



Under embargo until 00:01 Monday 12th June 2017

May 2017

A new north-south divide as northern regions drive transactions

- **Prices climb to a new peak despite General Election uncertainty**
- **West Midlands remains region with highest growth in prices**
- **Strong growth in London prime property**
- **Liverpool the 'city to watch'**

House Price	Index	Monthly Change %	Annual Change %	Annual % (excluding London & the SE)
£303,200	294.7	0.3	4.8	4.9

After a slow start to the year, house prices in England and Wales rallied to a new peak in May. The uncertainty of a General Election did little to dampen the market, with the average price up 0.3% to £303,200. The value of the average home has now increased £13,934, or 4.8%, in the last 12 months.

Activity remained relatively strong, too, with transactions slightly lower than usual for the season but still up 6% on April, with an estimated 62,500 sales. A sharp slowdown in sales in London, the South East and East of England is increasingly being offset by more resilient performance in the North.

Oliver Blake, Managing Director of Your Move and Reeds Rains estate agents, said: "There was a lot of talk about housing from the parties in their election manifestos; it's now time for those words to be put into action.

"The market remains resilient and there's encouraging activity in the North, but we need to urgently address the serious blockages in house building holding back labour mobility and economic competitiveness in too many areas of the country."

With the electioneering now over the focus must be on meeting the manifesto promises – building more homes for those that need them and addressing issues in relation to the lettings market.

Transactions in the North East (up 10%), North West (6%), Yorks & Humberside (7%), East Midlands (4%), West Midlands (6%) and Wales (13%) are all higher in the three months to the end of April 2017 than the same period in 2015; transactions in high-priced areas such as Greater London and the South East are down (by 19% and 7% respectively). See separate London figures.

The slowdown in transactions in London has continued in the last year. Sales in the three months to the end of April are now 29% lower than the same period last year. Prices continue to rise, up 2.7% in the year to April 2017, but this is the second lowest annual rise seen in London since March 2012.

The average price in the capital at the end of April stood at £615,838, up 0.1% on the month before.

Despite the overall slowdown in the London market, prime property in the capital is no longer suffering the worst of this. In fact, the two highest priced boroughs, Kensington and Chelsea (with average prices of £1,995,443) and the City of Westminster (reaching a new peak of £1,778,245) have both seen strong growth on an annual basis, up 8.8% and 9.7%, respectively. The City of London, meanwhile, saw the biggest monthly increase, up 9.6% to £998,709.

Over the year, the best performing borough is Haringey, with prices up 12.5%, driven by increases in flat prices; Islington, meanwhile, has performed worst, with prices down 10.4%, largely as a result of comparison with a surge in sales of terraced houses ahead of the 3% stamp duty surcharge on second homes introduced last year. Both boroughs are in the top third when it comes to prices.

Transaction activity patterns are clear in London. The number of sales in the three months from February to the end of April 2017 are down right across London compared to 2015 and 2016. Transactions have fallen least, however, in Havering, Newham and Bexley: three of cheapest four London boroughs.

House price index: historical data



In the regions, the West Midlands has now cemented its position as the UK's property hotspot, leading annual house price growth for the third month running. Prices are up 5.1% in the year to April, despite a fall of 0.7% over the month. Shropshire, where prices have increased 7.4% annually, continues to lead growth in the region.

Of the country's 108 unitary authorities, 88 (or 81%) have seen growth in the last year. Of the 20 to see falls, Wales has the most (five), but the region has also seen some of the highest increases in prices, led by the Isle of Anglesey, where they are up 15.7%, and Camarthenshire, up 13.2%. Ceredigion, with prices up 10.7% is also among the strongest growing authorities in the last year.

In England, the only authorities to manage similar double-digit growth are Buckinghamshire (up 10.7%) in the South East, and York (up 10.1%) in Yorks and Humber. Norfolk in the East of England comes close, though, with prices up 9.9%.

Overall, every region in England and Wales has grown in the last year, with the East of England (also up 5.1%) matching the West Midlands, and setting a new peak. The East Midlands (up 4.4%), South West (up 4.2%) and South East (4.1%) have also grown solidly.

Further north, the North East, up just 0.2%, continues to trail the rest of the market, but the North West has performed well with prices up 3.2% annually. It, too, set a new peak in April, largely as a result of strong growth in Merseyside where prices are up 6.2% in the last year. Increased Help to Buy activity is supporting the lower end of the market in North Liverpool, while high value new build sales in south Liverpool are boosting activity in properties priced from £300,000 up to £500,000.

With the city centre development restarted after an 18-month lull, Liverpool is also now bringing in eight key high rise developments with mixed use for investment or sales. On recent performance, it seems to be the city to watch.

NB: The LSL/Acadata house price index incorporates all transactions, including those made with cash.

For a more detailed market analysis by Acadata, see page 3.

Table 1. Average House Prices in England & Wales for the period May 2016 – May 2017

[link to source Excel](#)

		House Price	Index	Monthly Change %	Annual Change %
May	2016	£289,266	287.7	-0.7	7.4
June	2016	£290,077	288.5	0.3	7.1
July	2016	£290,428	288.7	0.1	6.8
August	2016	£291,270	289.3	0.3	6.0
September	2016	£293,170	289.7	0.7	5.9
October	2016	£295,935	290.7	0.9	5.8
November	2016	£297,695	290.5	0.6	6.2
December	2016	£299,774	291.4	0.7	6.1
January	2017	£301,538	293.1	0.6	5.8
February	2017	£302,079	293.6	0.2	3.8
March	2017	£302,231	293.8	0.1	3.7
April	2017	£302,155	293.7	0.0	3.7
May	2017	£303,200	294.7	0.3	4.8

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Peter Williams, Chairman of Acadata and John Tindale, Acadata housing analyst comment:

House prices

During May, average house prices rose by £1,045, or 0.3%, and now stand at £303,200. This is a new peak for England & Wales, with the rise continuing through the month, despite the announcement of a General Election. On an annual basis, the average house price has increased by a substantial £13,934, or 4.8%, up from the 3.7% recorded in April.

The one possible sign of hesitancy in the May housing market relating to the Election was a minor fall in transactions compared to trend: however, as we report on page 4, sales volumes still increased by 6% over April's total, hardly indicative of the major housing slump some commentators have spoken about. What we also show, on page 5, is a long-term shift in house purchase activity, with transaction volumes decreasing in the southern parts of the country, whilst increasing in Wales, the Midlands and the northern regions.

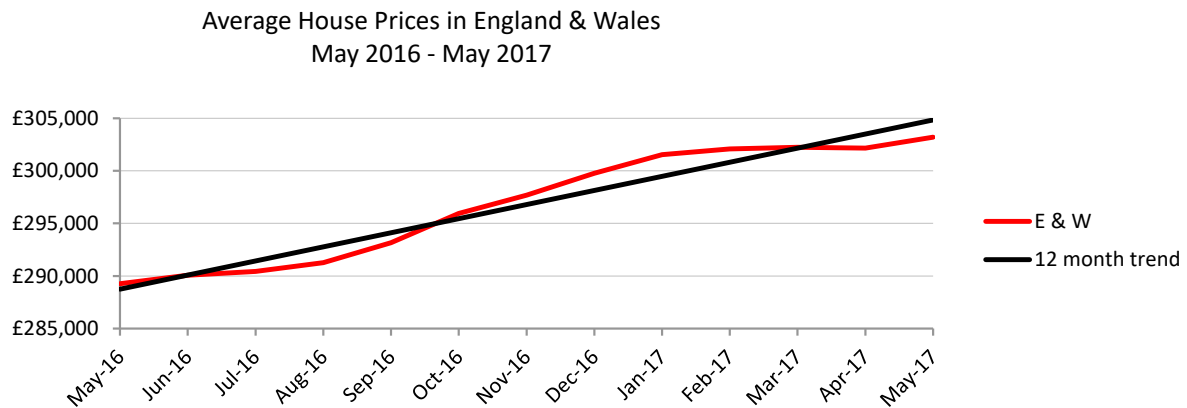


Figure 1. The average house price in England & Wales, May 2016 – May 2017

Source LSL Acadata HPI. The figures are mix and seasonally adjusted

[link to source Excel](#)

Figure 1 above tracks the movement in house prices over the last year. As can be seen, prices have risen gently over the period – the last time prices rose by more than 1.0% in a month was in March 2016. There is perhaps a slight slowing in the market from June – August 2016, with the Brexit referendum having taken place on 23 June 2016. Prices are then rising more rapidly from September 2016 – January 2017, then slowing over the period February – May 2017, with the strongest of these four months being May.

The Housing Market

As predicted, all the major party manifestos give substantial coverage to housing issues, though the level of detail does vary markedly. The Conservative Party manifesto perhaps offers least, but this is partly because it refers back to the recent White Paper for this, although the promise to carry through and implement all of the proposals is somewhat less clear. What is striking is the strong cross-party support for action related to private renting in terms of security of tenure and rental charges. There is now general recognition that with continued undersupply of new homes – parties are now vying with each other as to how many they pledge to build in government (just as they did in the early post-war period) – more people have to rent, and this tenure must be fit for purpose bearing in mind the range of households it now caters for.

There is little in the manifestos to suggest that any party is ready to tackle other more difficult and deep-seated weaknesses in the housing market such as the long-term decline in transactions, and in particular the numbers of owner-occupier households moving, not least in southern England as we show later. The RICS reminds us that the supply of homes coming onto the market remains subdued. Many households are deterred from moving not just because there is a shortage of suitable options to buy, but also because of the costs of moving and not least the rate of stamp duty now being levied on higher value homes. Little wonder that we see households choosing to remodel their homes to meet their changed housing requirements rather than moving. Of course, this then has the knock-on effect that small homes become bigger and more expensive, thus removing more rungs from the housing ladder lower down. The recent press comment on the rise of homes costing more than £1 million (doubling over 10 years to 394,000, according to Savills) highlights what is going on in the housing market, along with the rise of the PRS which also removes more homes from the owner-occupier purchase market. Though it is clear that there has been an increase in the number of first time buyers, this market is massively underpinned by government schemes and the Bank of Mum and Dad. No wonder then that Labour seized the opportunity to pledge in its manifesto that it would retain the Help-to-Buy equity loan scheme till 2027.



While housing supply numbers and rates of house price change may dominate the daily headlines, the reality is that there are serious blockages now building in the many and varied housing markets across the UK. These impact upon labour mobility, economic competitiveness and social inequalities, all of which will come under the Brexit microscope over the next few years. Short-term fluctuations in the market should not be allowed to obscure the long run challenges we face.

Housing Transactions

The number of housing transactions in May 2017 in England & Wales is estimated at 62,500, based on the Land Registry numbers and methodology of accounting for domestic property sales. This is up by 6% on April's total, which is a marginally smaller rise than the typical seasonal increase of 10% that occurs in May, as based on data from the last 20 years.

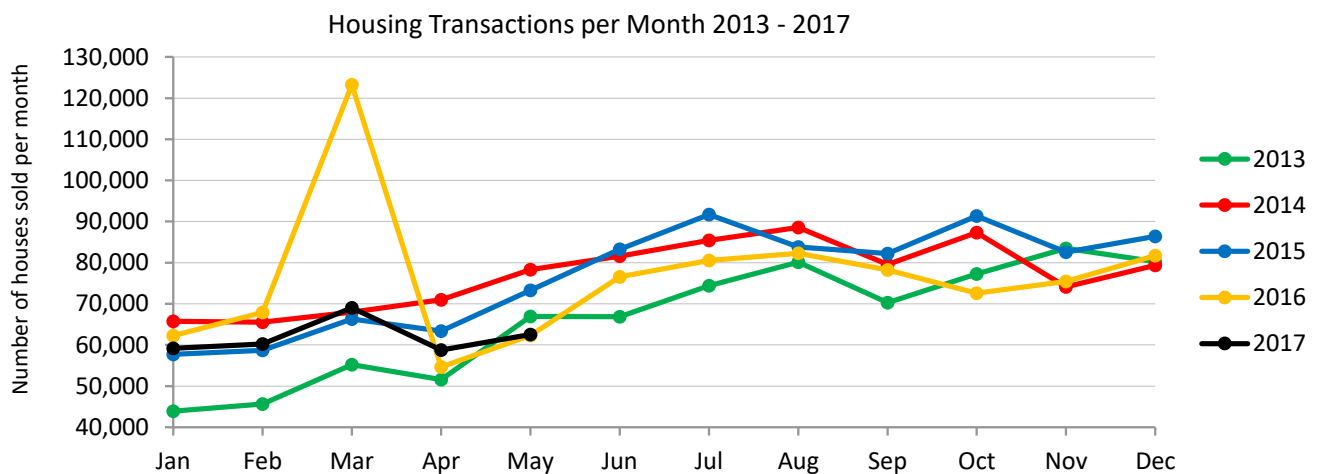


Figure 2. Number of properties sold per month in England & Wales, January 2013 – May 2017
Source Land Registry & Acadata estimates. The totals shown have not been seasonally adjusted

[link to source Excel](#)

Table 2 below shows the level of transactions recorded at the Land Registry at the end of May in 2015, 2016 and 2017, for the three month period February to April of each year. In interpreting these data we remind readers that March 2016 was an 'exceptional' month for activity brought on by purchasers rushing to complete transactions ahead of a 3% surcharge on stamp duty for second homes and buy-to-let properties that came into effect from 1st April 2016. (see Figure 2 above).



Table 2. Transaction counts at the end of May of each year for the three months, Feb – Apr in 2015, 2016 and 2017

[link to source Excel](#)

REGION	Feb - April			Feb - April	
	2015	2016	2017	2015/17	2016/17
NORTH EAST	6,784	7,747	7,475	10%	-4%
NORTH WEST	20,077	24,429	21,229	6%	-13%
YORKS & HUMBERSIDE	15,152	17,853	16,148	7%	-10%
EAST MIDLANDS	14,557	18,030	15,154	4%	-16%
WEST MIDLANDS	15,290	18,488	16,194	6%	-12%
EAST OF ENGLAND	20,609	24,722	20,107	-2%	-19%
GREATER LONDON	22,222	25,489	18,032	-19%	-29%
SOUTH EAST	30,962	35,743	28,696	-7%	-20%
SOUTH WEST	19,507	23,511	19,584	0%	-17%
WALES	8,050	9,846	9,127	13%	-7%
ENGLAND & WALES	173,210	205,858	171,746	-1%	-17%

Table 2 shows that the volume of sales in the three-month period February – April 2017 is 17% lower than the same period in 2016, and 1% lower than the same period in 2015. As noted above, we can explain the 17% drop in transactions between 2016 and 2017 as a consequence of the introduction of the 3% surcharge on stamp duty in April 2016.

The different level of transactions between 2015 and 2017 also relates to stamp duty. Overall, there has been a 1% fall in transactions in February – April of these two years, but on closer examination it is also clear that there is a marked north/south divide between the regions. The southern regions are showing a decline in transaction numbers, particularly in Greater London, while in Wales, the Midlands and further North we can see that transactions have increased. The change in transaction levels between the two years is a consequence of the changes in stamp duty that came into force on 3rd December 2014 when the then Chancellor, George Osborne MP, announced that with immediate effect the old slab system of calculating stamp duty would be abolished (and replaced by the introduction of a new five tier system of charges, starting at 2% on properties costing more than £125,000, up to 12% on properties over £1.5 million, which exists today).

At the time of the change in stamp duty, the Office for Budget Responsibility (OBR) observed in their report on the *Economic and Fiscal Outlook* that “the immediate reforms to stamp duty land tax announced in the Autumn Statement are likely to have significant effects on the UK housing market. The main effect is likely to be distributional – house prices and transactions will be lifted at lower prices (where the effective tax rate has been reduced), and will be depressed at higher prices (where the effective tax rate has risen).” Table 2 above, and in particular the column showing the change in transaction levels between 2015 and 2017, evidences precisely that, at least as far as transactions are concerned, with the high priced areas of Greater London, the South East and the East of England showing a fall in sales volumes, while the lower priced regions in England & Wales have seen transaction volumes increase.



Comparison of Indices - Annual Changes

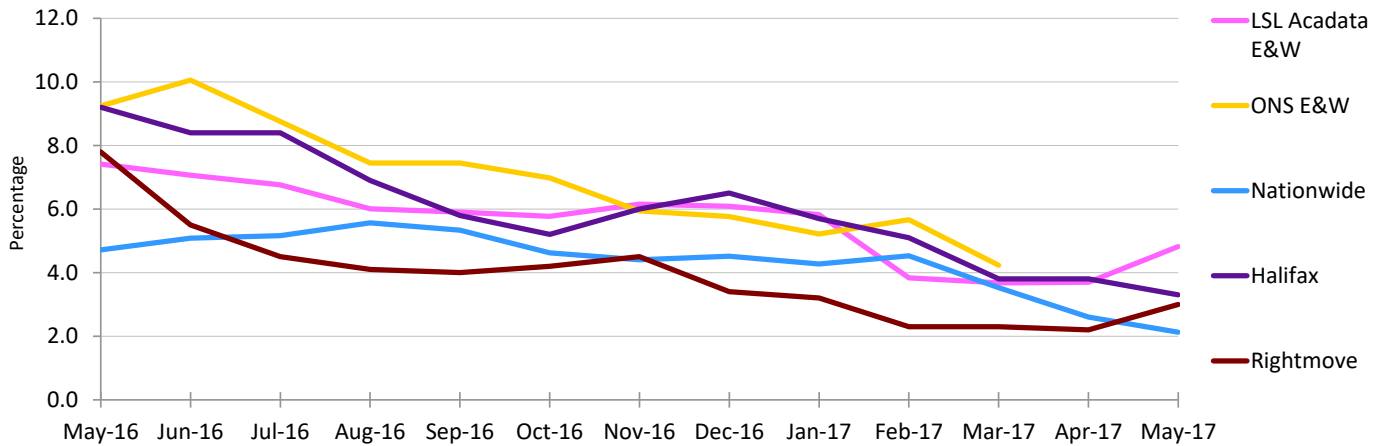


Figure 3. Annual change in house prices [link to source Excel](#)

As Figure 3 shows, all house price indices - including both the mix-adjusted and ‘conceptual’ price indices - are recording positive movements, albeit at different levels over the year in terms of the **annual** change in house prices. In general terms, all indices are showing a reduction in the annual rate of house price inflation over the last year.

It is interesting to note that both Rightmove and LSL Acadata are showing an uptick in prices in May, while Nationwide and Halifax show a decline in the rate of house price growth. Rightmove and LSL Acadata are the two indices using arithmetic averages when calculating house prices, which have a stronger response to prices at the top-end of the market, by comparison to Nationwide and Halifax which look to calculate the price of an “average house”, which is more akin to the median (mid-point) market price.

Comparison of Indices - Monthly Changes

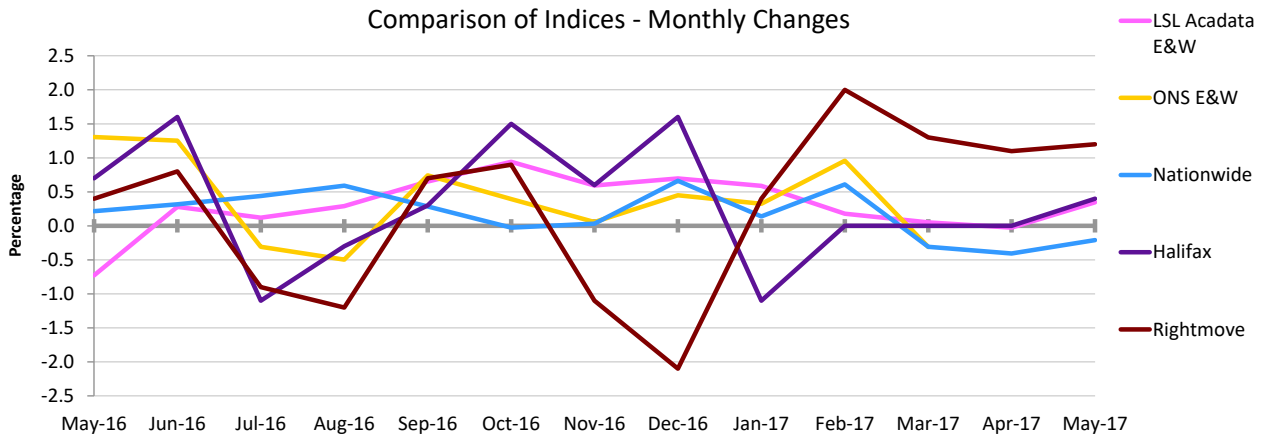


Figure 4. Monthly change in house prices [link to source Excel](#)

Figure 4 above covers the **monthly** change in house prices. As can be seen, the monthly rates in Figure 4 show more volatility in their respective movements from month-to-month, compared to the annual rates of Figure 3. Of the four Indices that have reported rates for May, all four are showing an increase in the rates compared to April, with Halifax showing the highest increase from a restated 0.0% in April to +0.4% in May.

Acadata has published a briefing note on the new “ONS UK House Price Index” which includes details of the differences between using a geometric mean (ONS) and an arithmetic mean (LSL Acadata and Rightmove). This briefing paper can be viewed or downloaded by clicking [here](#).

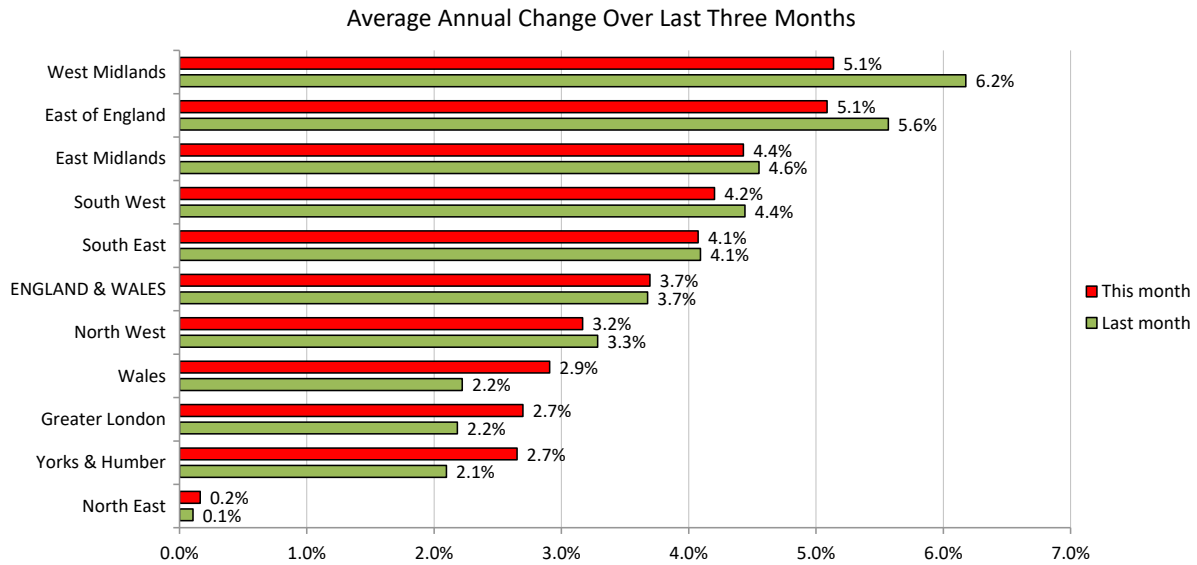


Figure 5. The annual change in the average house price for the three months centered on April 2017, analysed by GOR [link to source Excel](#)

In April 2017, for the third month running, the figures show the West Midlands topping the charts for regional house price growth, at 5.1%, with the East of England remaining in second place, also at 5.1%, and the East Midlands moving up into third place at 4.4%. Greater London has moved up one place into 8th position in terms of regional price change, just ahead of Yorkshire and the Humber at 2.7%. The North East remains in bottom place, with 0.2% price growth.

In April, four regions are showing an increase in their annual rates from the previous month, five regions are showing falls, with one region, the South East, recording no change, as is England & Wales as a whole. Wales is showing the largest increase in its rate, up by 0.7% from the previous month, while the West Midlands has the greatest fall of 1.1%.

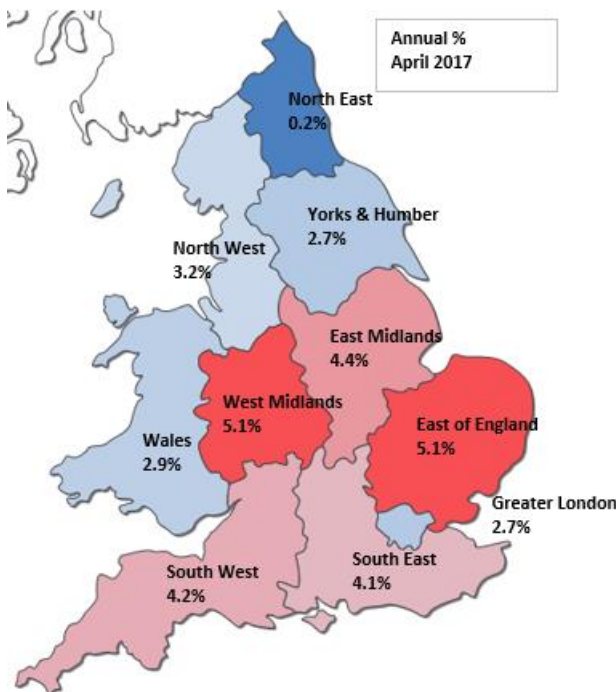


Figure 6. Heat Map of the annual change in the average house price of English regions and Wales, April 2017

The pattern observable in April's heat map, which illustrates the annual rates of change in house prices across England & Wales, demonstrates the rise of middle England as the area with the highest growth in house prices. We have the three regions of the West Midlands, the East Midlands and the East of England experiencing growth rates ranging from 4.4% - 5.1%. There is a second tier of regions in southern England, excluding Greater London, with growth rates between 4.1% and 4.2%, and a third tier to the north and west with rates between 0.2% and 3.2%. Finally, there is Greater London, at 2.7%, looking incongruous among the higher rates of the commuter belts of the East of England (5.1%) and the South East (4.1%).

This month there are only two regions where house prices have reached a new peak, being the North West and the East of England. Within the North West, Merseyside has seen an annual increase in prices of 6.2% (the highest in the region), with Cheshire recording an increase of 1.8% in the month. In the East of England there are three areas which have established their own peak prices, being Norfolk, Bedfordshire and Luton.

London boroughs, counties and unitary authorities



Table 3. The change in house prices, for the 33 London boroughs, comparing April 2016 and March 2017 with April 2017. [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	LONDON BOROUGH	Apr-16	Mar-17	Apr-17	Month % Change	Annual % Change
1	1	KENSINGTON AND CHELSEA	1,833,391	1,954,362	1,995,443	2.1%	8.8%
2	2	CITY OF WESTMINSTER	1,621,274	1,758,847	1,778,245	1.1%	9.7%
3	3	CAMDEN	1,039,492	1,039,049	1,075,627	3.5%	3.5%
4	4	CITY OF LONDON	978,300	911,046	998,709	9.6%	2.1%
5	5	HAMMERSMITH AND FULHAM	924,728	870,635	850,121	-2.4%	-8.1%
7	6	RICHMOND UPON THAMES	787,671	759,416	768,301	1.2%	-2.5%
8	7	WANDSWORTH	779,290	776,782	765,262	-1.5%	-1.8%
6	8	ISLINGTON	793,998	726,011	711,374	-2.0%	-10.4%
10	9	BARNET	638,817	649,619	672,427	3.5%	5.3%
14	10	HARINGEY	574,186	647,189	645,872	-0.2%	12.5%
11	11	MERTON	628,355	625,435	641,754	2.6%	2.1%
9	12	SOUTHWARK	646,663	652,751	623,206	-4.5%	-3.6%
12	13	LAMBETH	593,444	599,002	598,081	-0.2%	0.8%
16	14	BRENT	550,006	569,111	583,612	2.5%	6.1%
13	15	HACKNEY	592,321	577,075	571,739	-0.9%	-3.5%
17	16	EALING	527,086	562,858	558,959	-0.7%	6.0%
15	17	KINGSTON UPON THAMES	565,193	536,596	538,036	0.3%	-4.8%
18	18	HOUNSLOW	507,108	527,306	535,569	1.6%	5.6%
19	19	HARROW	495,212	539,875	528,555	-2.1%	6.7%
20	20	TOWER HAMLETS	485,493	541,603	521,627	-3.7%	7.4%
21	21	BROMLEY	469,537	486,981	493,660	1.4%	5.1%
24	22	ENFIELD	444,711	469,098	472,220	0.7%	6.2%
22	23	HILLINGDON	450,907	462,411	462,014	-0.1%	2.5%
26	24	WALTHAM FOREST	434,126	455,296	452,757	-0.6%	4.3%
23	25	LEWISHAM	447,725	451,719	451,838	0.0%	0.9%
27	26	REDBRIDGE	420,450	445,638	449,066	0.8%	6.8%
25	27	GREENWICH	439,019	431,684	420,661	-2.6%	-4.2%
28	28	SUTTON	398,310	399,118	404,936	1.5%	1.7%
29	29	CROYDON	377,330	397,070	393,490	-0.9%	4.3%
31	30	HAVERING	352,493	375,895	377,291	0.4%	7.0%
30	31	NEWHAM	361,310	373,505	365,573	-2.1%	1.2%
32	32	BEXLEY	338,756	353,308	352,643	-0.2%	4.1%
33	33	BARKING AND DAGENHAM	289,577	297,827	298,224	0.1%	3.0%
		ALL LONDON	599,661	614,971	615,838	0.1%	2.7%

The analysis of Greater London house prices in Table 3 relates to April 2017, and compares these prices to one month and one year earlier. In April 2017, the average price paid for a property in London rose in the month by £867, or 0.1%, leaving the arithmetic average price of a property at £615,838.

Over the year from April 2016 to April 2017, the average house price in Greater London rose by £16,177, or 2.7%. This is the second lowest annual rise seen in London since March 2012, the lowest increase having taken place one month earlier in March 2017. Was March 2017 the low-point in the current slowing rate of house price inflation, or are we likely to see the fall in rates continue? Our early indications suggest that May is going to show a relatively strong rate of price growth in London, so March 2017 could turn out to be the low-point on the current inflation path, although the outcome of the general election (not known at the time of writing) will have a part to play in the direction of future house prices.

A factor apparent in the April figures is the increase in prices that took place in the prime central boroughs. Looking at the monthly change in the top four boroughs by price, we can observe increases in the range of 1.1% to 9.6%, although we should advise that the City of London average prices are based on a very small number of transactions (9 in total in April) which tends to cause large variations in the rate of house price growth seen in the area. We can also note the highlighting of the entry for the City of Westminster in the above table, indicating that a new peak price for properties in the borough has been established in April (based on the sale of 180 properties in the month).



Over the year, the borough with the highest increase in prices was Haringey, at 12.5% and the lowest was Islington at -10.4%. In Haringey, terraces and flats are the most popular property types, with flats having increased in price by approximately £65k over the year. In Islington, there was a high number of terraced sales in March 2016 – the month prior to the 3% surcharge being added to stamp duty on second homes – which helped raise the average price in the area, but this was not repeated in 2017, resulting in the falling prices observed in Table 3 above.

In terms of Greater London transactions, looking at the number of sales in the three months Feb – Apr 2017 and comparing with the same three months in both 2016 and 2015, we find that volumes are down by 29% and 19% respectively. However, one needs to bear in mind that transactions during March 2016 were abnormally high for reasons discussed earlier (see Figure 2 on page 4), so it comes as no surprise that sales during Feb – Apr 2017 are below those of the same three months in 2016. Similarly, sales after Q1 2015 have been strongly affected by the introduction of the higher rates of stamp duty on properties costing in excess of £925k. So, for example, sales volumes in Kensington and Chelsea, the most expensive borough in London, have fallen by 37% between Feb – Apr 2015 and the same three months in 2017.

The three boroughs that have seen the smallest reduction in sales volumes between Feb – Apr 2015 and the same three months in 2017 are Havering, Newham and Bexley. Out of the 33 London boroughs, these three boroughs are ranked 30th, 31st and 32nd in terms of average house prices. All three boroughs are located to the east of the capital, but remain in commuting distance of the city centre.

London house price heat map

The heat map below shows the annual movement in house prices across London for April 2017. The boroughs shaded red and light red show the highest price increases over the year, while the boroughs shaded in blue illustrate the areas where prices have fallen over the year. As can be seen, the boroughs with rising prices are mainly located to the north of the capital, with a bias towards the east, although this month we can also observe the red areas of the City of Westminster at 9.7%, Kensington & Chelsea at 8.8% and Tower Hamlets at 7.4%. The areas which have seen falling prices are mostly located in the higher value boroughs to the south west of Greater London, although Islington, at -10.4%, and Hammersmith & Fulham, at -8.1%, are also notable as the two boroughs with the highest reduction in prices over the year.

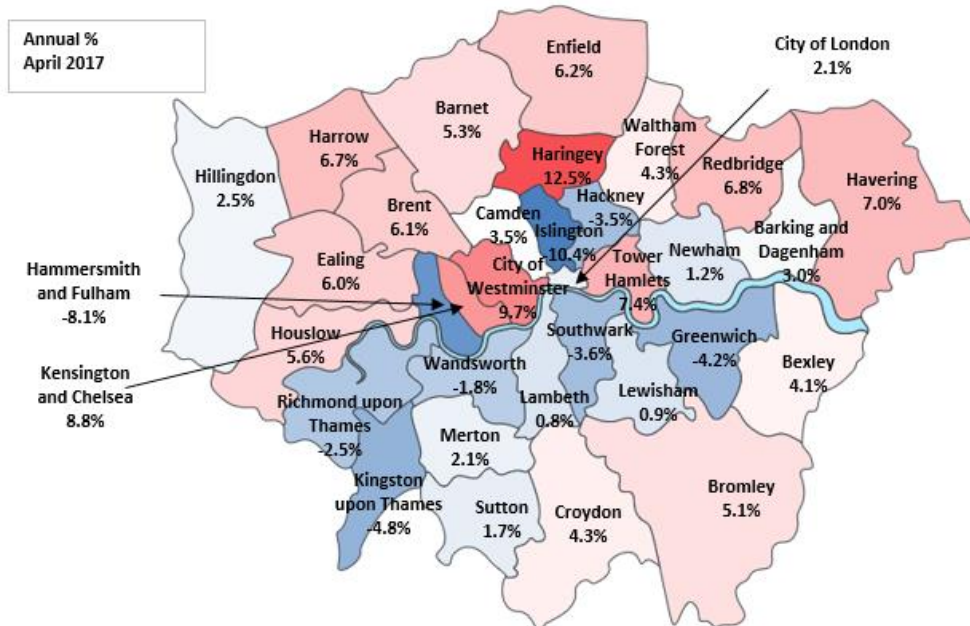


Figure 7. Heat Map of the annual change in the average house price for Greater London, analysed by borough, April 2017

London boroughs, counties and unitary authorities



Table 4. The annual percentage change in mix adjusted house prices, for the 108 Counties and Unitary Authorities in England & Wales, comparing April 2016 and March 2017 with April 2017. [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	COUNTY / UNITARY AUTHORITY / REGION	Apr-16	Mar-17	Apr-17	Monthly change	Annual Change
100	102	COUNTY DURHAM	£126,918	£126,185	£124,688	-1.2%	-1.8%
91	88	DARLINGTON	£150,267	£159,908	£158,071	-1.1%	5.2%
98	99	HARTLEPOOL	£135,995	£135,850	£131,131	-3.5%	-3.6%
93	97	MIDDLESBROUGH	£148,220	£138,461	£139,550	0.8%	-5.8%
61	66	NORTHUMBERLAND	£187,440	£194,401	£190,038	-2.2%	1.4%
94	95	REDCAR AND CLEVELAND	£146,871	£144,039	£144,238	0.1%	-1.8%
85	85	STOCKTON-ON-TEES	£161,668	£164,191	£165,151	0.6%	2.2%
84	86	TYNE AND WEAR	£162,505	£163,242	£163,529	0.2%	0.6%
		NORTH EAST	£155,833	£156,960	£156,086	-0.6%	0.2%
102	103	BLACKBURN WITH DARWEN	£122,800	£122,579	£123,958	1.1%	0.9%
107	107	BLACKPOOL	£110,481	£110,015	£110,971	0.9%	0.4%
34	36	CHESHIRE	£250,228	£250,752	£255,390	1.8%	2.1%
86	90	HALTON	£159,056	£156,916	£154,909	-1.3%	-2.6%
56	56	WARRINGTON	£204,413	£204,390	£207,392	1.5%	1.5%
66	69	CUMBRIA	£181,551	£185,273	£184,717	-0.3%	1.7%
71	70	GREATER MANCHESTER	£177,829	£184,346	£184,354	0.0%	3.7%
83	81	LANCASHIRE	£163,815	£169,304	£167,602	-1.0%	2.3%
88	82	MERSEYSIDE	£157,405	£167,017	£167,159	0.1%	6.2%
		NORTH WEST	£179,472	£184,803	£185,156	0.2%	3.2%
60	61	EAST RIDING OF YORKSHIRE	£189,039	£196,543	£194,305	-1.1%	2.8%
106	106	KINGSTON UPON HULL, CITY OF	£113,195	£116,911	£116,243	-0.6%	2.7%
97	98	NORTH EAST LINCOLNSHIRE	£138,117	£136,202	£137,259	0.8%	-0.6%
95	92	NORTH LINCOLNSHIRE	£143,962	£151,588	£150,302	-0.8%	4.4%
35	31	YORK	£249,985	£269,726	£275,131	2.0%	10.1%
40	44	NORTH YORKSHIRE	£238,654	£248,435	£246,920	-0.6%	3.5%
89	91	SOUTH YORKSHIRE	£154,812	£154,748	£154,512	-0.2%	-0.2%
74	74	WEST YORKSHIRE	£171,071	£175,888	£175,432	-0.3%	2.5%
		YORKS & HUMBER	£177,656	£182,779	£182,367	-0.2%	2.7%
80	83	DERBY	£165,355	£167,306	£166,390	-0.5%	0.6%
81	78	LEICESTER	£164,373	£174,020	£171,871	-1.2%	4.6%
92	93	NOTTINGHAM	£149,762	£151,009	£148,395	-1.7%	-0.9%
18	17	RUTLAND	£315,299	£328,695	£328,177	-0.2%	4.1%
64	64	DERBYSHIRE	£182,485	£192,231	£192,326	0.0%	5.4%
49	49	LEICESTERSHIRE	£222,515	£231,477	£234,303	1.2%	5.3%
65	65	LINCOLNSHIRE	£182,277	£191,540	£190,038	-0.8%	4.3%
47	48	NORTHAMPTONSHIRE	£224,109	£238,272	£236,565	-0.7%	5.6%
69	68	NOTTINGHAMSHIRE	£180,019	£188,246	£186,237	-1.1%	3.5%
		EAST MIDLANDS	£193,772	£203,073	£202,356	-0.4%	4.4%
42	41	HEREFORDSHIRE	£236,630	£255,655	£252,795	-1.1%	6.8%
51	46	SHROPSHIRE	£221,549	£240,205	£238,009	-0.9%	7.4%
104	105	STOKE-ON-TRENT	£119,620	£119,126	£118,952	-0.1%	-0.6%
76	76	TELFORD & WREKIN	£170,563	£178,111	£173,668	-2.5%	1.8%
57	59	STAFFORDSHIRE	£196,566	£204,859	£204,031	-0.4%	3.8%
30	33	WARWICKSHIRE	£263,249	£268,631	£267,481	-0.4%	1.6%
67	63	WEST MIDLANDS	£180,530	£195,496	£193,021	-1.3%	6.9%
39	37	WORCESTERSHIRE	£240,965	£254,122	£255,312	0.5%	6.0%
		WEST MIDLANDS	£202,377	£214,334	£212,775	-0.7%	5.1%
23	21	BEDFORDSHIRE	£290,804	£310,496	£312,465	0.6%	7.4%
45	45	LUTON	£232,016	£244,530	£245,848	0.5%	6.0%
59	62	PETERBOROUGH	£190,933	£192,511	£193,399	0.5%	1.3%
26	24	SOUTHEND-ON-SEA	£277,396	£301,455	£296,943	-1.5%	7.0%
32	30	THURROCK	£255,094	£277,771	£275,794	-0.7%	8.1%
17	15	CAMBRIDGESHIRE	£316,419	£329,061	£329,820	0.2%	4.2%
15	13	ESSEX	£320,519	£338,965	£337,302	-0.5%	5.2%
5	4	HERTFORDSHIRE	£437,661	£446,855	£448,359	0.3%	2.4%

London boroughs, counties and unitary authorities



46	42	NORFOLK	£229,650	£249,635	£252,275	1.1%	9.9%
33	34	SUFFOLK	£251,634	£264,262	£263,156	-0.4%	4.6%
		EAST OF ENGLAND	£307,894	£323,312	£323,558	0.1%	5.1%
		GREATER LONDON	£599,661	£614,971	£615,838	0.1%	2.7%
8	10	BRACKNELL FOREST	£387,136	£386,310	£378,806	-1.9%	-2.2%
9	7	BRIGHTON AND HOVE	£377,818	£403,409	£406,565	0.8%	7.6%
48	50	ISLE OF WIGHT	£223,899	£228,753	£231,744	1.3%	3.5%
44	43	MEDWAY	£232,727	£250,621	£249,880	-0.3%	7.4%
24	25	MILTON KEYNES	£280,234	£288,357	£289,895	0.5%	3.4%
54	53	PORTSMOUTH	£211,690	£221,453	£221,224	-0.1%	4.5%
14	16	READING	£324,322	£332,072	£329,507	-0.8%	1.6%
16	19	SLOUGH	£319,054	£326,442	£320,110	-1.9%	0.3%
52	52	SOUTHAMPTON	£215,125	£219,624	£221,713	1.0%	3.1%
6	9	WEST BERKSHIRE	£399,623	£394,031	£390,668	-0.9%	-2.2%
1	1	WINDSOR AND MAIDENHEAD	£587,212	£575,264	£583,883	1.5%	-0.6%
4	5	WOKINGHAM	£444,419	£448,993	£439,696	-2.1%	-1.1%
3	3	BUCKINGHAMSHIRE	£448,429	£492,782	£496,209	0.7%	10.7%
21	23	EAST SUSSEX	£298,072	£308,331	£306,007	-0.8%	2.7%
13	12	HAMPSHIRE	£334,316	£352,017	£350,561	-0.4%	4.9%
20	20	KENT	£301,975	£318,236	£318,859	0.2%	5.6%
7	6	OXFORDSHIRE	£391,501	£402,606	£413,782	2.8%	5.7%
2	2	SURREY	£508,337	£524,585	£521,035	-0.7%	2.5%
12	11	WEST SUSSEX	£349,598	£360,473	£357,269	-0.9%	2.2%
		SOUTH EAST	£358,322	£373,111	£372,921	-0.1%	4.1%
10	8	BATH AND NORTH EAST SOMERSET	£371,923	£400,650	£403,860	0.8%	8.6%
38	35	BOURNEMOUTH	£242,831	£249,337	£257,069	3.1%	5.9%
25	26	BRISTOL , CITY OF	£278,193	£293,565	£289,861	-1.3%	4.2%
37	39	CORNWALL	£245,052	£253,194	£254,696	0.6%	3.9%
28	32	NORTH SOMERSET	£267,364	£272,176	£274,007	0.7%	2.5%
63	71	PLYMOUTH	£183,204	£183,519	£181,626	-1.0%	-0.9%
11	14	POOLE	£366,070	£331,907	£335,904	1.2%	-8.2%
29	29	SOUTH GLOUCESTERSHIRE	£264,537	£276,869	£276,525	-0.1%	4.5%
50	51	SWINDON	£221,769	£223,237	£226,142	1.3%	2.0%
55	54	TORBAY	£208,743	£214,857	£216,603	0.8%	3.8%
22	22	WILTSHIRE	£291,222	£309,225	£307,774	-0.5%	5.7%
31	28	DEVON	£263,130	£275,468	£276,701	0.4%	5.2%
19	18	DORSET	£308,162	£325,277	£326,880	0.5%	6.1%
27	27	GLOUCESTERSHIRE	£271,860	£282,930	£279,739	-1.1%	2.9%
41	38	SOMERSET	£238,384	£254,890	£255,220	0.1%	7.1%
		SOUTH WEST	£266,538	£277,347	£277,741	0.1%	4.2%
70	58	ISLE OF ANGLESEY	£178,992	£202,602	£207,168	2.3%	15.7%
79	75	GWYNEDD	£168,757	£173,978	£174,603	0.4%	3.5%
73	73	CONWY	£173,123	£175,869	£175,940	0.0%	1.6%
78	84	DENBIGHSHIRE	£169,303	£164,326	£165,965	1.0%	-2.0%
72	77	FLINTSHIRE	£174,606	£174,720	£173,629	-0.6%	-0.6%
75	79	WREXHAM	£170,936	£171,141	£171,518	0.2%	0.3%
58	60	POWYS	£192,240	£195,816	£202,188	3.3%	5.2%
62	57	CEREDIGION	£187,214	£204,936	£207,240	1.1%	10.7%
68	67	PEMBROKESHIRE	£180,507	£185,130	£189,898	2.6%	5.2%
96	89	CARMARTHENSHIRE	£138,540	£159,303	£156,852	-1.5%	13.2%
82	80	SWANSEA	£164,321	£170,715	£168,203	-1.5%	2.4%
103	100	NEATH PORT TALBOT	£119,921	£127,062	£126,008	-0.8%	5.1%
87	87	BRIDGEND	£158,852	£161,059	£159,463	-1.0%	0.4%
43	47	VALE OF GLAMORGAN	£234,221	£235,762	£237,751	0.8%	1.5%
53	55	CARDIFF	£213,379	£217,048	£214,718	-1.1%	0.6%
101	101	RHONDDA CYNON TAFF	£125,949	£124,482	£125,616	0.9%	-0.3%
105	104	MERTHYR TYDFIL	£113,585	£120,127	£121,277	1.0%	6.8%
99	96	CAERPHILLY	£133,934	£139,490	£140,566	0.8%	5.0%
108	108	BLAENAU GWENT	£92,348	£90,917	£91,954	1.1%	-0.4%



90	94	TORFAEN	£154,266	£150,347	£147,682	-1.8%	-4.3%
36	40	MONMOUTHSHIRE	£247,439	£254,409	£253,399	-0.4%	2.4%
77	72	NEWPORT	£169,393	£178,840	£179,326	0.3%	5.9%
		WALES	£170,975	£175,876	£175,947	0.0%	2.9%
		ENGLAND & WALES	£291,389	£302,231	£302,155	0.0%	3.7%

Table 4 shows the average property price for each of the 108 unitary authorities and counties in England & Wales, together with a regional summary based on the GOR, for April 2016, and March and April 2017. It also records the percentage change in these prices over the last month and year, highlighting the great diversity that exists across housing markets in England & Wales. Regions, Counties and Unitary Authorities highlighted in turquoise are currently at a peak price. In April 2017, the monthly rate of house price inflation in England & Wales was zero, with no significant change in the average price during April (-£76), while the headline annual increase in prices for England & Wales also remained steady at 3.7%.

Annual Trends

On an annual basis, prices in April 2017 have increased in England & Wales by 3.7%, the same level as experienced one month earlier in March. Some 88 of the 108 unitary authority areas have recorded price rises over the year, down from the 90 seen in the previous month, which represents some 81% of the unitary authorities in England & Wales. Of the 20 areas where prices have fallen, 5 are located in Wales, 4 each are located in the North East and the South East, 2 each are located in Yorks & Humber and the South West, with 1 each in the North West, the East Midlands and the West Midlands, while for the fifth month in succession, the East of England has no authorities experiencing price falls.

Peak Prices

In Table 4, those areas highlighted in turquoise have set a new peak price in the month; there are 18 such locations, down from the 34 seen last month. Of the 18 unitary authority areas that recorded a new peak, 7 are in the South West, 3 are in the East of England, 2 each are in the North West, the East Midlands and the South East, with 1 each in the West Midlands and Wales, and finally none in the North East and Yorks and Humber.

This month, only 2 of the 10 GOR regions have established new peak average prices, compared with 6 that achieved this accolade in the previous month. The 2 GOR regions concerned are the North West and the East of England. This is the twelfth month in succession in which the East of England has established a new peak, while for the North West it is its sixth appearance in the last year.

Monthly Trends

On a monthly basis, the headline rates for prices in England & Wales in April 2017 show no change in house prices, compared with a rate of 0.1% one month earlier. It is the fourth month in succession in which the rate of price increases in the month has fallen. There were price rises over the month in 53 of the 108 unitary authority areas, down from 65 in the previous month.

Highest and lowest unitary authorities

In April, looking at the unitary authority areas on an individual basis, the Isle of Anglesey is in first position as having the highest annual rate of change in prices at 15.7%. Detached properties are the most popular property type in the Isle of Anglesey, and these have seen prices rise from an average £310k in April 2016 to £335k one year later. Of the 22 local authority areas in Wales, the Isle of Anglesey is currently ranked fifth by average house price.

The authority with the largest reduction in prices is Poole where values have fallen by -8.2% over the year, but this is more to do with the purchase of two £5 million detached homes in Sandbanks in April 2016, not being replicated in April 2017, than a sudden collapse in the current local housing market.

Transactions

Looking at the change in transaction volumes between Feb – Apr 2015 compared with the same three months in 2017, we find for the second month running that Newport in South Wales has seen the highest increase in property sales, up by 38% - an additional 145 homes over this period. There have been a considerable number of new developments taking place in Newport over the last two years, with approximately 560 new-build homes in the area having been sold in 2016.



The area with the largest fall in transactions over this same period was Slough, down by 21%. In Slough, 367 new-build properties, mostly flats, were sold in 2015 compared with just 25 new-build apartments being sold in Q1 2017. Given that the new Crossrail service will be operating from Slough starting from December 2019, one can expect further such new-build flats will become available over the next two years.

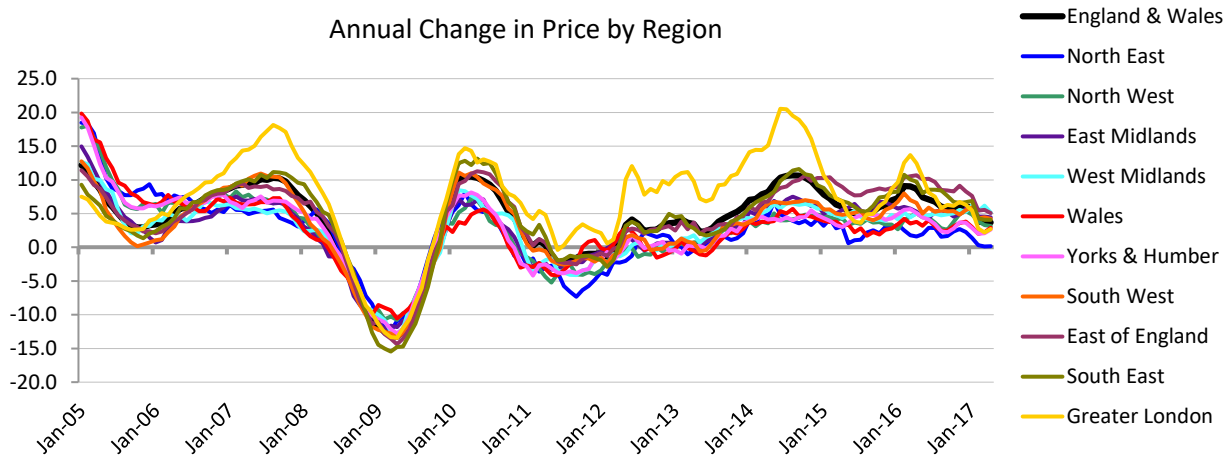


Figure 8. A comparison of the annual change in house prices, by region for the period January 2005 – April 2017

[link to source Excel](#)

Note that individual regions can be compared using our “National and Regional series from 2005 with Interactive Charts”, linked from NOTE 4 below and from our covering email; timescales can be varied for clarity. Numerous other comparisons are facilitated in this and other interactive charts available through the same links.



Table 5. Average house prices by region, May 2016 – May 2017, with monthly and annual % growth

[link to source Excel](#)

	North East			North West			Yorks & Humber			East Midlands		
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual
May-16	£153,819	-1.3	2.0	£178,031	-0.8	4.4	£178,074	0.2	4.4	£193,527	-0.1	4.6
Jun-16	£154,550	0.5	2.9	£178,487	0.3	4.4	£178,724	0.4	4.1	£194,518	0.5	4.3
Jul-16	£153,850	-0.5	2.9	£177,824	-0.4	3.7	£178,584	-0.1	3.5	£196,279	0.9	5.3
Aug-16	£153,223	-0.4	1.6	£178,713	0.5	2.8	£178,177	-0.2	2.4	£197,204	0.5	5.5
Sep-16	£153,307	0.1	1.7	£178,616	-0.1	2.6	£178,828	0.4	2.2	£198,656	0.7	5.2
Oct-16	£155,120	1.2	2.3	£181,611	1.7	3.8	£181,258	1.4	2.8	£199,741	0.5	4.5
Nov-16	£156,144	0.7	2.7	£182,068	0.3	4.9	£182,848	0.9	3.7	£200,647	0.5	4.9
Dec-16	£156,987	0.5	2.3	£183,382	0.7	5.4	£183,124	0.2	3.6	£201,227	0.3	5.7
Jan-17	£157,415	0.3	1.4	£182,849	-0.3	4.8	£183,061	0.0	2.9	£202,491	0.6	5.9
Feb-17	£157,761	0.2	0.3	£184,409	0.9	3.9	£182,370	-0.4	2.0	£202,623	0.1	4.6
Mar-17	£156,960	-0.5	0.1	£184,803	0.2	3.3	£182,779	0.2	2.1	£203,073	0.2	4.6
Apr-17	£156,086	-0.6	0.2	£185,156	0.2	3.2	£182,367	-0.2	2.7	£202,356	-0.4	4.4

	West Midlands			East of England			Greater London			South East		
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual
May-16	£202,914	0.3	4.6	£306,533	-0.4	10.1	£593,374	-1.0	10.4	£355,289	-0.8	8.0
Jun-16	£204,735	0.9	4.7	£308,410	0.6	10.1	£588,803	-0.8	8.1	£358,106	0.8	8.5
Jul-16	£205,802	0.5	5.0	£308,704	0.1	9.7	£587,188	-0.3	7.5	£360,069	0.5	8.5
Aug-16	£206,236	0.2	4.7	£310,381	0.5	8.5	£587,988	0.1	5.8	£361,694	0.5	8.4
Sep-16	£206,557	0.2	4.9	£312,597	0.7	8.4	£596,657	1.5	6.3	£362,941	0.3	7.6
Oct-16	£208,672	1.0	5.1	£314,982	0.8	8.3	£604,302	1.3	6.1	£364,450	0.4	6.7
Nov-16	£209,497	0.4	5.5	£316,233	0.4	9.1	£611,296	1.2	6.7	£365,661	0.3	6.6
Dec-16	£211,303	0.9	5.3	£317,000	0.2	8.3	£614,096	0.5	6.3	£369,280	1.0	6.7
Jan-17	£213,100	0.9	6.2	£319,502	0.8	7.6	£617,097	0.5	5.5	£372,949	1.0	6.9
Feb-17	£213,847	0.4	5.4	£321,249	0.5	5.4	£614,855	-0.4	2.8	£373,827	0.2	4.3
Mar-17	£214,334	0.2	6.2	£323,312	0.6	5.6	£614,971	0.0	2.2	£373,111	-0.2	4.1
Apr-17	£212,775	-0.7	5.1	£323,558	0.1	5.1	£615,838	0.1	2.7	£372,921	-0.1	4.1

	South West			Wales			ENGLAND & WALES			
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	
May-16	£263,291	-1.2	5.0	£169,369	-0.9	3.2		£289,266	-0.7	7.4
Jun-16	£265,301	0.8	5.9	£170,248	0.5	4.0		£290,077	0.3	7.1
Jul-16	£265,782	0.2	5.3	£169,832	-0.2	3.1		£290,428	0.1	6.8
Aug-16	£266,830	0.4	5.5	£169,200	-0.4	2.5		£291,270	0.3	6.0
Sep-16	£267,261	0.2	5.3	£170,734	0.9	2.5		£293,170	0.7	5.9
Oct-16	£269,349	0.8	5.4	£173,017	1.3	3.1		£295,935	0.9	5.8
Nov-16	£269,934	0.2	4.8	£174,459	0.8	3.6		£297,695	0.6	6.2
Dec-16	£274,481	1.7	5.5	£175,520	0.6	3.8		£299,774	0.7	6.1
Jan-17	£276,309	0.7	5.9	£175,584	0.0	3.0		£301,538	0.6	5.8
Feb-17	£278,019	0.6	4.3	£176,641	0.6	2.0		£302,079	0.2	3.8
Mar-17	£277,347	-0.2	4.4	£175,876	-0.4	2.2		£302,231	0.1	3.7
Apr-17	£277,741	0.1	4.2	£175,947	0.0	2.9		£302,155	0.0	3.7
May-17								£303,200	0.3	4.8



NOTES

1. LSL Acadata E&W HPI:
 - uses the **actual** price at which every property in England & Wales was transacted, including prices for properties bought with cash, based upon the factual Land Registry data as opposed to mortgage-based prices, asking prices or prices based upon samples
 - is updated monthly so that prices of **all reported** relevant transactions are employed in our latest LSL Acadata E&W HPI release
 - provides the arithmetic average of prices paid for houses, different from the geometric average prices used in the ONS UK HPI
2. the initial LSL Acadata E&W HPI for each month employs an academic “index of indices” model, custom-built at Cambridge, pending release of further transacted prices from the Land Registry which are reflected in our monthly index updates.
3. all LSL Acadata E&W HPI numbers, published prior to receipt of all transaction data, are subject to change; we publish the precise numbers that result from our calculations but these numbers reflect our mix adjustment and seasonal adjustment methodologies and, initially, our index of indices model. Our indices also reflect our best endeavours and are issued in good faith without any claim as to precision, accuracy or fitness for any purpose. For more detail see www.acadata.co.uk.
4. the Acadata website enables comparisons of selected indices over selected timescales to be undertaken [here](#) with ease and provides historic results and other information. These comparisons should be viewed in the light of the different data and different methodologies employed by the index producers. Please see our “[Which House Price Index?](#)” paper.
5. Acadata is an independent privately owned consultancy specialising in house price data. Our associated company MIAC Acadametrics Limited is an independent asset valuation service provider, specialising in behavioural modelling, stress testing and collateral valuation for the financial services industry.
6. LSL Acadata E&W HPI may not be used for commercial purposes without written permission from Acadata. Specifically it may not be used to measure the performance of investments or to determine the price at which investments may be bought or sold or for collateral valuation concerning which enquiries should be directed to MIAC Acadametrics. Our “Which House Price Index?” discusses.

For further footnotes and a description of the methodology used in the LSL Acadata Index please click [here](#).



LSL PROPERTY SERVICES PLC

LSL is one of the leading residential property services companies in the UK and provides a broad range of services to a wide range of customers including mortgage lenders together with buyers and sellers of residential properties.

LSL's operations cover four key areas; surveying, estate agency, corporate services and financial services.

Surveying

LSL's [surveying](#) business operates under the e.surv Chartered Surveyors brand, and the Walker Fraser Steele brand in Scotland. e.surv is one of the largest employers of residential Chartered Surveyors in the UK and is the largest distributor and manager of mortgage valuations and private surveys.

Estate Agency

LSL's [estate agency](#) business operates under the Your Move, Reeds Rains, Intercounty and several independent brands. Your Move is the single largest estate agency brand in the UK.

In January 2010 the acquisition of the Halifax Estate Agency (HEA) business from Lloyd Banking Group saw LSL increase in size to become the second largest UK estate agency network - with around 570 branches. It is also the largest letting agency in the UK.

Corporate Services

LSL Corporate Client Services was launched in 2008 to provide asset management and lettings property portfolio management services to corporate clients. This business has grown through the addition of St Trinity Asset Management - which previously operated as HEA Corporate Services - and Templeton LPA, which LSL acquired in February 2010.

Financial Services

LSL offers financial services across its entire branch network. In May 2010 LSL acquired over 450 advisers from leading financial services network Home of Choice - these advisers now operate under the brand of First Complete.

In October 2010 LSL also announced the acquisition of mortgage distribution company, Advance Mortgage Funding Limited (trading as Pink Home Loans) and its subsidiary business BDS Mortgage Group Limited, (together known as Pink), from Skipton Building Society. It further confirmed LSL's position as one of the largest mortgage advisory businesses in the UK today.

For further information see www.lslps.co.uk