

Summary

In the second quarter of 2020:

- on a **rolling four-quarter basis**, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q2 2020 was 1% higher compared with the previous quarter (year ending Q1 2020)
- on a **quarterly basis**:
 - the seasonally adjusted mix-adjusted average price was 1% higher than in the previous quarter and was 4% higher than in the corresponding quarter of 2019 (Q2 2019)
 - 1-bedroom flats and 3-bedroom houses saw a decrease in mean price compared with the previous quarter, down by 1% and 2% respectively
 - all other property types saw an increase in mean price compared with the previous quarter
- the **turnover** of properties was 56% lower than in Q2 2019 and 32% lower than in Q1 2020
 - Q2 2020 saw the lowest quarterly turnover for more than 7 years, since Q1 2013
- overall **housing market activity**, on a quarterly basis, was 31% lower compared with the previous quarter (Q1 2020) and was 54% lower 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 Q2 2020 compared with the year ending Q1 2020

It should be noted that two methodological changes have been introduced to the House Price Index from the beginning of 2020. See [Appendix E](#) in the Q1 2020 report for detailed information on these changes.

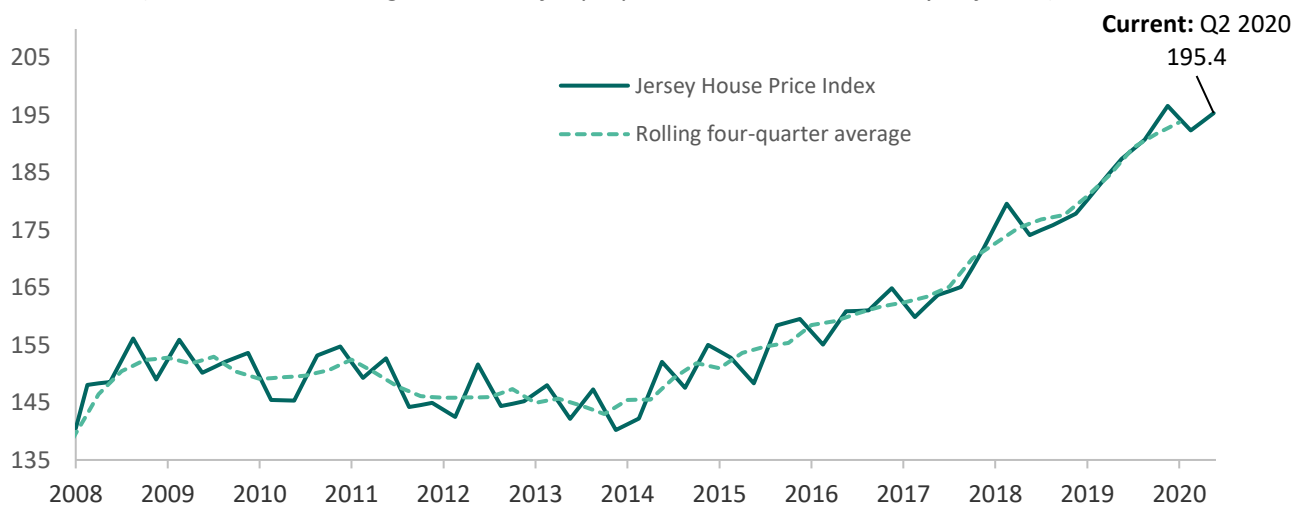
Overall mix-adjusted Index

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 Q2 2020

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



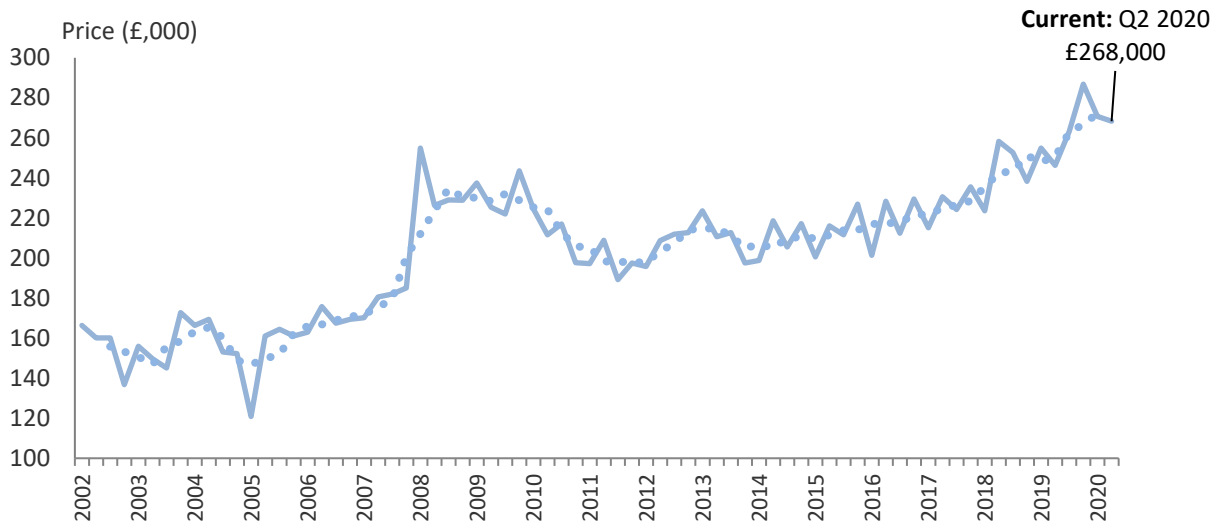
On a rolling four-quarter basis, the mix-adjusted average price of dwellings sold in Jersey during the year ending Q2 2020 was 1% higher compared with the previous quarter (year ending Q1 2020).

On a quarterly basis, the *seasonally adjusted* mix-adjusted average price (see [Note 7](#)) in Q2 2020 was 1% higher than in the previous quarter and was 4% 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 Q2 2020

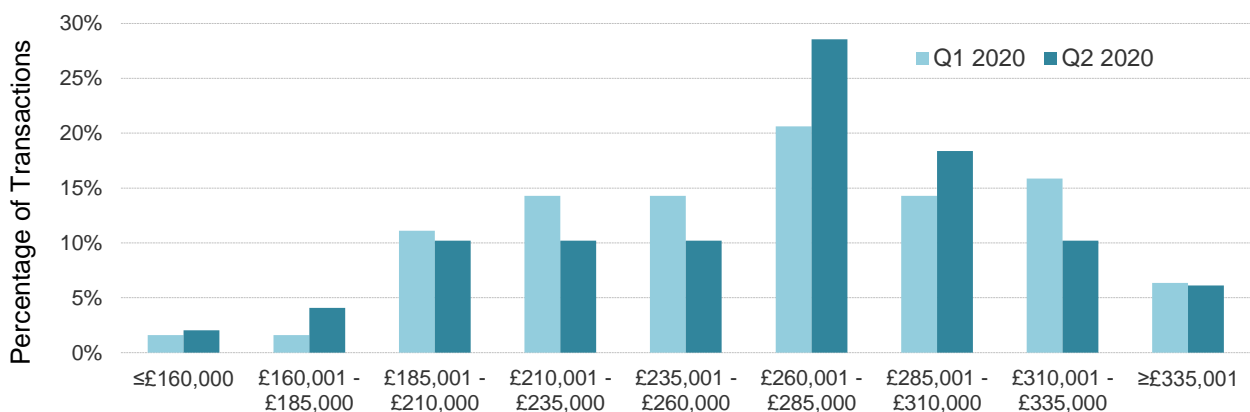


Following a sharp increase in mean prices in early 2008, the remainder of 2008 and 2009 saw the mean price of 1-bedroom flats remain essentially stable at around £230,000. During 2010 and 2011 the mean price of this property type decreased, largely due to an increase in turnover of lower priced share 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 **£268,000**, which was £3,000 lower than in the previous quarter (Q1 2020) and was £7,000 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, Q1 2020 and Q2 2020



The *median* price of 1-bedroom flats sold in the latest quarter was £268,500 (£500 higher than the mean price); the largest volume sold (29% of transactions) was in the £260,001 - £285,000 price bracket.

Table 1 – Mean prices for 1-bedroom flats

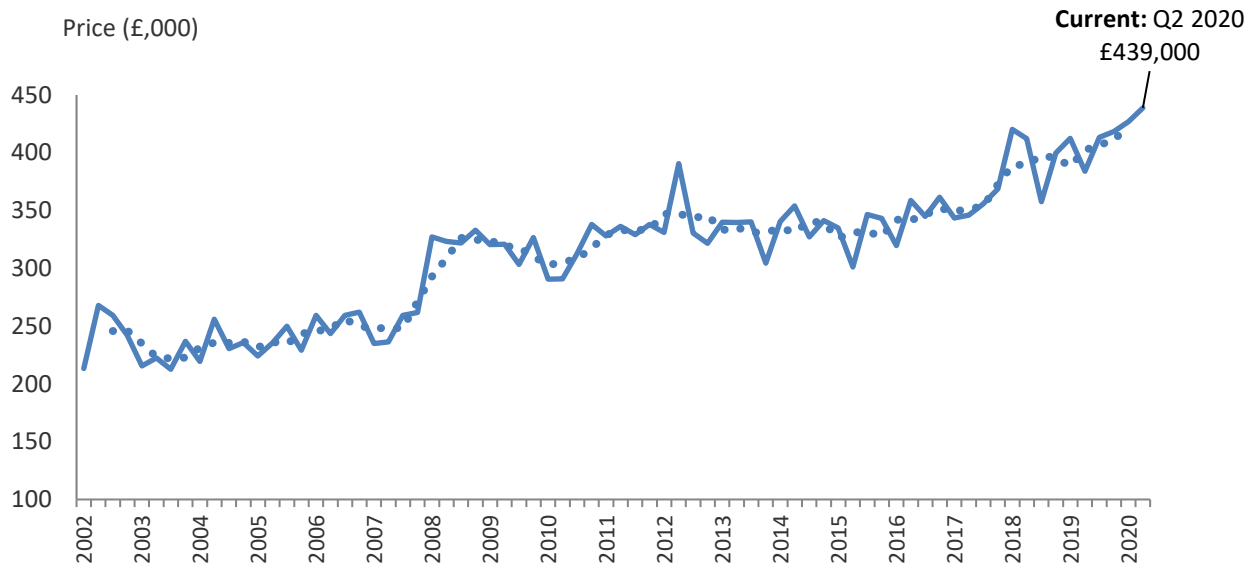
1-Bed Flats	2017				2018				2019				2020	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Price (£,000)	215	231	224	235	224	258	253	238	255	246	263	287	271	268

The Q2 2020 mean price has a 95% confidence interval of ± £16,000

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 Q2 2020

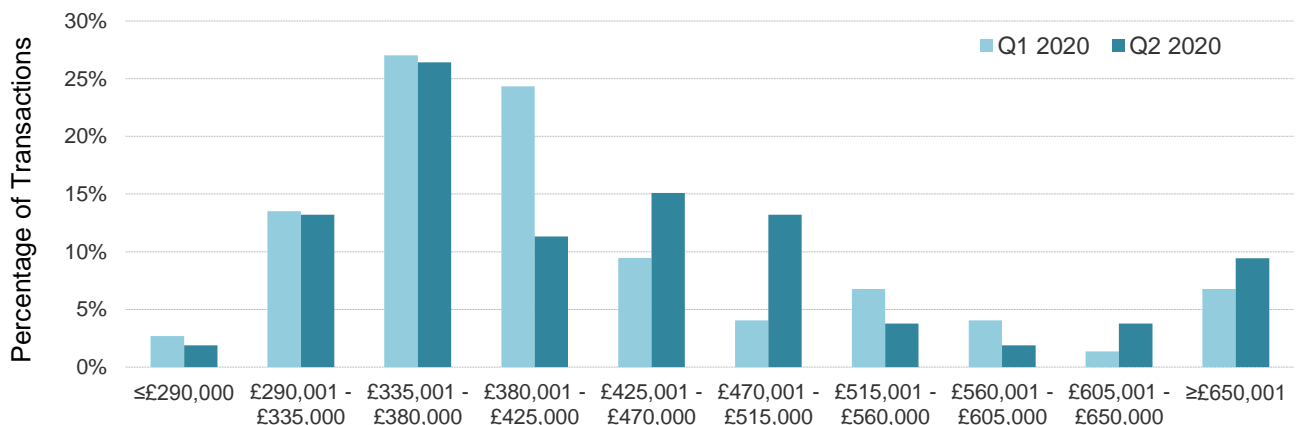


During 2008 and 2009 the mean price was relatively stable at around £320,000. Subsequently the mean price increased, taking the annual mean price of this property type to around £340,000 by 2012. More recently, the mean price has increased further, with the annual average price in 2019 being £405,000.

The mean price of 2-bedroom flats sold in the latest quarter was **£439,000**, which was £12,000 higher than in the previous quarter (Q1 2020) 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, Q1 2020 and Q2 2020



The *median* price of 2-bedroom flats sold in the latest quarter was £405,000 (£34,000 lower than the mean price); the largest volume sold (26% of transactions) was in the £335,001 - £380,000 price range.

Table 2 – Mean prices for 2-bedroom flats

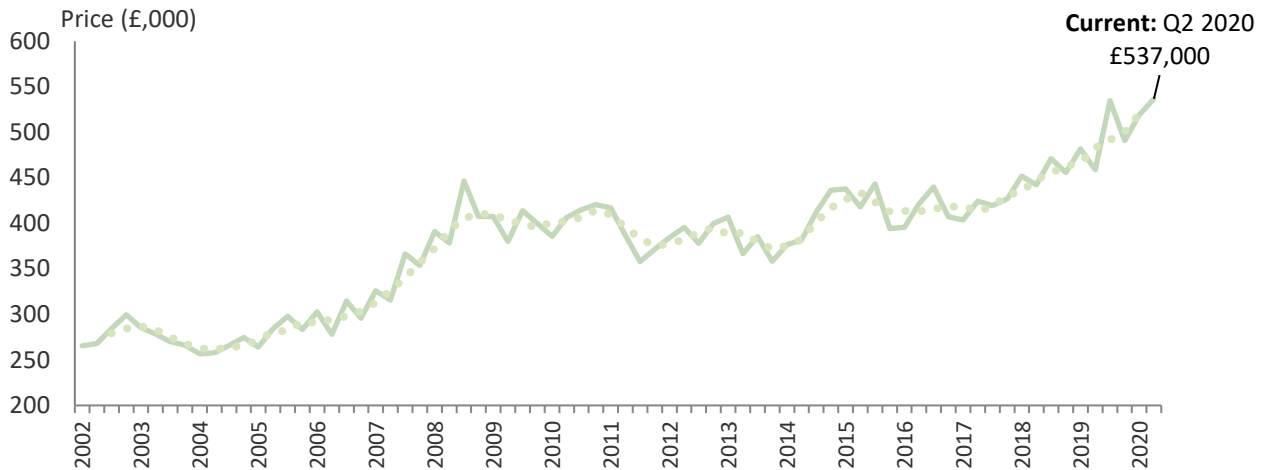
2-Bed Flats	2017				2018				2019				2020	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Price (£,000)	344	346	356	369	420	412	358	400	413	384	413	418	427	439

The Q2 2020 mean price has a 95% confidence interval of ± £37,000

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 Q2 2020



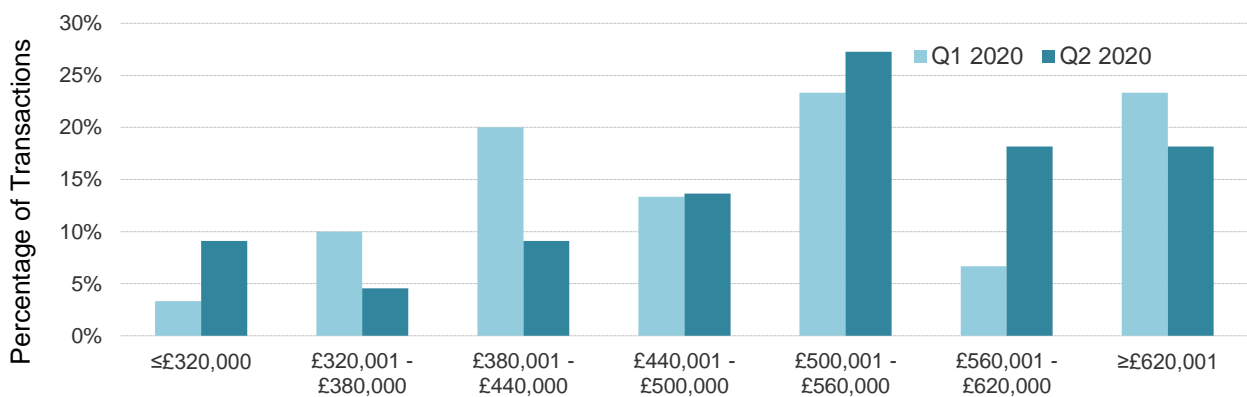
The annual mean price of 2-bedroom houses sold from 2008 to 2010 was between £400,000 and £410,000. The mean price of this property type subsequently decreased, with the annual average price recorded in each year from 2011 to 2013 ranging from approximately £375,000 to £390,000.

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 **£537,000**, which was £18,000 higher than in the previous quarter (Q1 2020) and was the highest mean price for this property type recorded 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, Q1 2020 and Q2 2020



The *median* price of 2-bedroom houses sold in the latest quarter was £527,000 (£10,000 lower than the mean price); the largest volume sold (27% 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	Q2
Price (£,000)	404	424	420	427	452	442	471	456	482	459	535	491	519	537

The Q2 2020 mean price has a 95% confidence interval of ± £56,000

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 Q2 2020



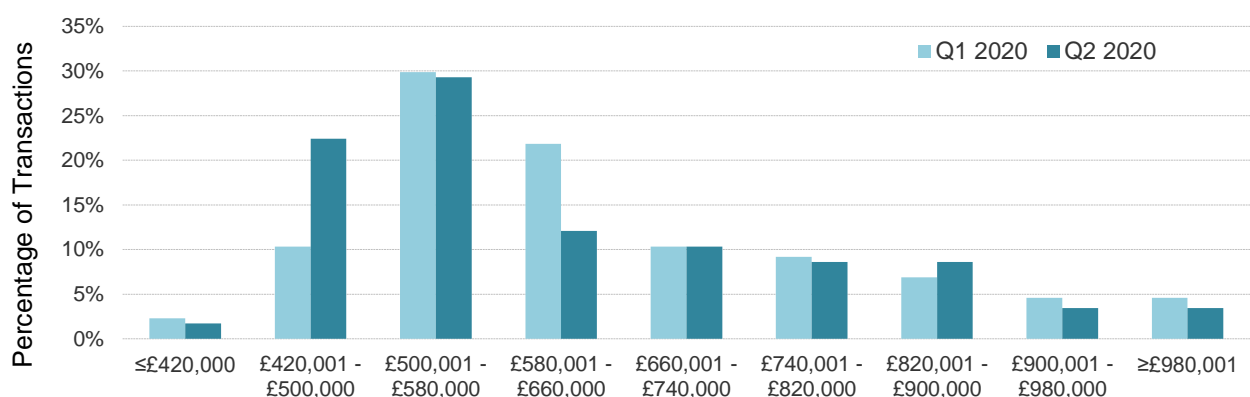
After a period of considerable increase from 2006 to early 2008, the mean price of 3-bedroom houses remained relatively stable throughout the subsequent four-year period from 2008 to 2011, at between £510,000 and £520,000.

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 **£634,000**, which was £15,000 lower than in Q1 2020.

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

Figure 9 – Price distributions for 3-bedroom houses, Q1 2020 and Q2 2020



The *median* price of 3-bedroom houses sold in the latest quarter was £572,500 (£61,500 lower than the mean price); the largest volume sold (29% of transactions) was in the £500,001 - £580,000 price bracket.

Table 4 – Mean prices for 3-bedroom houses

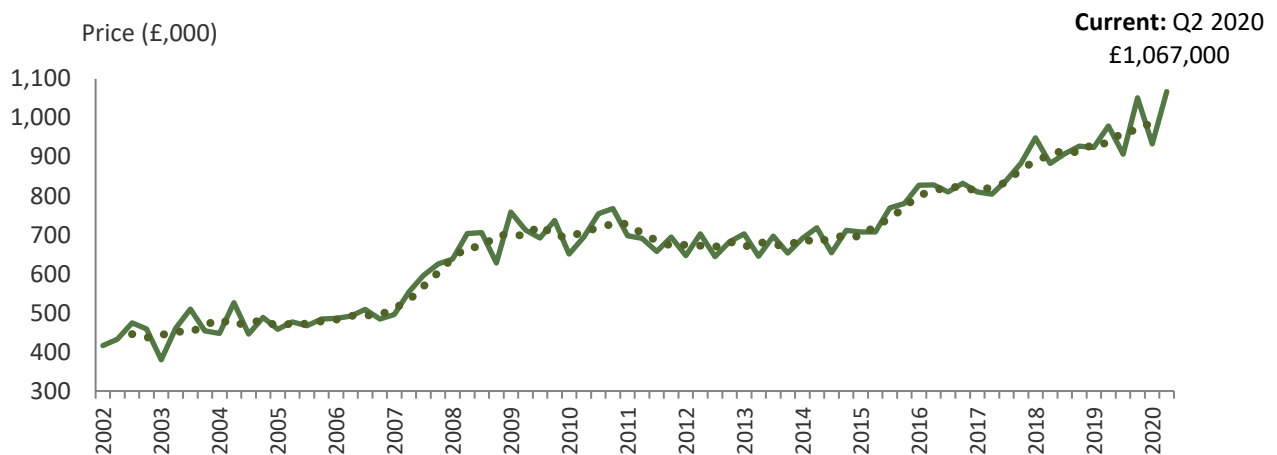
3-Bed Houses	2017				2018				2019				2020	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Price (£,000)	541	549	560	573	586	567	589	580	605	664	633	632	649	634

The Q2 2020 mean price has a 95% confidence interval of ± £45,000

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 Q2 2020

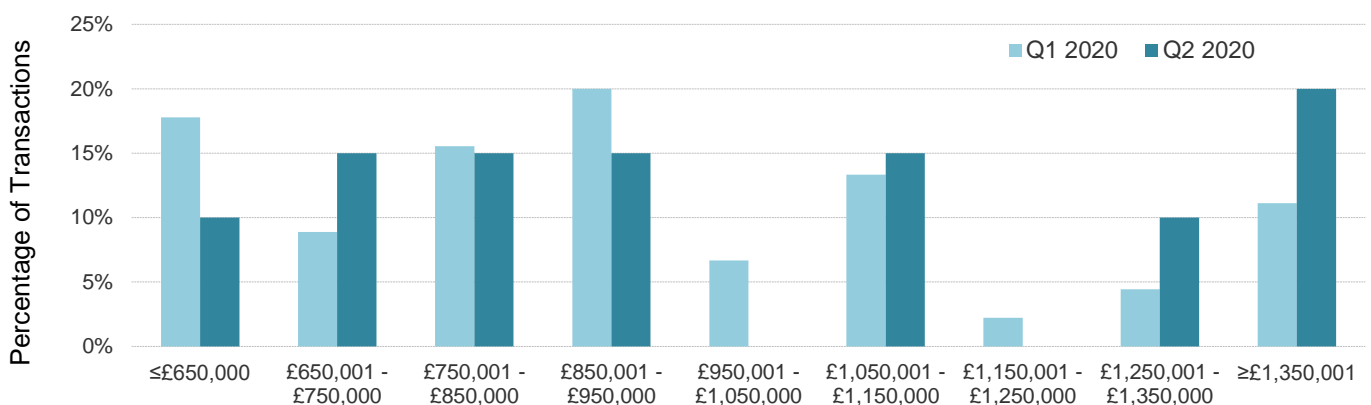


Although this category of property has seen some volatility in price on a quarterly basis, the mean price of this property type generally remained above £700,000 between 2008 and 2015. Since then the average price has increased, with mean prices exceeding £800,000 for the first time in Q1 2016 and then 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 **£1,067,000**, which was £133,000 higher than in the previous quarter (Q1 2020). While this is the highest mean price seen to date, caution should be advised, as due to the low turnover for this property type this quarter the mean price is more greatly impacted by those properties sold at either end of the price distribution (see Figure 11).

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

Figure 11 – Price distributions for 4-bedroom houses, Q1 2020 and Q2 2020



The *median* price of 4-bedroom houses sold in the latest quarter was £897,500 (£169,500 lower than the mean price); the largest volumes sold (20% of transactions) were in the greater than or equal to £1,350,001 price bracket.

Table 5 – Mean prices for 4-bedroom houses

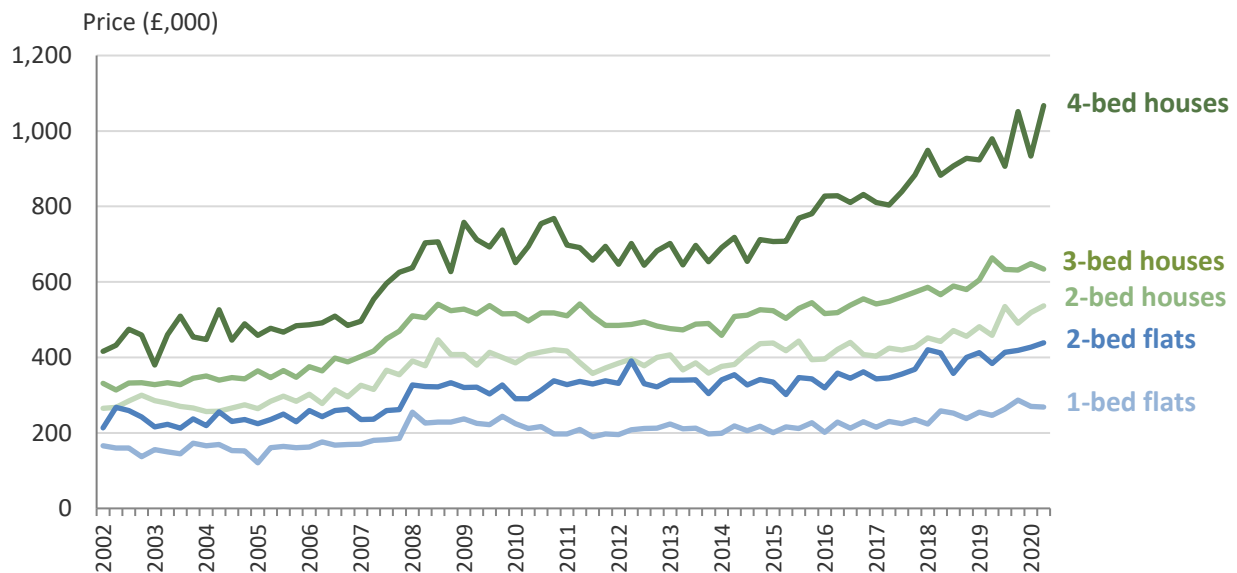
4-Bed Houses	2017				2018				2019				2020	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Price (£,000)	810	804	840	884	949	883	908	928	924	979	907	1,051	934	1,067

The Q2 2020 mean price has a 95% confidence interval of ± £287,000

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 Q2 2020



In the latest quarter:

- 2-bedroom flats recorded their highest mean price to date, at £439,000
- 2-bedroom houses recorded their highest mean price to date, at £537,000
- 4-bedroom houses recorded their highest mean price to date, at £1,067,000
- 1-bedroom flats and 3-bedroom houses recorded lower mean property prices compared with the previous quarter, down by 1% and 2% respectively
- 4-bedroom houses recorded the largest increase in mean price in the latest quarter, up 14% on the previous quarter

Turnover

In Q2 2020, 202 eligible properties (see [Note 2](#)) were sold in Jersey¹. 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 Q2 2020 was:

- the lowest quarterly turnover for more than 7 years, since Q1 2013
- 56% lower than in Q2 2019, corresponding to 258 fewer properties sold
 - this fall was partially driven by around 100 fewer newly built properties being transacted
- 32% lower than in the previous quarter (Q1 2020), corresponding to 97 fewer properties sold

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

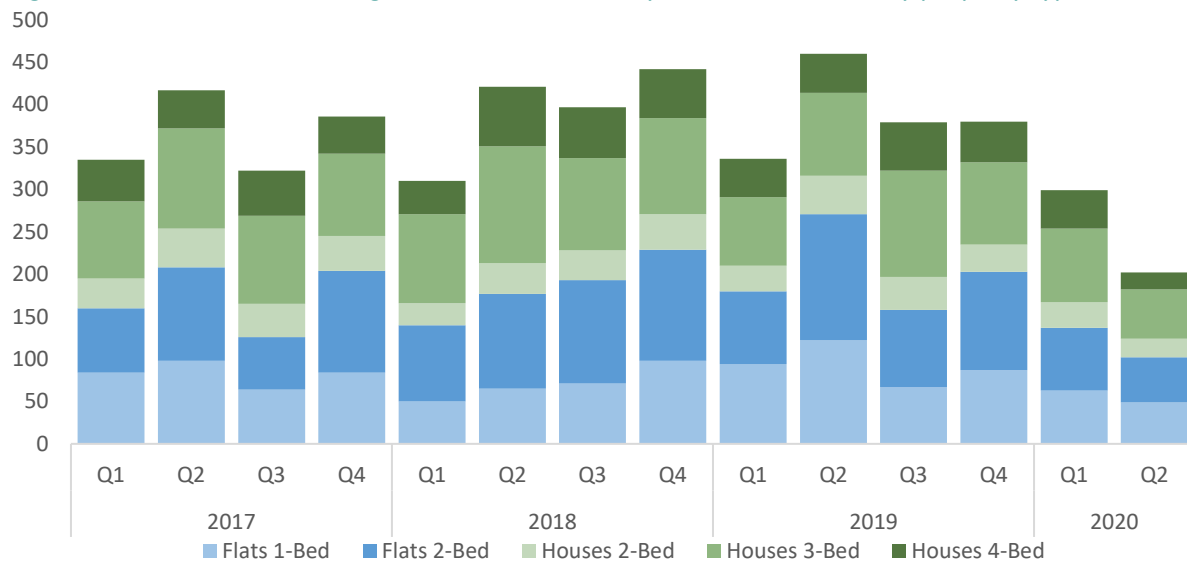


Table 6 - Number of dwellings included in the Jersey House Price Index by property type

		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	50
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	50
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	50
2020	Q1	63	74	30	87	45	299	13
	Q2	49	53	22	58	20	202	12

In Q2 2020 share transfer transactions (see [Note 3](#)) accounted for 57% of all eligible flat sales, a lower proportion to that recorded in calendar year 2019 (69%).

¹ Due to methodological changes this figure is not directly comparable to those published in reports prior to Q1 2020; [Appendix E](#) of the Q1 2020 report provides details of these changes and an analysis of the effect which the introduced changes would have had in prior years.

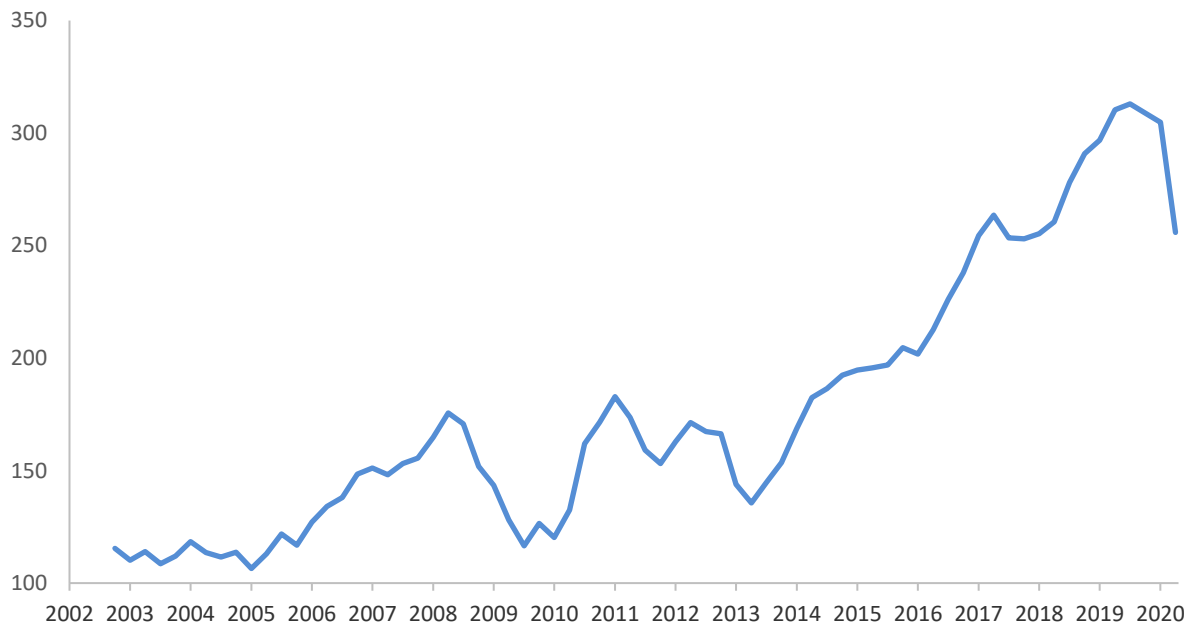
Housing Market Activity

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 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 Index²

(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 Q2 2020 was 16% lower compared with the year ending Q1 2020 and was 18% lower than in the corresponding quarter of 2019 (Q2 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 Q2 2020 was:

- 31% lower than in the previous quarter (Q1 2020)
- 54% lower than in the corresponding quarter of 2019 (Q2 2019)

Comparison with Guernsey

Calculated using the methodology implemented in Guernsey³, the mix-adjusted average price of properties sold in Jersey in the most recent quarter was £584,000. This figure is £124,000 higher than the mix-adjusted average price of Local Market properties sold in Guernsey of £460,000.

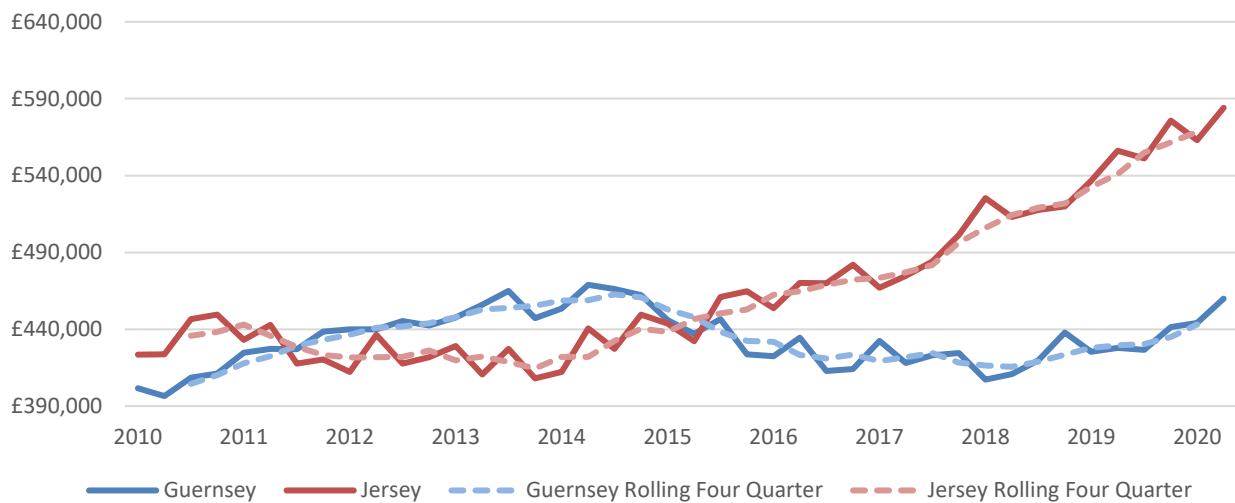
In Guernsey, the mix adjusted average purchase price for Local Market properties in Q2 2020 was 3.5% higher than in the previous quarter and 7.5% higher than in the corresponding quarter of 2019.

Turnover in Guernsey during the second quarter of 2020 was 19% lower than in the previous quarter and 38% lower than in the corresponding quarter of 2019.

² The index has been revised between Q1 2010 and Q1 2020 due to the changes introduced in the Q1 2020 publication of the HPI leading to the revision of turnover numbers.

³ 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 - Q2 2020



Comparison with United Kingdom

The UK House Price Index⁴ in the second quarter of 2020 (April to June 2020) was 1.9% higher on an annual basis (non-seasonally adjusted) and was essentially unchanged (0.1% lower) on a quarterly basis (compared with January to March 2020, 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)

	Q2 2020
Jersey	532
UK	234
England	250
Wales	164
Scotland	154
Northern Ireland	141
London	480
South East (excluding London)	326
East	293
South West	259
West Midlands (region)	200
East Midlands	198
Yorkshire & The Humber	165
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.

⁴ 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

Appendix C 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^R <i>(n.s.a.)</i>	HMAI rolling four-quarter average^R <i>(n.s.a.)</i>
2010	Q1	145.4	150.3	145.9	105.5	120.2
	Q2	145.4	149.1	145.5	184.1	132.5
	Q3	153.2	149.4	152.5	226.2	162.0
	Q4	154.7	149.7	154.6	170.0	171.5
2011	Q1	149.3	150.6	150.4	150.9	182.8
	Q2	152.7	152.5	152.1	147.3	173.6
	Q3	144.2	150.2	144.0	168.2	159.1
	Q4	144.9	147.8	144.7	145.9	153.1
2012	Q1	142.5	146.1	143.8	190.0	162.9
	Q2	151.6	145.8	150.7	181.3	171.3
	Q3	144.4	145.9	144.3	152.0	167.3
	Q4	145.2	145.9	144.9	141.9	166.3
2013	Q1	148.0	147.3	149.5	100.6	143.9
	Q2	142.2	144.9	140.9	147.9	135.6
	Q3	147.3	145.7	147.4	188.4	144.7
	Q4	140.2	144.4	139.8	177.6	153.6
2014	Q1	142.2	143.0	143.5	161.0	168.7
	Q2	152.1	145.4	151.3	202.8	182.5
	Q3	147.6	145.5	147.6	204.3	186.4
	Q4	155.0	149.2	154.3	201.6	192.4
2015	Q1	152.8	151.9	154.2	169.8	194.6
	Q2	148.3	150.9	147.7	207.2	195.7
	Q3	158.4	153.6	158.5	209.3	197.0
	Q4	159.5	154.8	158.4	232.2	204.6
2016	Q1	155.1	155.3	156.4	158.7	201.8
	Q2	160.9	158.5	160.5	250.3	212.6
	Q3	161.0	159.1	161.2	263.4	226.2
	Q4	164.9	160.5	163.5	279.4	238.0
2017	Q1	159.9	161.7	161.4	224.7	254.5
	Q2	163.7	162.4	163.2	286.4	263.5
	Q3	165.1	163.4	165.6	223.0	253.4
	Q4	171.8	165.1	170.4	278.2	253.1
2018	Q1	179.6	170.1	180.9	233.5	255.3
	Q2	174.1	172.7	173.8	307.5	260.6
	Q3	175.9	175.4	176.4	292.8	278.0
	Q4	177.8	176.9	176.6	329.7	290.9
2019	Q1	182.7	177.6	183.8	257.5	296.9
	Q2	187.4	180.9	186.9	361.5	310.4
	Q3	190.7	184.7	191.3	303.2	313.0
	Q4	196.6	189.3	195.6	313.4	308.9
2020	Q1	192.3	191.8	193.1	241.2	304.8
	Q2	195.4	193.8	194.9	165.5	255.8

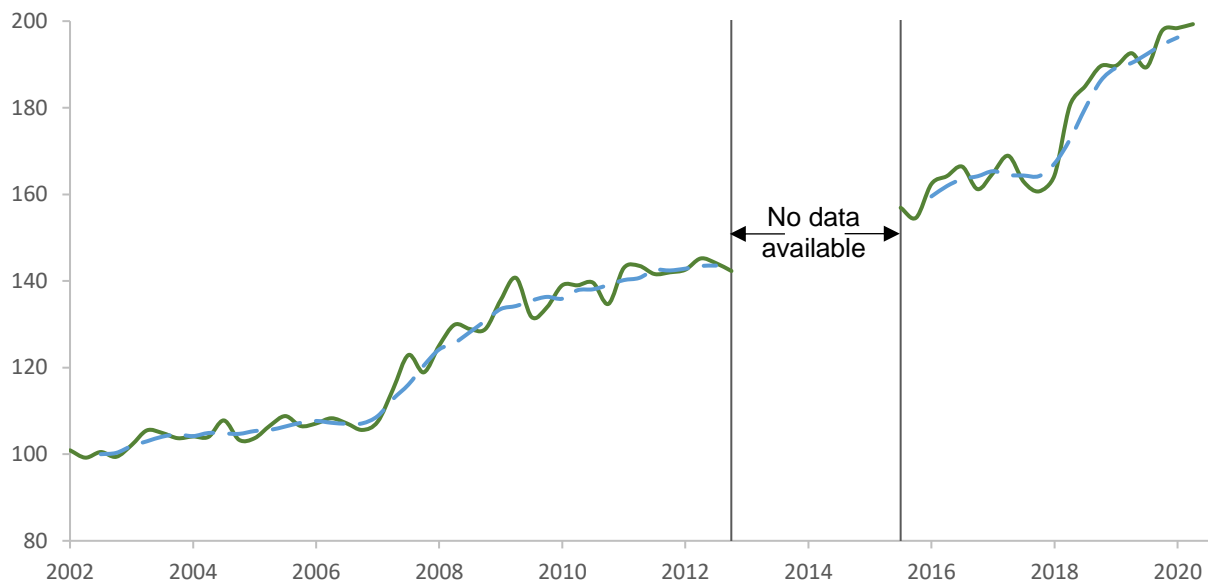
n.s.a. non-seasonally adjusted
^R Revised

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 Q2 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 Q2 2020 compared with the year ending Q1 2020
- advertised rental prices were essentially unchanged compared with the previous quarter
- advertised rental prices were 3% higher than in the corresponding quarter of 2019 (Q2 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
	Q2	199.3	196.2

Loan to Value

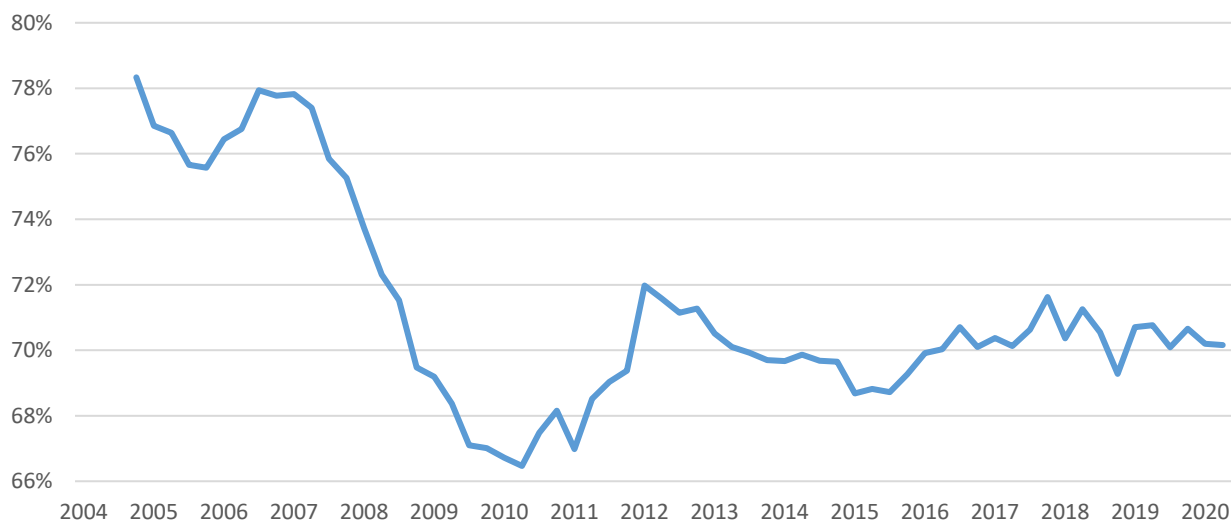
“Loan to value” refers to the percentage of a property transaction price that is accounted for by a loan⁵. For property transactions passed by the Royal Court, loan information is available from the Public Registry. Hence, for each transaction involving a loan, the loan to value ratio may be calculated 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 Q2 2020.

Figure C1 – Rolling four-quarter mean of loan to value, Q4 2004 to Q2 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%. The rolling four-quarter average for Q2 2020 was 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 Q2 2020, the median loan to value of such property transactions in Guernsey was 83%; the corresponding median figure for Jersey was 81%.

⁵ A hypothec as passed by the Royal Court.