

UNITED KINGDOM

PROPERTY

MONTHLY DATA INSIGHTS



SYNERGY DATA INSIGHTS

MAY 2025

OUR BRAND PROMISES

1.



Serving, Not Selling

We serve, we do not sell. As a data-driven firm, the facts speak for themselves. We are your strategic partner delivering tailored, data-led investment options. No pushy tactics, just trust, security, and alignment with your financial goals.

2.



Service Agreements That Deliver

Accountability drive exceptional service. We set clear agreements focused on your investment goals. We uphold the highest standards, constantly reviewing our performance to exceed expectations as your trusted partner.

3.



Fully Certified & Compliant

We adhere strictly to ICO, PRS, AML, PSC, and NAPSA standards, ensuring full transparency and accuracy. As a certified provider, we safeguard your interests with no hidden agendas, securing your financial future.

4.



Formulas Not Feelings

We rely on empirical data rather than speculation, applying proven intrinsic valuation principles to guide every investment. Each investment option is meticulously calculated to ensure unbiased, data-driven success.

OUR SERVICE PROMISES



1

RISK MITIGATION & DUE DILIGENCE

We thoroughly review every investment opportunity with a detailed 42-point checklist, covering financial metrics, compliance, historical performance, and economic factors. This ensures each asset is optimized for current conditions and safeguarded for long-term stability in a dynamic market.



2

BELOW MARKET PROJECTS

Exclusive below-market investment opportunities that maximize returns through high-yield assets in prime sectors. Our expertise lies in sourcing undervalued opportunities, ensuring compliance, and delivering strong cash flow for sustainable portfolio growth.



3

MINIMUM FOUR EXITS

Every investment is structured with multiple exit strategies to safeguard your capital. Leveraging our extensive expertise, we create diversified options, ranging from high-yield assets to government partnerships, ensuring flexibility and long-term security.



4

SEAMLESS 24/7 WORKFLOW

We oversee every stage of each investment, ensuring seamless management from start to finish. From initial analysis and regulatory compliance to strategic execution and ongoing monitoring, we handle every detail. This provides you with peace of mind, allowing you to focus on what matters most.



5

OFF MARKET PROJECTS

Most of our opportunities are off-market and directly negotiated with stakeholders, allowing us to provide tailored portfolio assessments and exit strategies. This streamlined approach minimizes risks, costs, and delays, ensuring efficient acquisitions with minimal disruption.



6

SAFE ENTRY & EXITS

Building a trusted brand takes years, but losing it takes moments—so we never compromise for short-term gains. Every investment undergoes a final stress test with our FCA-regulated partners, ensuring optimal entry and exit strategies. If it doesn't meet our criteria, it doesn't proceed.



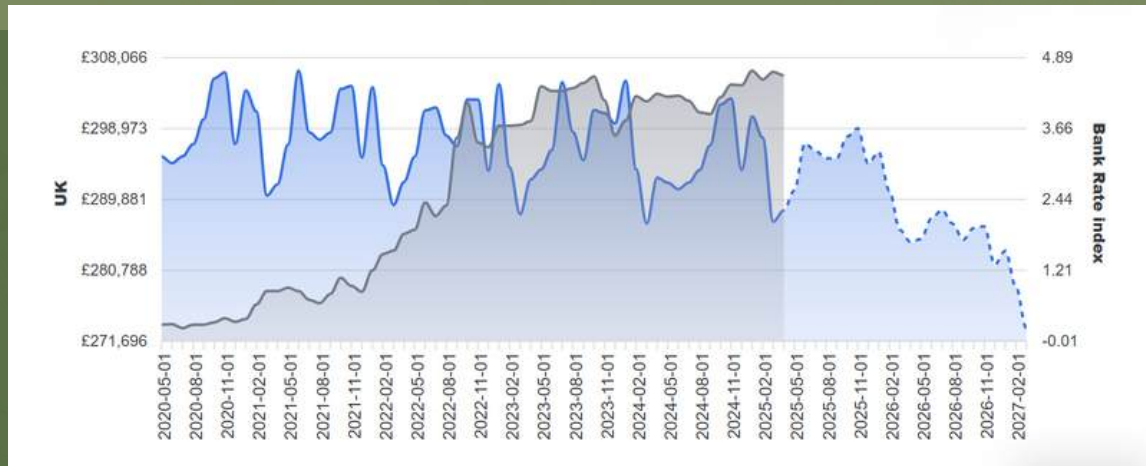
7

5-YEAR MARKET TRENDS (MACRO & MICRO ANALYSIS)

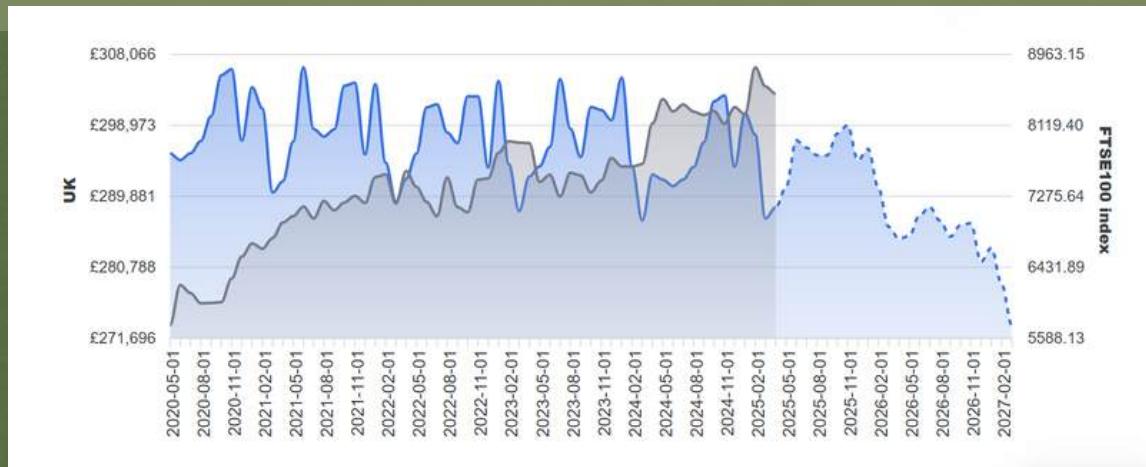
We base our investments on present conditions and future forecasts, using Tier 1 bank-approved methodologies to analyze historical data, CAGR, volatility, and growth for robust 3-5 year projections and sustainable success.

PROPERTY & ECONOMIC INDICATORS

UK SALES VS BANK RATE INDEX



UK SALES VS FTSE100 INDEX



UK SALES VS UNEMPLOYMENT RATE CHANGES



PROPERTY SALES

LONDON

£723,345



-0.83% MONTH ON MONTH



-5.29% YEAR ON YEAR

UNITED KINGDOM

£288,473



0.50% MONTH ON MONTH



-1.43% YEAR ON YEAR

MANCHESTER

£230,442



-1.28% MONTH ON MONTH



-3.37% YEAR ON YEAR

BIRMINGHAM

£230,978



-2.36% MONTH ON MONTH



-5.92% YEAR ON YEAR

GLASGOW

£167,830



2.80% MONTH ON MONTH



-7.50% YEAR ON YEAR

NEWCASTLE

£187,248



-1.77% MONTH ON MONTH



-5.97% YEAR ON YEAR

HOUSING PRICE BY REGION

Greater London

£552,845

South East

£373,151

South West

£305,286

Northern Ireland

£242,900

East England

£238,089

West Midlands

£225,383

Wales

£193,919

North West

£187,725

North East

£174,565

HOUSING PRICE INDEX

GREATER LONDON

£552,845

↓ -0.18% MONTH ON MONTH

SOUTH EAST

£373,151

↓ -0.55% MONTH ON MONTH

SOUTH WEST

£305,286

↓ -0.36% MONTH ON MONTH

NORTHERN IRELAND

£242,900

↑ 0.27% MONTH ON MONTH

EAST ENGLAND

£238,089

↑ 0.17% MONTH ON MONTH

WEST MIDLANDS

£225,383

↑ 0.25% MONTH ON MONTH

SCOTLAND

£181,442

↓ -0.82% MONTH ON MONTH

EAST MIDLANDS

£194,732

↑ 0.50% MONTH ON MONTH

WALES

£193,919

↓ -0.36% MONTH ON MONTH

NORTH WEST

£187,725

↑ 0.59% MONTH ON MONTH

NORTH EAST

£174,565

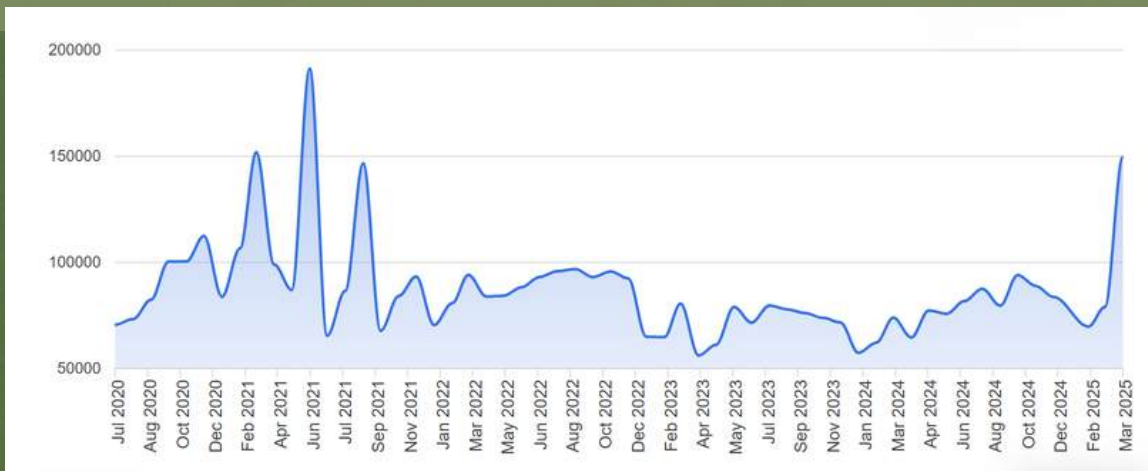
↑ 1.69% MONTH ON MONTH

SALES TRANSACTION COUNT

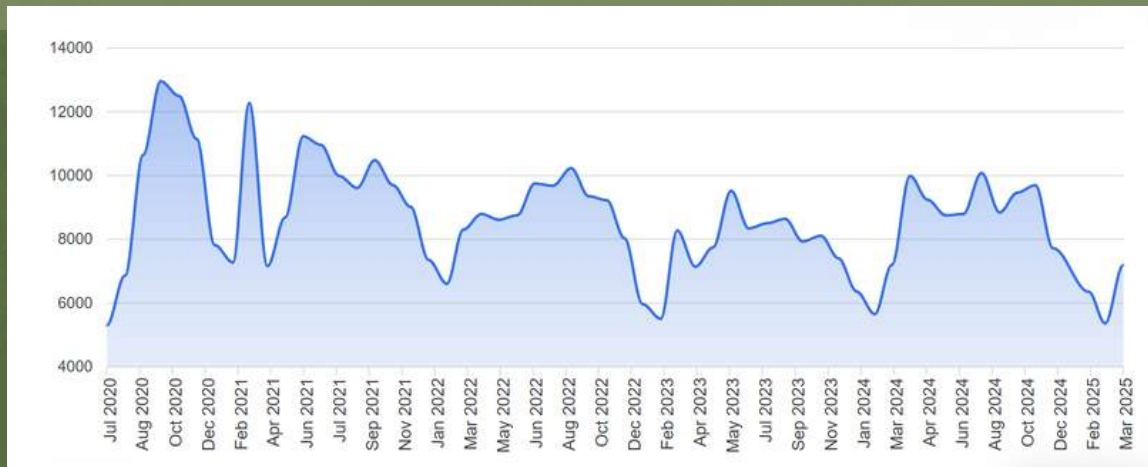
UNITED KINGDOM



ENGLAND



SCOTLAND

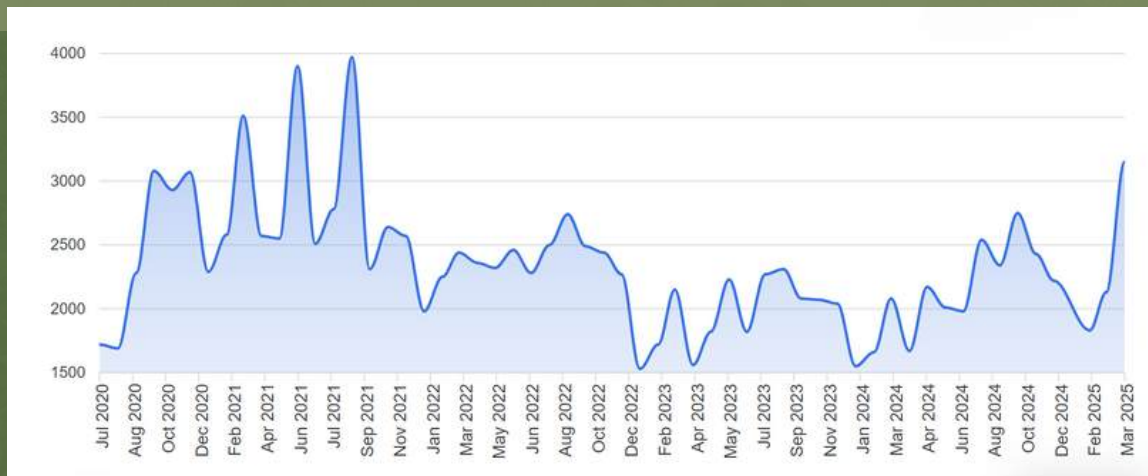


SALES TRANSACTION COUNT

WALES

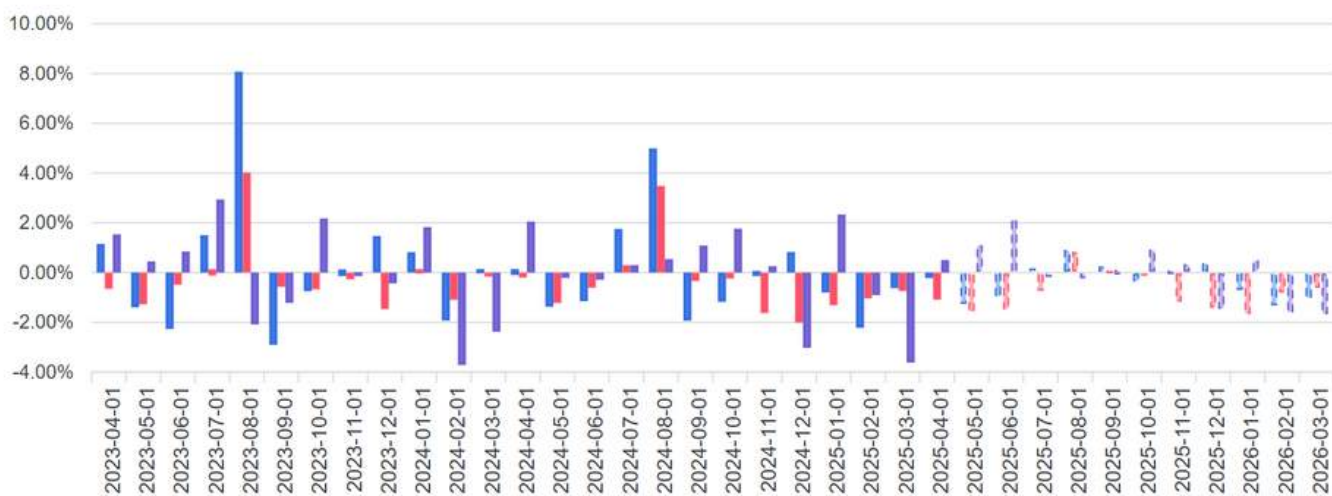


NORTHERN IRELAND

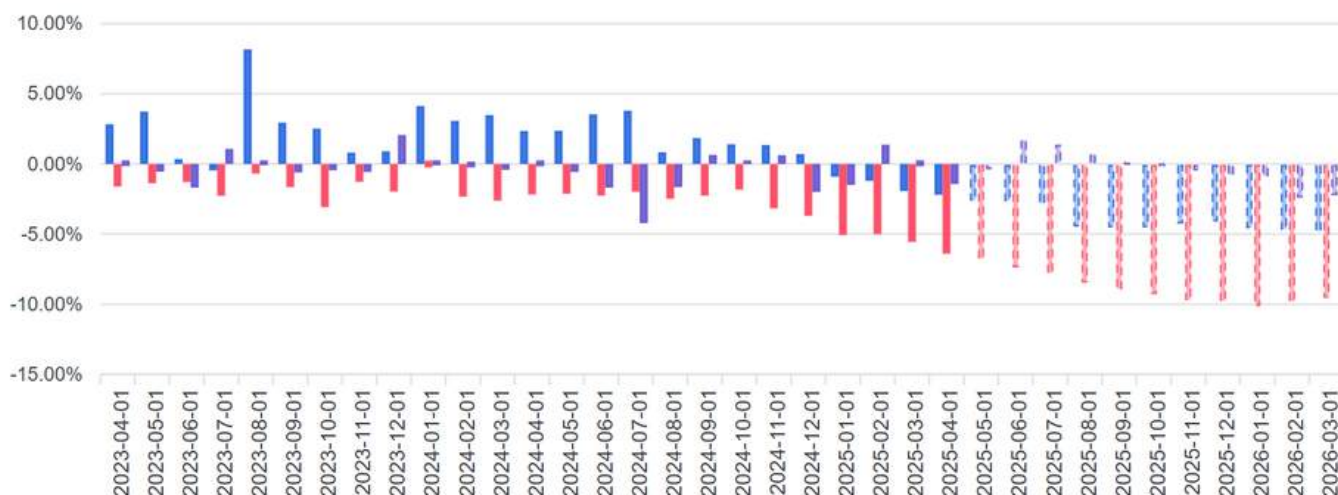


HOUSING MARKET VOLATILITY TRENDS

MONTH ON MONTH PRICE CHANGES

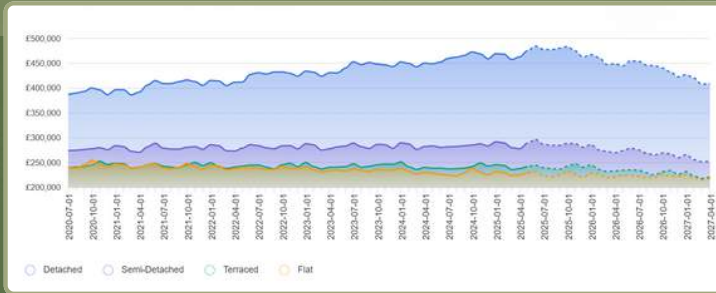


YEAR ON YEAR PRICE CHANGES

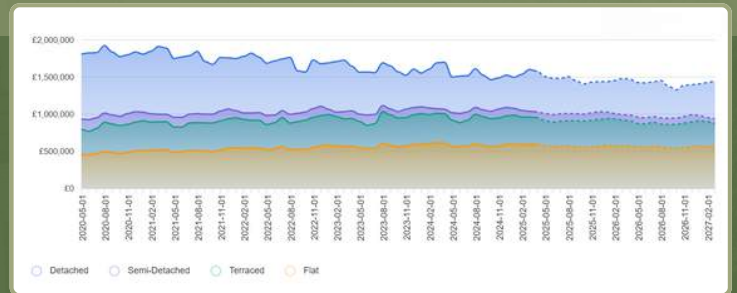


HOUSING MARKET INSIGHTS: UK & MAJOR CITIES

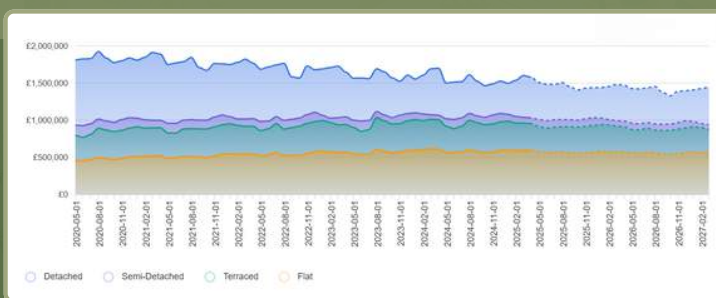
UNITED KINGDOM



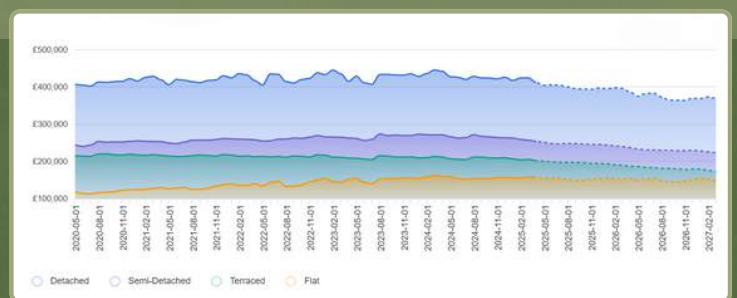
LONDON



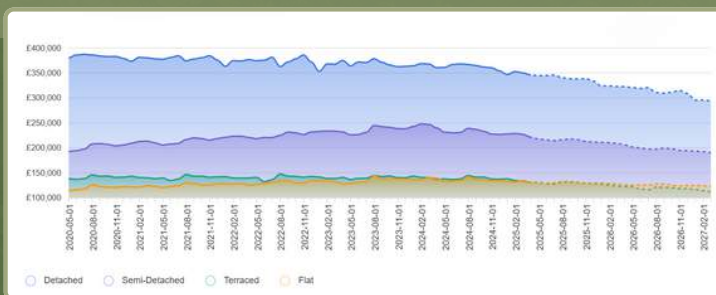
MANCHESTER



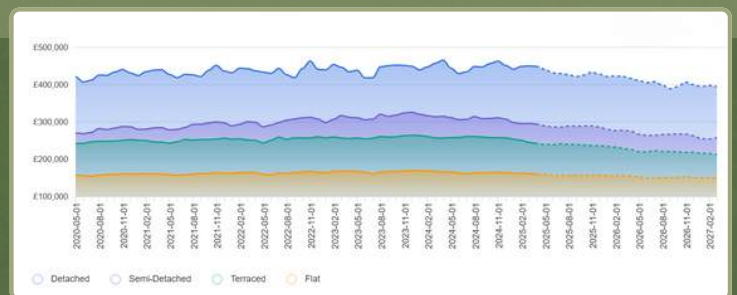
BIRMINGHAM



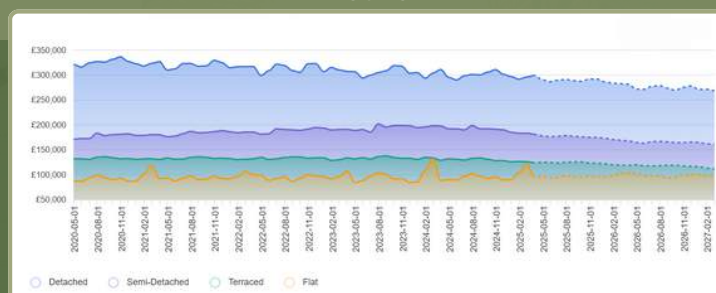
LIVERPOOL



CARDIFF



NEWCASTLE



RENT TRENDS BY REGION

Greater London

£3,189

South East

£1,859

South West

£1,290

Scotland

£1,278

West Midlands

£1,481

North West

£1,096

Wales

£1,074

East England

£1,184

North East

£907

East Midlands

£1,082

RENT PRICE INDEX

GREATER LONDON

£3,189



1.17% MONTH ON MONTH

SOUTH EAST

£1,859



-0.19% MONTH ON MONTH

SOUTH WEST

£1,290



-0.25% MONTH ON MONTH

SCOTLAND

£1,278



1.21% MONTH ON MONTH

WEST MIDLANDS

£1,481



0.71% MONTH ON MONTH

NORTH WEST

£1,096



0.34% MONTH ON MONTH

WALES

£1,074



0.51% MONTH ON MONTH

EAST ENGLAND

£1,075



1.06% MONTH ON MONTH

NORTH EAST

£903



-0.21% MONTH ON MONTH

EAST MIDLANDS

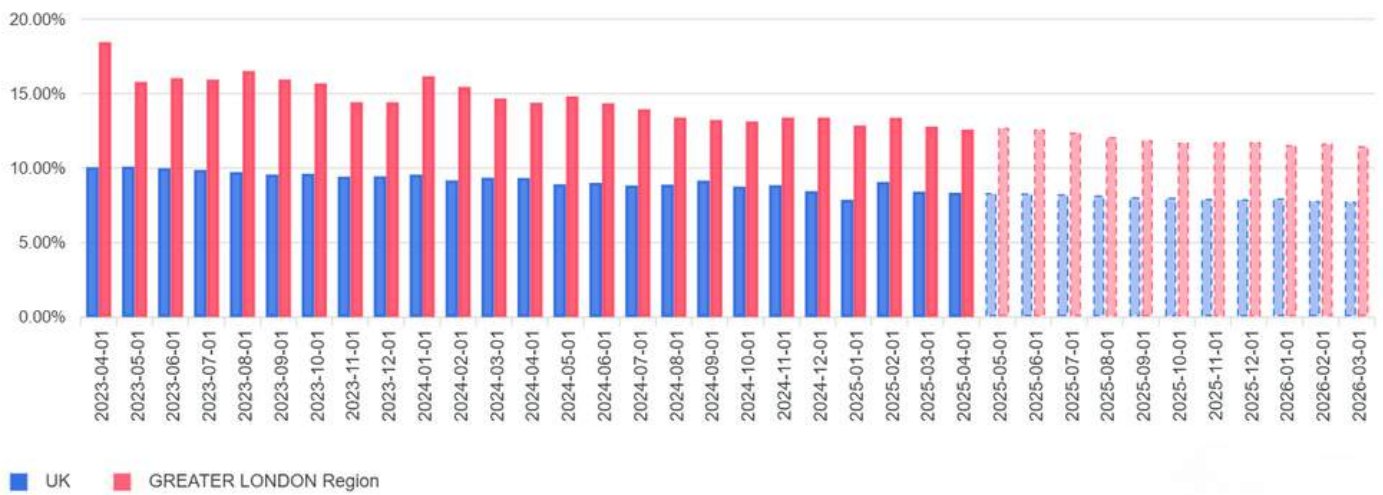
£1,082



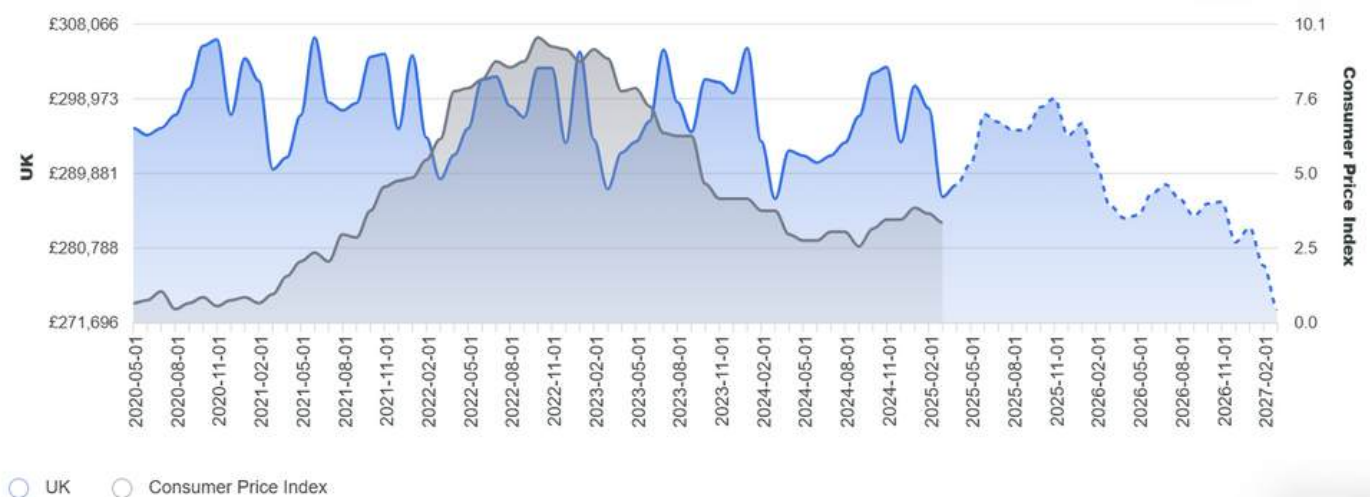
1.47% MONTH ON MONTH

RENT GROWTH & SALES VS CPI

YEAR ON YEAR RENT PRICE CHANGE



UK SALES VS CONSUMER PRICE INDEX





WANT MORE?

SIGN UP NOW!

FREE 30 – Min Consultation

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Disclaimer | These figures are only insights to assist investors. Each investor would need to complete their own due diligence, and we are not responsible for any losses arising from these figures. GDV and GDC cannot be attributed to this document without further analysis.