



dwello
mortgages

Mortgages Snapshot
September 2024

Snapshot Summary

September 2024

Dwello hunt down the right mortgages for our customers by being on the frontline of the mortgage market, tracking offers and rates across a broad range of lenders from high street banks to bespoke specialists. The following provides a summary of key trends from across the market in September 2024.

Despite the challenging environment, there is good news to be found in the data...

- In September 2024, the mortgage market saw a positive shift for borrowers. **The top 10 lenders' 85% LTV purchase mortgage rates decreased, with the average rate falling to 4.61%.**
- In September 2024, the remortgage market showed signs of improvement for borrowers. **The top 10 lenders' 85% LTV remortgage rates experienced a decline, with the average rate decreasing to 4.64%.**
- The provisional seasonally adjusted estimate of UK residential transactions in August 2024 on an **LTM basis is 86,651. This represents a slight increase from the July 2024 figure of 86,245**, continuing the gradual upward trend observed in recent months.
- The average price for all property types has shown a **steady upward trend from January to September 2024**. This consistent increase over nine months suggests strong demand in the housing market
- The value of gross mortgage in **Q2-24 advances increased by 16.7% (£8.6 billion) from the previous quarter to £60.2 billion**, and was 15.5% higher than a year earlier
- In Q2-24, House movers (**30%**) and first-time buyers (**27%**) together account for **57% of loan purposes, indicating robust activity in the property market**. This slight increase from Q1 suggests growing confidence among both new entrants and existing homeowners looking to move.

Mortgages aren't just numbers, they're dreams and ambitions waiting to be realised.

Our ambition is to hunt down your mortgage match.

Sit back and relax, our aim is to hunt down the right mortgage for you and your life.

If you're moving home, re-mortgaging or a buy-to-let investor, let us search a wide range of products from high street lenders to specialist providers, so we can find the right mortgage match for you.



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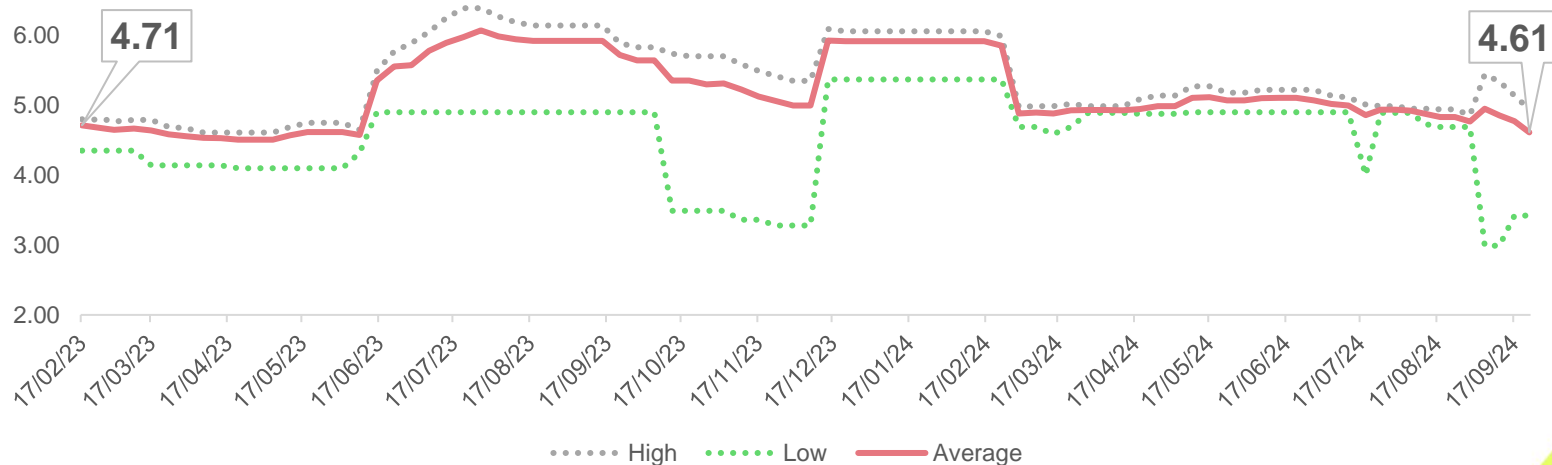
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Dwello – Mortgage Rate Index (85% LTV Purchase)

"In September 2024, the mortgage market saw a positive shift for borrowers. The top 10 lenders' 85% LTV purchase mortgage rates decreased, with the average rate falling to 4.61%."

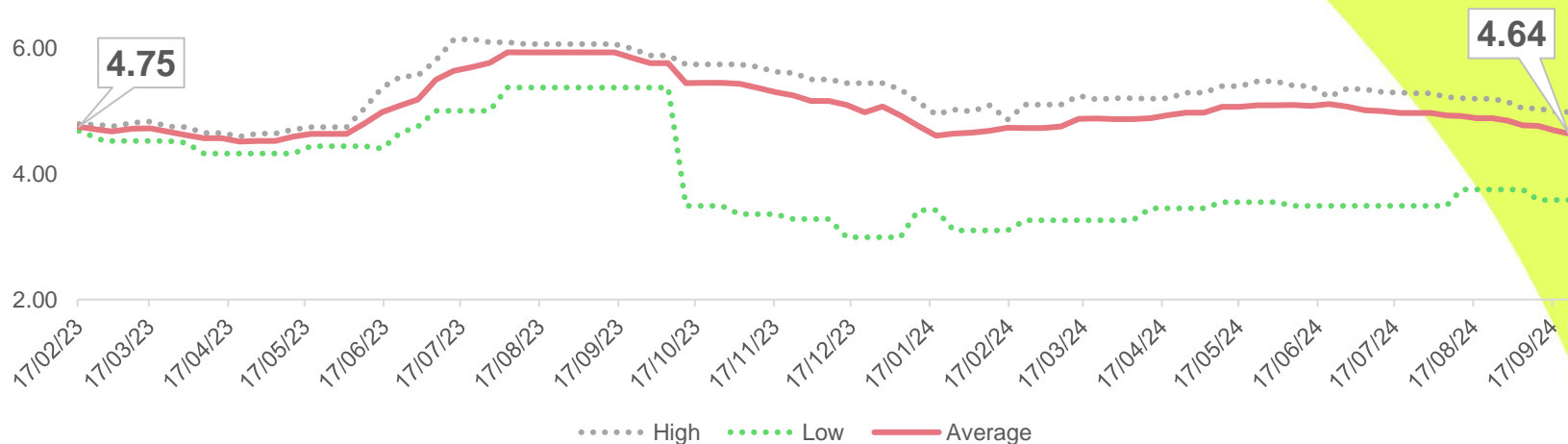
Purchase Top 10 lenders



Dwello – Mortgage Rate Index (85% LTV Remortgage)

“In September 2024, the remortgage market showed signs of improvement for borrowers. The top 10 lenders' 85% LTV remortgage rates experienced a decline, with the average rate decreasing to 4.64%.”

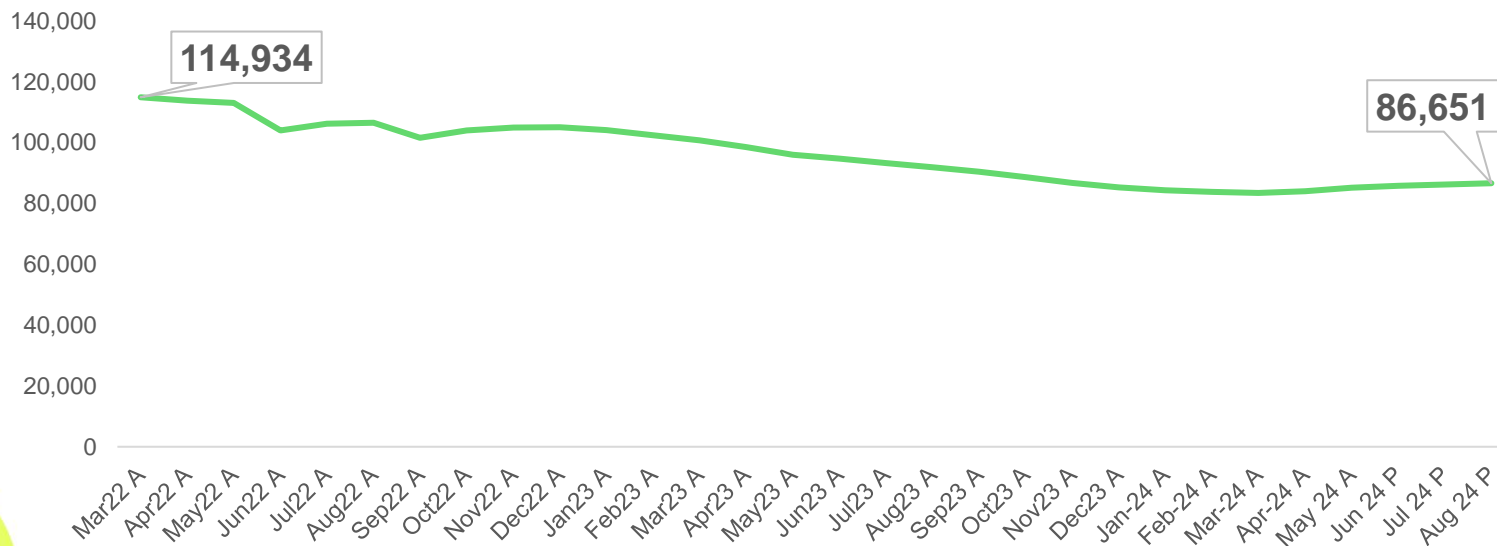
Remortgage Top 10 lenders (%)



Residential transaction volumes

“The provisional seasonally adjusted estimate of UK residential transactions in August 2024 on an LTM basis is 86,651. This represents a slight increase from the July 2024 figure of 86,245, continuing the gradual upward trend observed in recent months.”

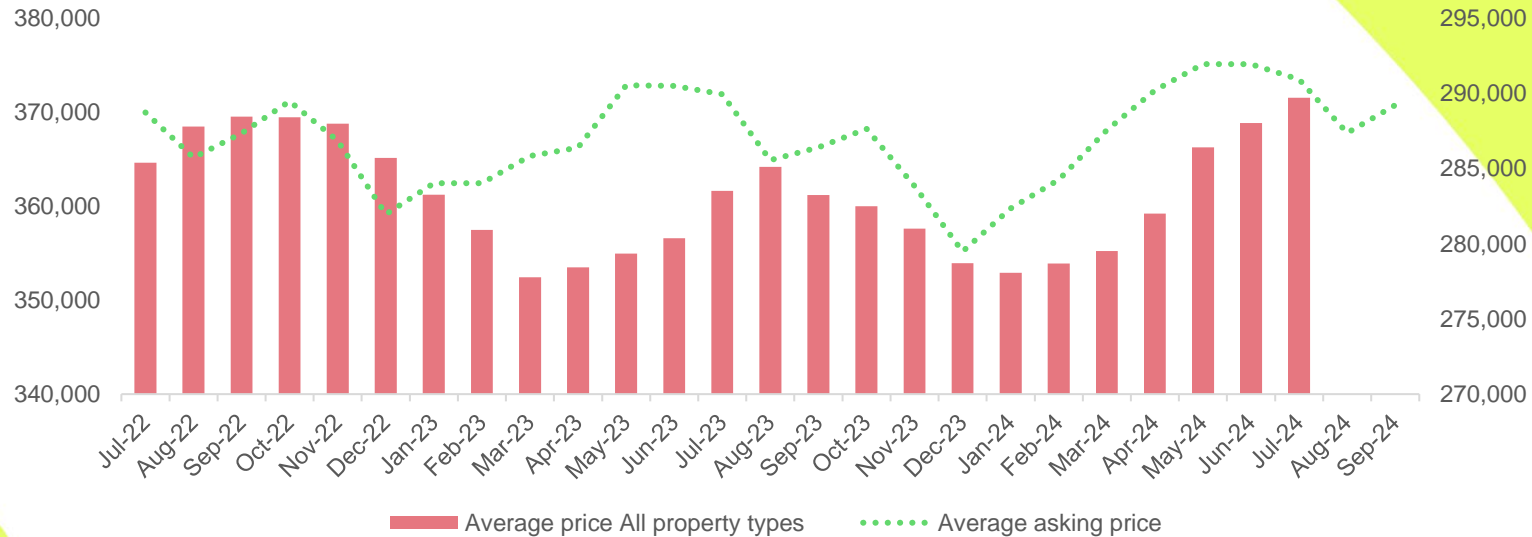
LTM Residential property transactions completed in the UK



Residential transaction prices

“The average price for all property types has shown a steady upward trend from January to September 2024. This consistent increase over nine months suggests strong demand in the housing market.”

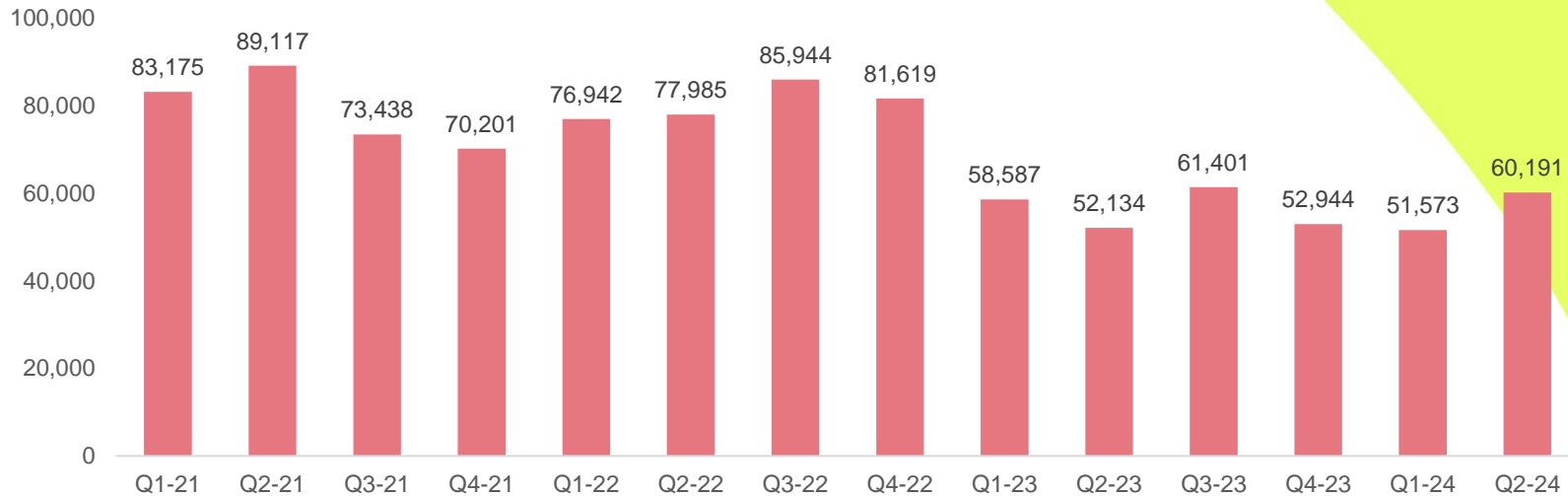
Average price vs. average asking price (Rightmove)



Mortgage Value Gross

“The value of gross mortgage in Q2-24 advances increased by 16.7% (£8.6 billion) from the previous quarter to £60.2 billion, and was 15.5% higher than a year earlier”

Mortgage value gross (£'000m)





Variable vs Fixed rate Debate

Should I fix my rate or chance it with a Variable product. We've done the heavy lifting for you. (You can thank us later)

Here's an example for a £200,000 mortgage, the scenarios compare as follows:

Example rates:

2-year fixed: 4.45% = £1,143 per month

Variable tracker: 4.95% = £1,167 per month

If base rate drops by 0.25% After 3 Months:

New variable rate: 4.7% = £1,034 per month

If base rate drops Another 0.25% After 6 Months:

New variable rate: 4.45% = £1,001 per month

Cost comparison over 2 years:

Rate type Total cost

2-Year Fixed @ 4.45% £27,432

2-Year Variable £24,621

Difference £2,811

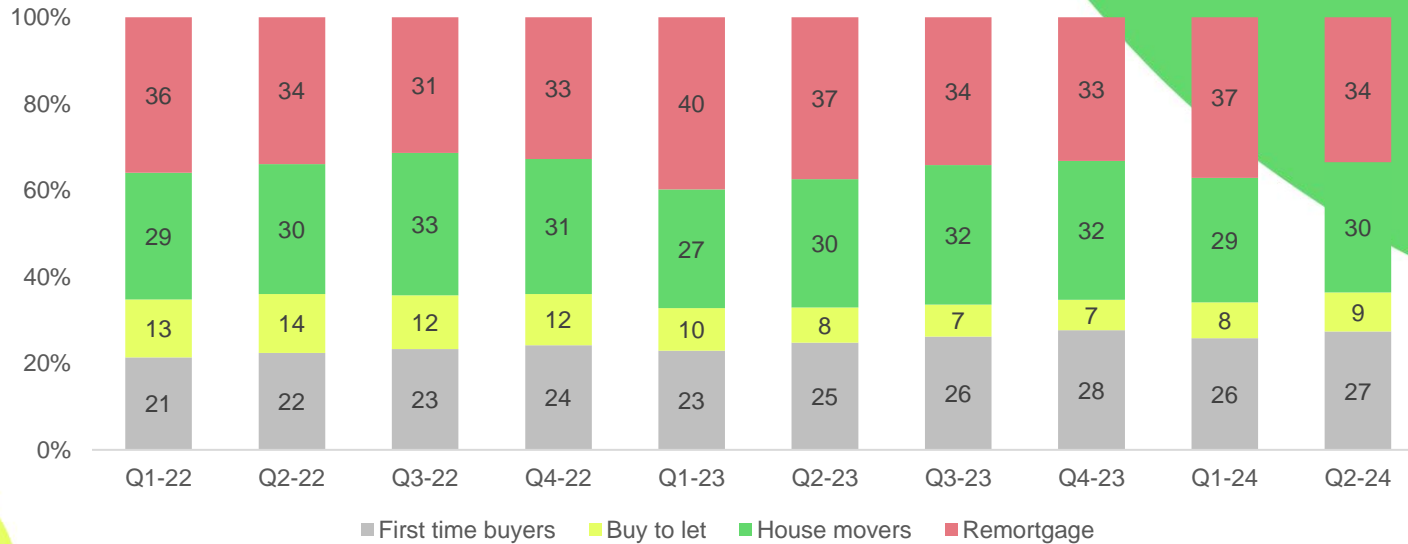
In this scenario, riding the variable path with the projected 0.5% total rate drop could save £2,811 over 2 years vs. fixing now. However, it requires higher interim costs up to £1,167 for 6 months before potentially lower £1,001 payments.

The fixed rate's £1,143 payment provides certainty, protecting borrowers from pricing volatility. But at what opportunity cost if recovery allows variable rates to keep declining?

Purpose of loans

“In Q2-24, House movers (30%) and first-time buyers (27%) together account for 57% of loan purposes, indicating robust activity in the property market. This slight increase from Q1 suggests growing confidence among both new entrants and existing homeowners looking to move.”

Purpose of loans (%)





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