

Our Amazingly Helpful Market Update

At a glance



Active lenders in SO

We're starting the year with a solid **18 lenders** offering Shared Ownership mortgages with us.



Lenders at full power

12 of those lenders are offering their full suite of mortgage products with us.



95% lenders

The number of **lenders offering 95% mortgages** is slightly down this month: **9**.



Speed of processing

Given the strength of demand, the Christmas break and everything else that's going on at the moment (see panel below!) we're **still experiencing significant delays**.



Down valuations

2021 is following on from last year in that we're **not seeing a trend** of down valuations. As before, a small number are happening in specific sites.



Enquiry levels

Insane. Still. We're just a few days into the new year and we're already on track to significantly beat January's figures from last year.



Bank of England base rate

It's no surprise that there has been no change again this month - the official base rate **remains at 0.1%**. Will we see rises in this first quarter? It's too soon to tell.

Lowest fixed rates

85% LTV	
2 year	Barclays 2.83%
3 Year	Barclays 2.94%
5 Year	TSB 3.09%

90% LTV	
2 year	Leeds 3.29%
3 Year	Newbury 4.29%
5 Year	Cambridge 3.99%

95% LTV	
2 year	Cambridge 3.99%
3 Year	Newbury 4.29%
5 Year	Darlington 4.09%

Kelly's eye on the market

We put together this Market Update just a couple of days after England's third national lockdown began and it's too soon to tell what's going to shake-out. If last year taught us anything, it's to expect the unexpected – but there seems to be a pervading feeling of 'keep calm and carry on' within the market. This lockdown differs to March in that the property industry remains open for business from day one, and the appetite to buy is still healthier than ever. We'll monitor the situation and publish an interim report in just a couple of weeks' time.

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Got a question? Want to know more?

Please do get in touch. Drop us an email to: chirpy@tmpmortgages.co.uk

Prepared by the team at TMP The Mortgage People, 2021.
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