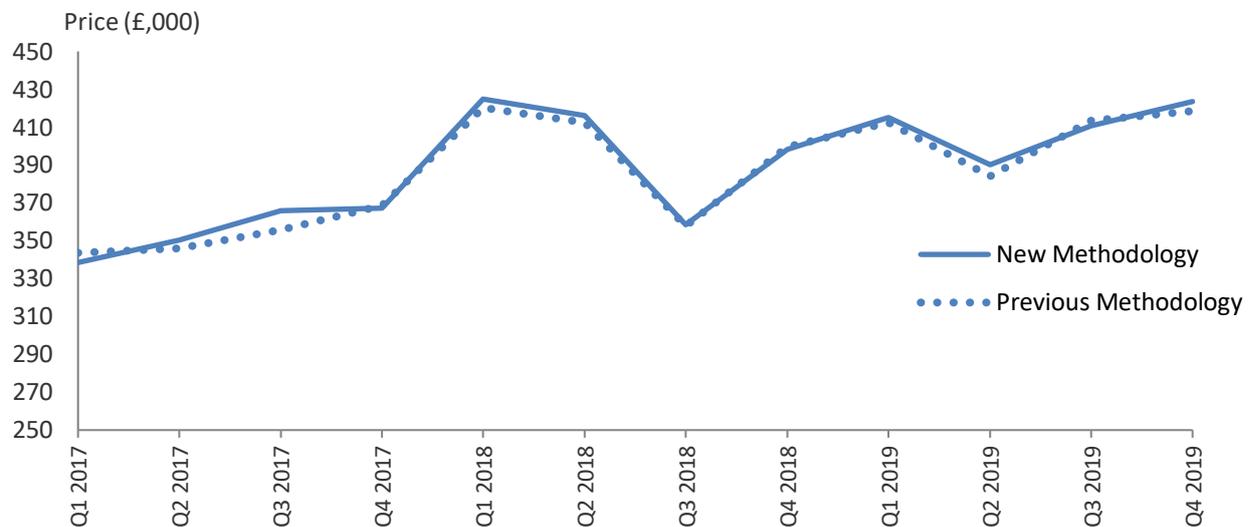


Figure E3 shows the mean prices for 2-bedroom houses under both the new and previous methodologies. The annual average for 2019 was around 1% lower under the new methodology.

Figure E3 – Mean prices (£,000) for 2-bedroom houses, Q1 2017 to Q4 2019

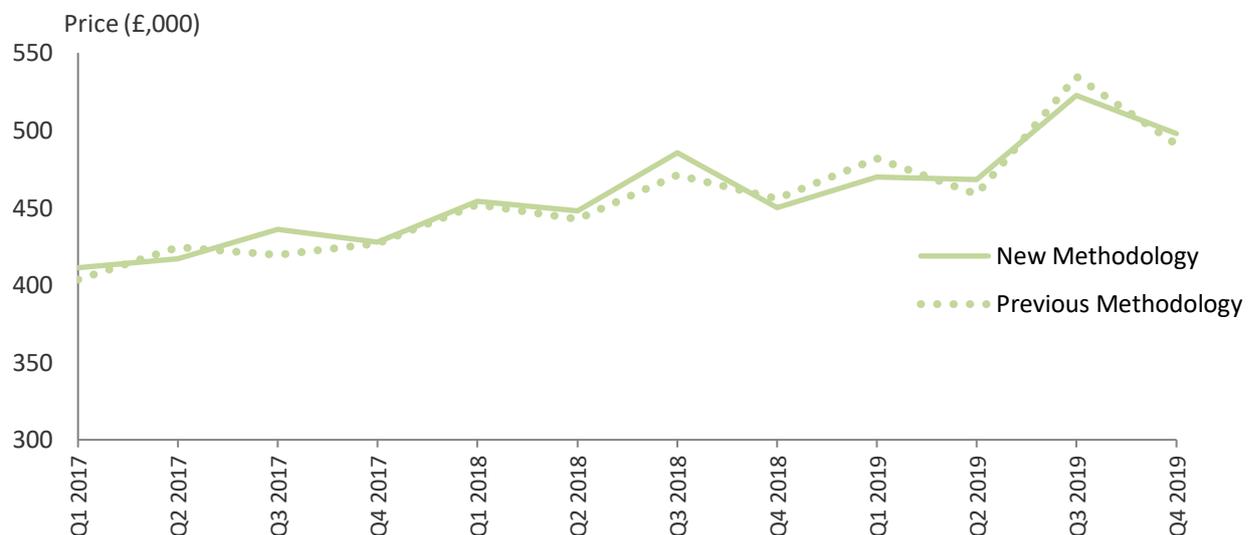


Figure E4 shows the mean prices for 3-bedroom houses under both the new and previous methodologies. The annual average for 2019 was essentially the same under either methodology.

Figure E4 – Mean prices (£,000) for 3-bedroom houses, Q1 2017 to Q4 2019

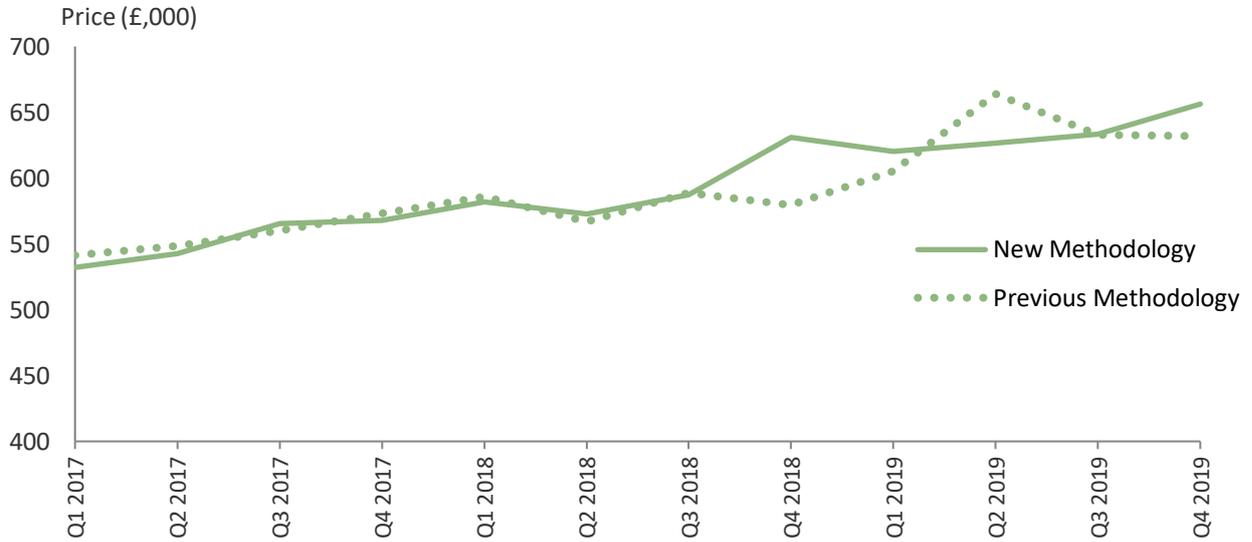
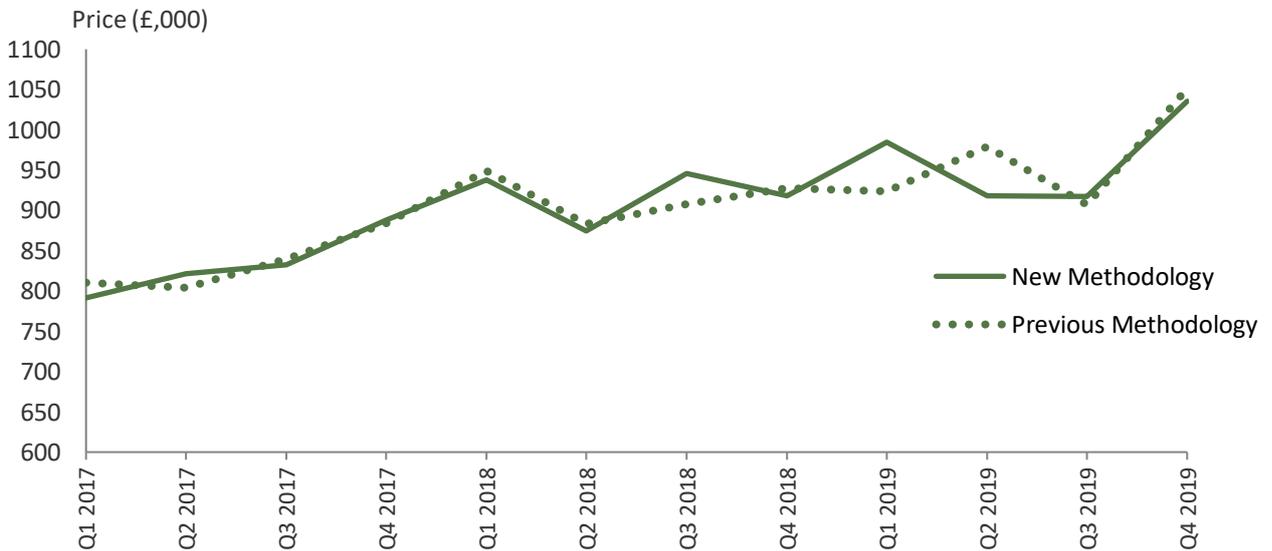


Figure E5 shows the mean prices for 4-bedroom houses under both the new and previous methodologies. The annual average for 2019 was essentially the same under either methodology.

Figure E5 – Mean prices (£,000) for 4-bedroom houses, Q1 2017 to Q4 2019



Turnover numbers compiled on the date-to date-basis of the new methodology will be different from previously published figures (see page 8). Table E1 gives a summary of the changes to the total turnover for each quarter and year from 2011-2019, the [Notes](#) section has been updated to reflect these changes.

Table E1 – Comparison in total turnover between methodologies

		New Total	Court Sittings	Previous Total	Bulletins	Change
2011	Q1	241	12	259	7	-18
	Q2	230	12	210	7	+20
	Q3	278	14	246	6	+32
	Q4	240	12	241	7	-1
	Total 2011	989	50	956	26	+33
2012	Q1	318	13	299	6	+19
	Q2	285	12	272	6	+13
	Q3	251	13	227	6	+24
	Q4	233	12	252	7	-19
	Total 2012	1,087	50	1,050	25	+37
2013	Q1	162	12	171	6	-9
	Q2	248	13	245	6	+3
	Q3	305	13	315	7	-10
	Q4	302	12	288	6	+14
	Total 2013	1,017	50	1,019	25	-2
2014	Q1	270	13	263	6	+7
	Q2	318	12	298	6	+20
	Q3	330	13	289	6	+41
	Q4	310	12	321	7	-11
	Total 2014	1,228	50	1,171	25	+57
2015	Q1	265	12	264	6	+1
	Q2	333	12	328	6	+5
	Q3	315	13	296	6	+19
	Q4	347	12	366	7	-19
	Total 2015	1,260	49	1,254	25	+6
2016	Q1	244	11	284	6	-40
	Q2	371	13	331	6	+40
	Q3	390	14	389	7	+1
	Q4	404	12	406	6	-2
	Total 2016	1,409	50	1,410	25	-1
2017	Q1	335	13	321	6	+14
	Q2	417	12	424	6	-7
	Q3	322	13	365	7	-43
	Q4	386	12	396	6	-10
	Total 2017	1,460	50	1,506	25	-46
2018	Q1	310	12	309	6	+1
	Q2	421	13	408	6	+13
	Q3	397	13	417	7	-20
	Q4	442	12	477	6	-35
	Total 2018	1,570	50	1,611	25	-41
2019	Q1	336	13	313	6	+23
	Q2	460	12	487	6	-27
	Q3	379	13	391	7	-12
	Q4	380	12	417	6	-37
	Total 2019	1,555	50	1,608	25	-53