

The logo for 'dwello mortgages' is positioned in the upper left. 'dwello' is written in a large, bold, lowercase sans-serif font, while 'mortgages' is in a smaller, lowercase sans-serif font directly below it. A thick, light pink curved line starts from the left edge and curves under the 'dwello' text. The background of the entire image is a grayscale photograph of a white door with the number '34' and a knocker, with a black wrought-iron fence in the foreground. Large, semi-transparent red and green shapes are overlaid on the image.

dwello
mortgages

Mortgages Snapshot
December 2024

Snapshot Summary

December 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 December 2024.

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

- In December 2024, the top 10 lenders' 85% LTV purchase mortgage rates showed **stability, with the average rate settling at 4.70%**.
- In December 2024, the remortgage market's 85% LTV rates from **top 10 lenders remained steady at 4.68%, showing no change from November's rate**.
- The provisional seasonally adjusted estimate of UK residential property transactions shows a continued upward trend, with the latest **LTM (Last Twelve Months) figure reaching 88,806 in October 2024**.
- The average price for all property types shows signs of stabilising in **Q4-24, maintaining levels around £375,000** after the slight decline in September 2024.
- In Q3-24, House movers (35%) and first-time buyers (29%) together account for 64% of loan purposes, showing continued strong activity in the property market. The increase from Q2-24 indicates growing momentum, particularly among **house movers who saw a significant rise from 30% to 35%**.
- The value of gross mortgage in Q3-24 advances **increased by 8.9% (£5.3 billion) from the previous quarter to £65.5 billion** and was 6.7% higher than a year earlier.

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.



WhatsApp
07714 597 081



Email
info@dwellmortgages.co.uk



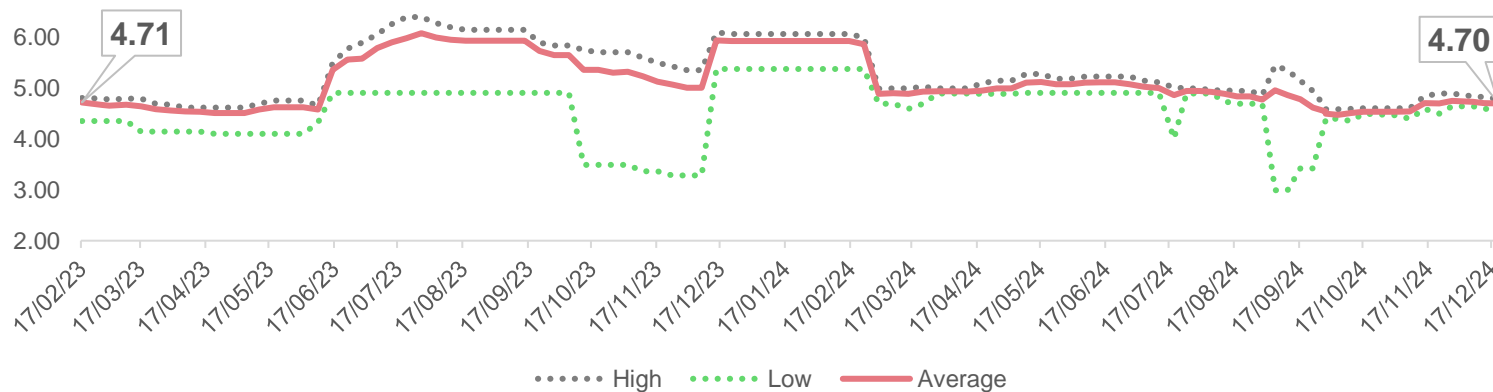
Phone
0333 533 0051



Dwello – Mortgage Rate Index (85% LTV Purchase)

"In December 2024, the top 10 lenders' 85% LTV purchase mortgage rates showed stability, with the average rate settling at 4.70%."

Purchase Top 10 lenders



Dwello – Mortgage Rate Index (85% LTV Remortgage)

"In December 2024, the remortgage market's 85% LTV rates from top 10 lenders remained steady at 4.68%, showing no change from November's rate."

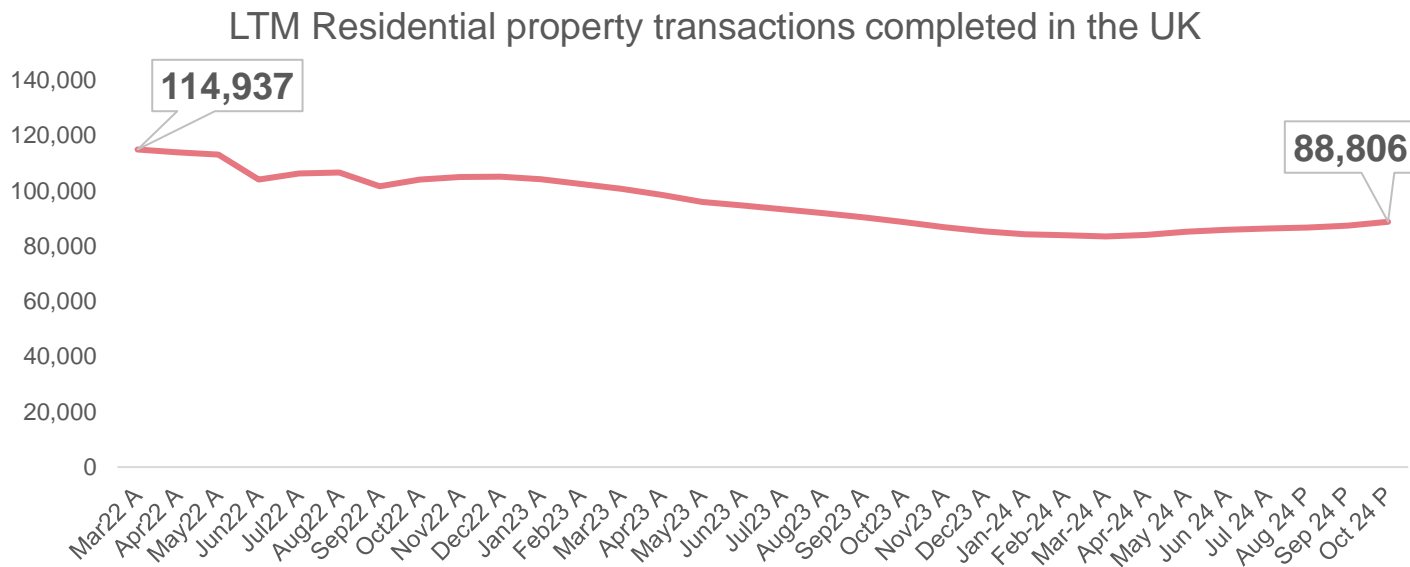
Remortgage Top 10 lenders (%)



Our internal Dwello MRI is a weekly reflection of the rates we are tracking on a daily basis. The rates are based on the average UK home value of £294,559 (Sept 22), a 15% deposit, 2 years fixed rate, with a duration of 30 years. Rates stated exclude initial product fees.

Residential transaction volumes

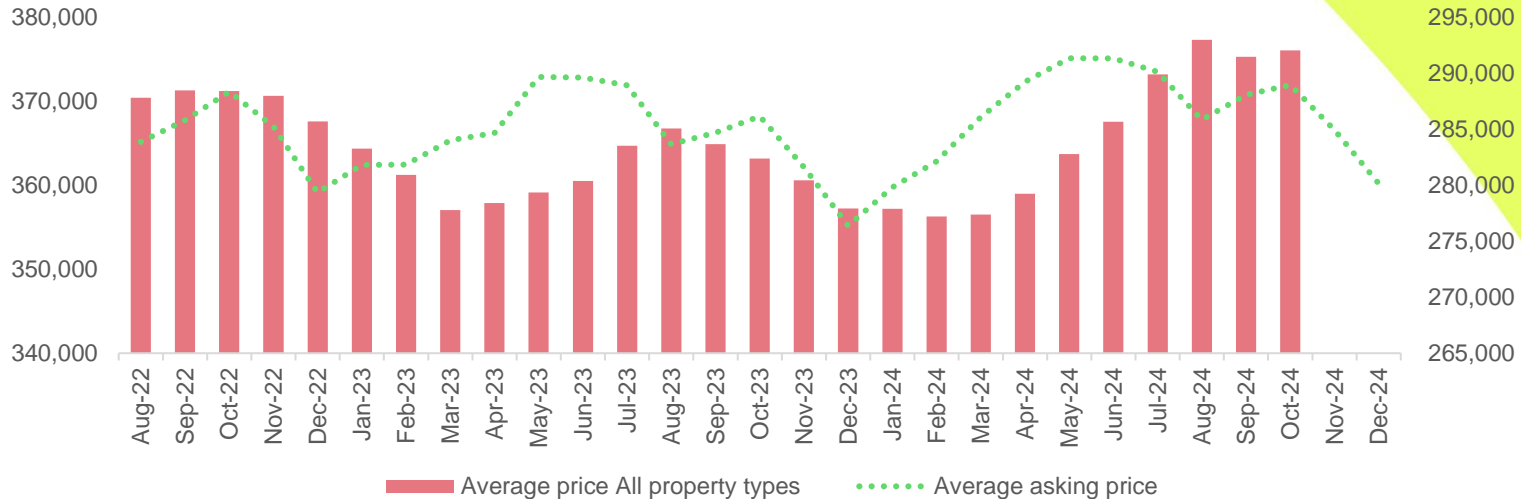
“The provisional seasonally adjusted estimate of UK residential property transactions shows a continued upward trend, with the latest LTM (Last Twelve Months) figure reaching 88,806 in October 2024.”



Residential transaction prices

"The average price for all property types shows signs of stabilising in Q4-24, maintaining levels around £375,000 after the slight decline in September 2024."

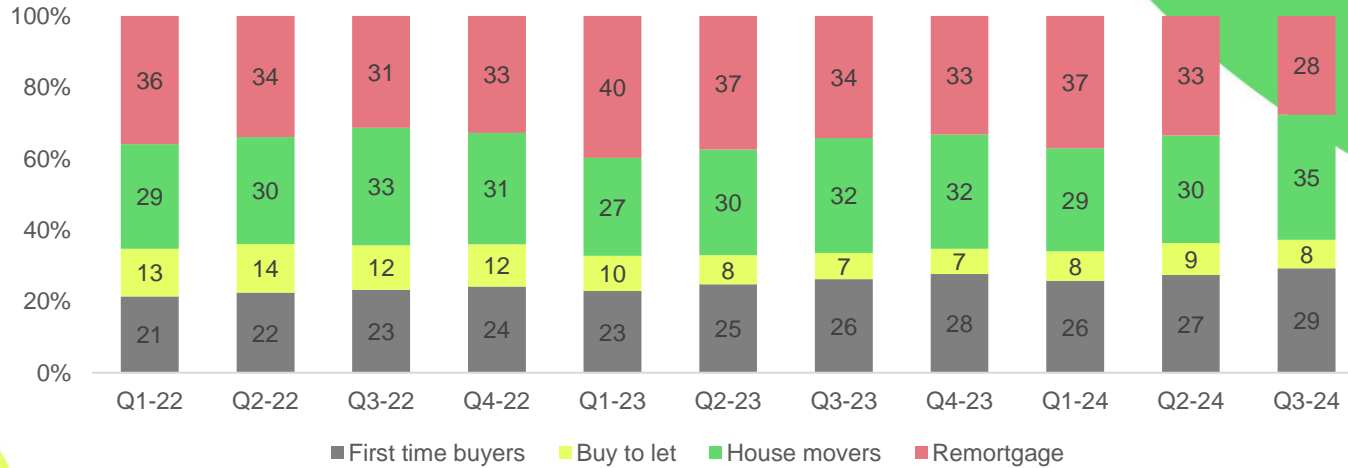
Average price vs. average asking price (Rightmove)



Purpose of loans

“In Q3-24, House movers (35%) and first-time buyers (29%) together account for 64% of loan purposes, showing continued strong activity in the property market. The increase from Q2-24 indicates growing momentum, particularly among house movers who saw a significant rise from 30% to 35%.”

Purpose of loans





Income Protection - The Financial Understudy

In an era where financial security feels increasingly precious, there's a quiet revolution happening in how we protect our income. The latest figures from the Association of British Insurers (ABI) reveal a fascinating shift in how British households are approaching their financial safety nets – and we're here to break down what this means for you.

In 2023 we saw a record-breaking surge in income protection insurance, with an impressive 247,000 new individual policies taken out. That's a 16% jump from 2022! Meanwhile, traditional critical illness cover sales reached 75,700 – showing that while both types of protection are growing in popularity, income protection is leading the charge. The best way to think of income protection, is as your financial understudy ready to step in and keep the show running if you can't work due to illness or injury. It typically covers up to 75% of your salary, kicking in after your sick pay ends and the best part is It keeps paying as long as you need it within your policy terms.

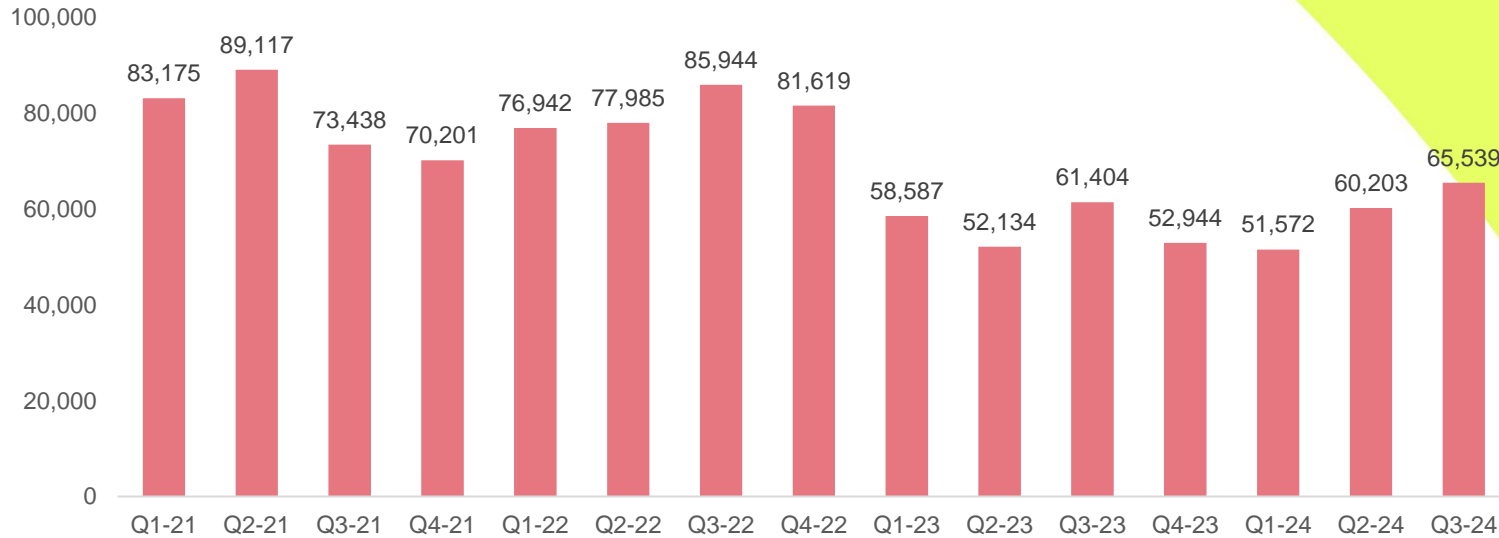
As Yvonne Braun, Director of Policy at the ABI, puts it best saying "Financial resilience and the ability to withstand a financial shock is a hugely important issue our consumers." We couldn't agree more. The growing popularity of income protection suggests that more people are thinking strategically about how they'd manage their monthly commitments if they couldn't work.

Understanding protection insurance options can feel overwhelming but that's exactly why we're here. At Dwello, we can help you explore both income protection and critical illness cover, explaining how they could work for your specific situation.

Mortgage Value Gross

“The value of gross mortgage in Q3-24 advances increased by 8.9% (£5.3 billion) from the previous quarter to £65.5 billion and was 6.7% higher than a year earlier.”

Mortgage value gross (£'000m)





dwello

mortgages



WhatsApp
07714 597 081



Email
info@dwellomortgages.co.uk



Phone
0333 533 0051