



Under embargo until 00:01 Monday 16th October 2017

September 2017

Growth in house prices slows yet remains positive in many areas

- Annual house price growth of 1.3% in September
- Wales market strengthens and East and South West power on
- Market pauses with transactions 20% lower in September compared to same month last year

House Price	Index	Monthly Change %	Annual Change %	Annual % (excluding London & the SE)
£297,287	288.5	-0.1	1.3	3.3

Annual house price growth slowed in September 2017. While values reduced slightly (by 0.1%) over the month, annual growth continues to be positive at 1.3%. The average price at the end of September in England and Wales was £297,287, up £3,890 on the same month last year. Transactions dipped over the month (63,000 in September) down a fifth on last year.

Oliver Blake, Managing Director of Your Move and Reeds Rains estate agents, said: “Despite slowing price growth, particularly in the southern regions, the North continues to report positive results. The future, however, will rely heavily on stock availability, and with housing clearly on the political agenda, what government support may be offered to those looking to buy and who will ultimately influence market activity.”

The traditional North-South divide has been upended. Most recently, price growth has slowed in southern regions, while the North proves more resilient. Outside of London and the South East, annual price growth continues to be 3.3% and in Wales the market is strengthening, with transactions holding steady.

In Greater London, prices fell by 0.8% in August to take the average down 0.7% on the same time last year, however the fortunes of the individual boroughs vary widely. Even at the top end of the market, prices are still up 0.5% annually in Kensington and Chelsea, at £1,638,614, and up 13.5% (the strongest growth in the capital) in the City of London, at £967,489. In the City of Westminster, though, they’re down 14.9% at £1,346,152.

Broadly, though, growth is inversely correlated to average prices. The 11 boroughs in the top third of the market have seen prices fall an average of 2.5% in the last 12 months; the 11 mid-priced boroughs are down 0.8%; and prices in the cheapest third have continued to rise, by 2.7%.

The lowest priced 11 accounted for all three boroughs seeing new peak prices in August: Redbridge (up 2.1% in August and 7.3% annually), Croydon (increasing 0.6% monthly and 5.8% annually), and Bexley (2% and 5.1%).

The UK is still seeing solid growth in the East of England, up 4.5% annually, and the South West, up 4%. The North West and East Midlands are also seeing good figures, up 3.9% and 3.7%, respectively. Wales, the West Midlands and Yorkshire and the Humber all show more modest growth although the annual rate in these regions has increased. Annual price increases in six out of ten England and Wales regions are also still higher than annual earnings growth in the UK, which currently stands at 2.1%.

Overall, 93 unitary authority areas have recorded price rises over the year – 86% of the 108 in England & Wales. Of the 15 areas where prices have fallen, a third are in the South East. There are also 15 areas that saw a new peak average price in the month: four in the East of England, three each in the South West and Wales, two in the South East and one each in the North West, Yorkshire and the Humber and the East Midlands.

The East of England is still the strongest growing region, helped by strong performance in the likes of Bedfordshire (up 9.3% annually). Growth in the South West has narrowed the gap and includes the two strongest growing areas: Poole, up 10.5% annually, and Bournemouth, up 9.9%. Both coastal areas have benefited from strong sales of detached properties over the summer.

House price index: historical data



On an annual basis, the authority with the largest reduction in prices is Wokingham, where values have fallen by 6.9%. That area has seen one of the strongest increases in transactions over the June-August period, however, with sales up more than a quarter (27%) on the same period last year, second only to Ceredigion in Wales (up 36%). While price growth in Wales remains slower than in the fastest growth regions, it has picked up, and is now above the average of England and Wales, up 2.7% annually, against 2.1% last month.

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 September 2016 – September 2017

[link to source Excel](#)

		House Price	Index	Monthly Change %	Annual Change %
September	2016	£293,397	289.7	0.7	6.0
October	2016	£296,163	290.7	0.9	5.9
November	2016	£298,042	290.5	0.6	6.3
December	2016	£300,247	291.4	0.7	6.2
January	2017	£302,611	293.7	0.8	6.2
February	2017	£304,351	295.4	0.6	4.6
March	2017	£305,930	296.9	0.5	4.9
April	2017	£305,414	296.4	-0.2	4.8
May	2017	£303,428	294.5	-0.7	4.9
June	2017	£300,140	291.3	-1.1	3.5
July	2017	£298,135	289.3	-0.7	2.6
August	2017	£297,529	288.7	-0.2	2.1
September	2017	£297,287	288.5	-0.1	1.3

Press Contacts:

Melanie Cowell, LSL Property Services
Richard Sumner, Acadata
Sophie Placido, Rostrum Agency

01904 698860
020 8392 9082
020 7440 8678

melanie.cowell@lslps.co.uk
richard.sumner@acadata.co.uk
e.surv@rostrum.agency



Peter Williams, Chairman of Acadata and John Tindale, Acadata housing analyst comment:
House Prices September 2017

The annual rate of house price growth continues to slow. In September the rate fell to 1.3%, the lowest it has been since April 2012, over 5 years ago. On a monthly basis, average house prices have reduced by a modest 0.1%, the sixth month in succession in which this measure has fallen. The average price of a house in England and Wales now stands at £297,287, the same level as seen in November 2016.

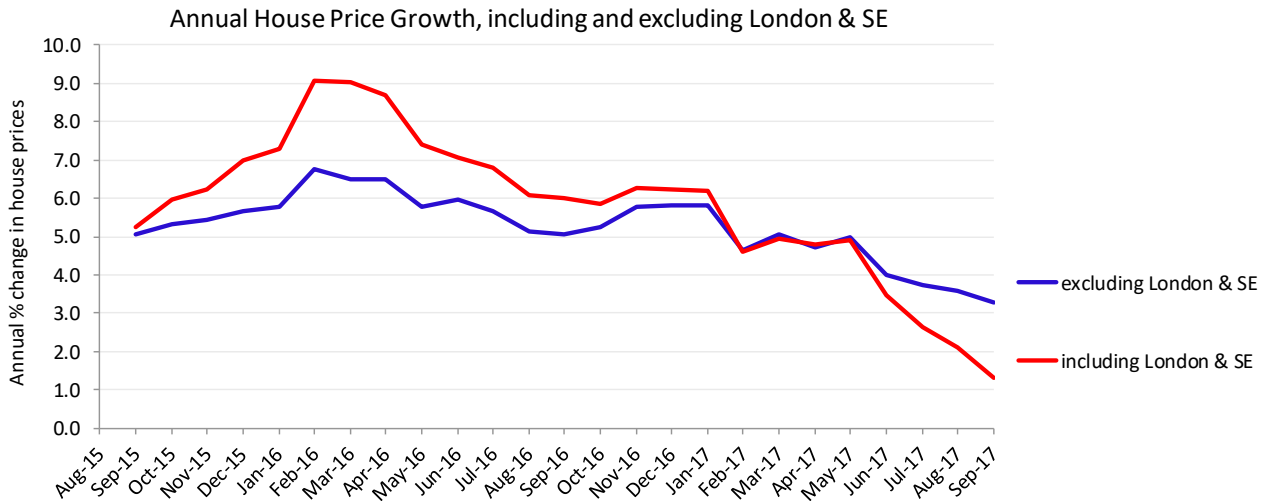


Figure 1. The annual percentage change in average house prices in England & Wales, September 2015 – September 2017 [link to source Excel](#)
 Source LSL Acadata HPI. The figures are mix and seasonally adjusted

Figure 1 shows the annual rate of house price growth over the last two years, both including and excluding London and the South East. As can be seen, the rate when including London and the South East is considerably lower than when the two regions are excluded, suggesting that there are currently two different markets in England – the south-east corner including London, and the rest.

Last month we asked the question “Will Greater London be the first region in four years to see annual house price deflation?” The answer is a resounding “Yes”, with London recording a fall in average prices of -0.7% in August and a further decline of -2.7% in September, although this latter figure is based on emerging data, which are subject to revision.

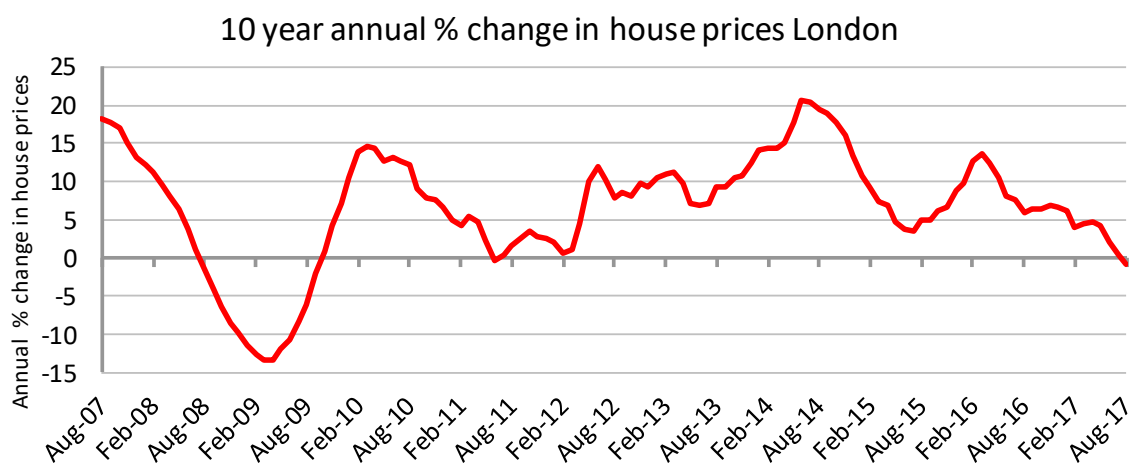


Figure 2. The annual percentage change in average house prices in Greater London, August 2007 – August 2017 [link to source Excel](#)
 Source LSL Acadata HPI. The figures are mix and seasonally adjusted

As Figure 2 shows, London’s annual % change in house prices has been negative on three occasions over the last 10 years. The questions that need to be answered this month are i) will the current fall below zero last for just a short period, as happened in June 2011, or will it be for a much longer stretch, as in the period during the ‘credit squeeze’ August 2008 – September 2009?; and ii) is this just a London phenomenon, or will the rest of England follow London’s lead over the next few months?



The Housing Market

Last month we highlighted the key role of the Help-to-Buy scheme in supporting first time buyers and others to enter the new-build market. At the recent Conservative Party conference, a £10-billion pound increase in loan funding for this scheme was announced, taking the total available to over £22 billion and ensuring that it can continue without interruption to the planned end-date in 2021. No decisions have been taken about its future beyond that date, though there has been much speculation as to whether it might continue in a diminished form.

The announcement reflected the rising political sensitivities around housing issues, with growing rivalry between parties as to who can do more, huge pressure from back benchers and others to see more substantial progress in dealing with the ongoing supply shortage, high housing costs and deposit barriers for owners and renters and of course actually delivering on the promises made after the Grenfell Tower disaster. Despite sustained and wide reform to the planning system, the release of more land, an infrastructure fund, support to housebuilders and lenders and now increased spending on social housing, progress has been slow. The evident political awakening of younger voters and generation-rent has put new urgency behind this given the fragile balance of power in Westminster, the disunity in the ruling party and the potential for an election upset. Housing is a long-term issue and in reality it will take much more spending and perhaps more radical change over 20 years to really sort the situation out. With no cross-party agreement, with constant changes in the housing minister and with frequent short-term initiatives, alongside a somewhat confusing and changing policy agenda, we are some distance from a settled way forward.

It is clear there are more housing announcements to come with the November Budget being an obvious opportunity. Of course, all of this must be seen in the context of Brexit, the pressure on public finances and likely moves on interest rates. Uncertainty seems to be the watchword, and housing consumers as well as housing providers are all having to take decisions without a clear sense of what the next few years might look like. More research by the Resolution Foundation (*Home Affront: housing across the generations*) has explored the likelihood of younger generations becoming home owners in the same way their forebears did – unsurprisingly, while it is possible there could be some significant catch up, it is also possible this won't occur. Key to all of this is what happens to the economy and wages, and as already touched upon there is considerable uncertainty as to how these might pan out.

While there is growing debate around the need for more reform to Stamp Duty (and informed not least by changes put in place in Scotland and Wales), together with the urgent case for property revaluation as part of an overall rethink of Council Tax, the political and economic environment makes that extremely difficult. However, we are seeing significant shifts in the housing market in terms of prices and transactions – if those continue, and the outlook becomes more negative – government will be forced to return to the table with more plans. We will have to wait and see. Much will turn on how those London and South East trends impact upon England & Wales as a whole.



Housing Transactions

We estimate the number of housing transactions in September 2017 in England & Wales at 63,000, based on Land Registry numbers and their methodology for accounting for domestic property sales. This is down by 22% on August's total, which amplifies the usual seasonal reduction in sales - typically there is a -9% fall in the month of September. However, transactions in August were 8% higher than might be expected at that time of year, so the fall in September may just be a reflection of that surge, returning the market to more normal sales volumes for the time of year.

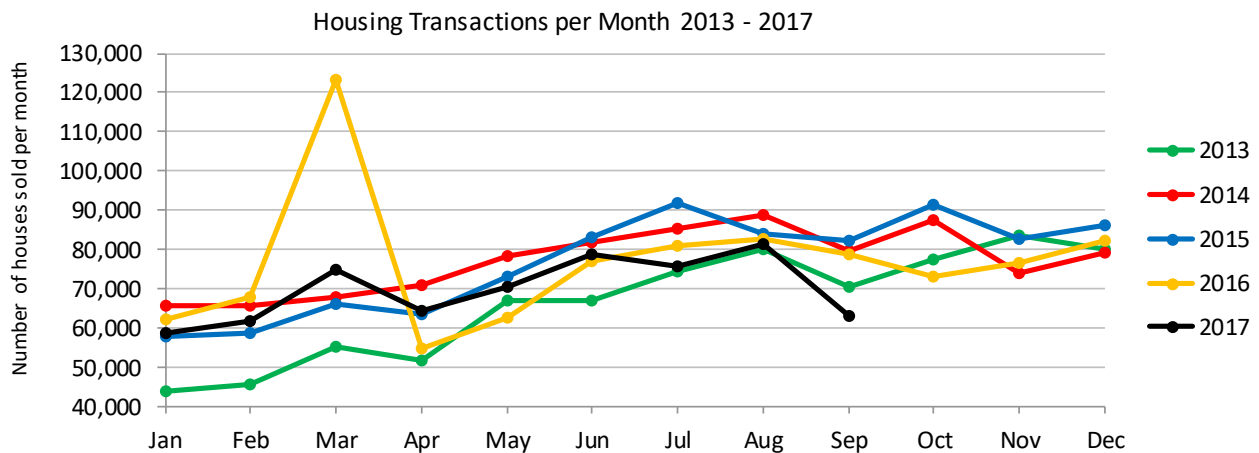


Figure 3. Number of properties sold per month in England & Wales, January 2013 – September 2017
Source Land Registry & Acadata estimates. The totals shown have not been seasonally adjusted

[link to source Excel](#)

But we note that transactions in September 2017 are 20% down on September 2016 and overall, sales for the first three quarters of 2017 compared to the first three quarters of 2016 are down by 9% (an estimated 628,174 transactions compared to 689,856 transactions for the first three quarters of 2016). However, these totals for 2016 include the surge in sales in March 2016, which occurred immediately prior to the introduction of the 3% surcharge in stamp duty on second homes and buy-to-let properties, which distorted the market totals last year.

Table 2 below shows the level of transactions recorded at the Land Registry at the end of September in 2015, 2016 and 2017, for the three months June – August of each year.

Table 2. Transaction counts at the end of September of each year for the three months, June - August in 2015, 2016 and 2017 [link to source Excel](#)

TRANSACTIONS ANALYSIS BY REGION					
REGION	Jun - Aug			Jun - Aug	
	2015	2016	2017	2015/17	2016/17
NORTH EAST	9,300	7,843	8,562	-8%	9%
NORTH WEST	26,669	24,253	25,679	-4%	6%
YORKS & HUMBERSIDE	20,828	18,818	19,732	-5%	5%
EAST MIDLANDS	20,431	18,302	18,215	-11%	0%
WEST MIDLANDS	20,600	18,728	19,387	-6%	4%
EAST OF ENGLAND	28,412	24,515	23,673	-17%	-3%
GREATER LONDON	29,395	19,974	19,958	-32%	0%
SOUTH EAST	42,878	34,874	35,295	-18%	1%
SOUTH WEST	27,507	23,056	23,990	-13%	4%
WALES	11,037	9,900	11,027	0%	11%
ENGLAND & WALES	237,057	200,263	205,518	-13%	3%



It shows that the overall volume of sales for June - August 2017 was 3% higher than the same three months in 2016, but 13% lower than the same period in 2015. As already noted, there was an unexpectedly high increase in sales in August 2017, which has been followed by a greater than average fall in transactions in September 2017, not yet taken into account in Table 2 above.

The difference in the level of transactions between June, July and August 2015, compared to the same three months in 2017, relates in part to Stamp Duty. Overall, there has been a 13% fall between these two years, but on closer examination it is also clear that there is a distinct north/south divide between the regions, in terms of the size of the reduction in sales volumes. The southern regions - including the East of England - are showing a decline of 13% or more in transaction numbers, particularly in Greater London (-32%), while in the northern regions we can see that transactions have fallen by 11% or less, with Wales not seeing any change in its sales volumes between the two years.

As we have previously explained, the fall in transaction levels between the two years is partly a consequence of the changes in Stamp Duty in December 2014. This saw 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. This lowered the overall purchase price of a home when including stamp duty on properties priced less than £937k, but increased the overall price on properties above this level, and in particular on properties priced in excess of £1.5 million. As the majority of homes valued at £1.5 million and above are to be found in Greater London and the South East, this increased the cost of buying homes in southern England, resulting in fewer transactions.

The change in transaction levels between June, July and August 2016 and the same three months in 2017 broadly follows the same north/south divide as seen in the 2015 analysis, but is less strictly delineated. The highest increases in sales have occurred in the northern regions and Wales, while Greater London, the South East and the East of England have all experienced low or negative changes in sales volumes. The increases in stamp duty on high-value properties may have altered buyer behavior – it is now potentially cheaper to extend existing property than move to a larger property.

The fall in sales in the East of England is potentially due to a lack of properties being available for sale. In the latest RICS housing report, East Anglia is shown as having the lowest level of stock-per-surveyor of all the regions in England & Wales, with new vendor instructions also being strongly negative. This may also explain the rise in prices in the area, in that there is strong competition among buyers for those properties that do come to market.

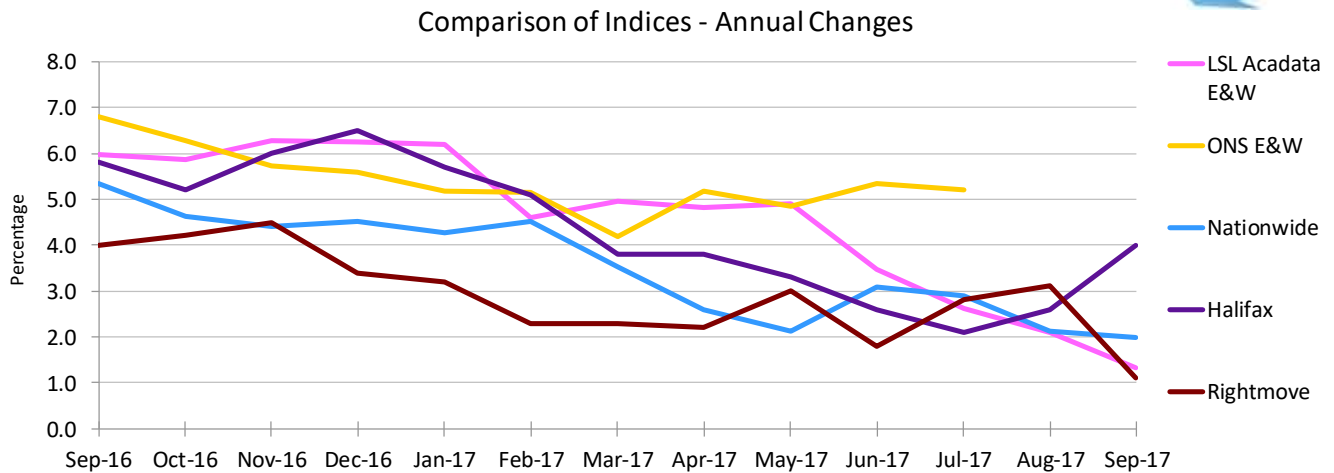


Figure 4. Annual change in house prices

[link to source Excel](#)

As Figure 4 shows, all house price indices - including both the mix-adjusted and 'conceptual' price indices - are recording positive movements over the year, albeit at different levels, in terms of the **annual** change in house prices. In general terms, all indices are showing a fall in the annual rate of house price inflation over the last 12 months.

Over the period April 2017 - July 2017 (the latest available figures published by the ONS) the ONS has been reporting the highest level of house price growth at an average 5.1% for the four months, which contrasts with the average 3.0% of the other four index providers for this same period.

The ONS shows a reduction in the rate of house price inflation over the period September 2016 to July 2017, of -1.6%. It is instructive to compare the ONS figure with that of the LSL Acadata index, which shows a decline in the growth rate of -3.4% over this same period. The two indices employ the same base data, but the ONS index uses a geometric average as opposed to LSL Acadata's arithmetic average, the former tending to give more weight to lower priced homes, which have not been subject to the same slowing in price growth as higher value properties, which has been a significant feature of the current market, especially in Greater London.

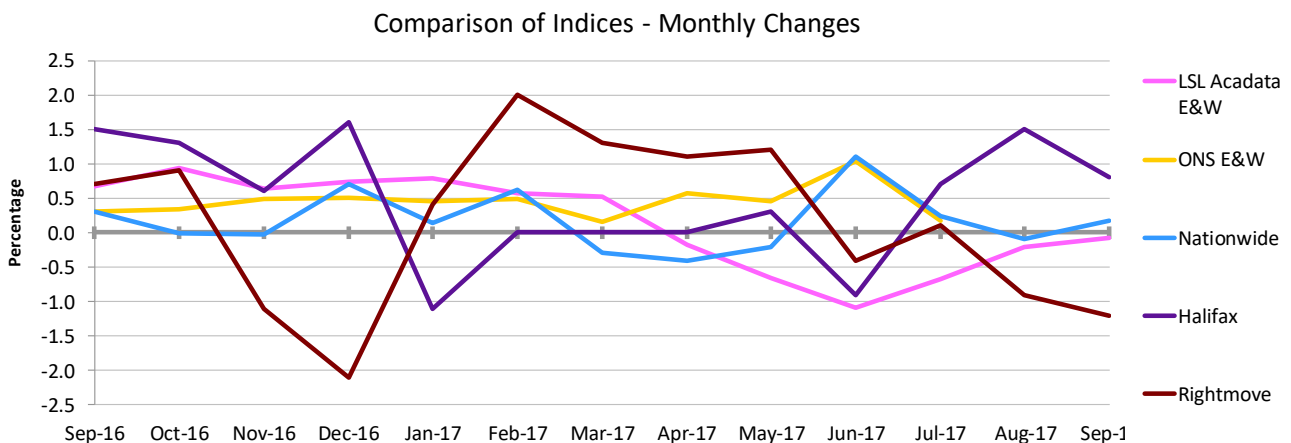


Figure 5. Monthly change in house prices

[link to source Excel](#)

Figure 5 above covers the **monthly** change in house prices as recorded by the different indices. As can be seen, the monthly rates in Figure 5 show more volatility in their respective movements from month-to-month, compared to the annual rates of Figure 4. Of the four Indices that have reported rates for September, the two lender indices are both showing a positive movement in house prices in the month, ranging from +0.2% (Nationwide) to +0.8% (Halifax), while the two indices using arithmetic averages are reporting a negative movement in prices of -1.2% (Rightmove) and -0.1% (LSL Acadata).

From September 2016 to July 2017, the ONS is the only index not to have recorded a negative movement in prices in a month, contrasting with the -2.1% reported by Rightmove for December 2016, or the -1.1% reported by LSL Acadata for June 2017. Again, we believe this to be a product of the methodology it uses.

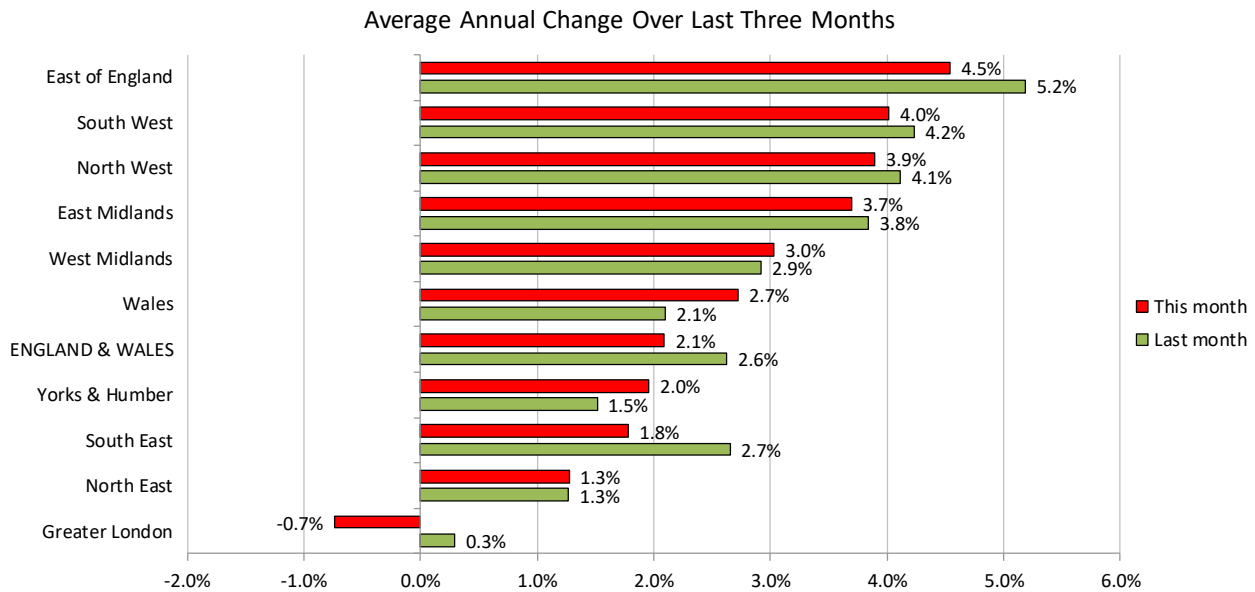


Figure 6. The annual change in the average house price for the three months centered on August 2017, analysed by GOR [link to source Excel](#)

In August 2017, Greater London became the first GOR region in four years to have a negative rate of **annual** house price change. All other regions remain in positive territory, with the East of England continuing to record the highest rate of annual house price growth of all the English regions.

Three regions saw their **annual** rate of house price growth increase, namely Wales, Yorkshire and the Humber and the West Midlands. The North East has stayed at the same rate as last month, while six regions have seen their rates fall. The largest increase in average prices, +0.6% in the month, occurred in Wales, and this was the second month in succession in which it topped the growth rate table. The largest decrease was the -1.0% which occurred in Greater London, followed closely by the South East at -0.9%.

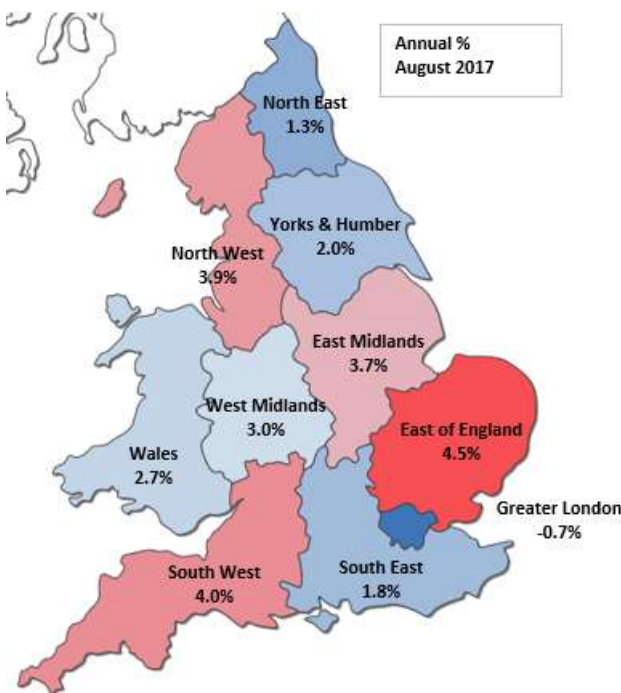


Figure 7. Heat Map of the annual change in the average house price of English regions and Wales, August 2017

This month we can divide the regional housing market in England & Wales into three main blocks. There is the south east corner of England, where Greater London and the South East have seen considerable decline in their annual rates of house price growth, with London's rate turning negative.

The second block consists of the four regions in red on our map, where prices are continuing to increase at a rate of 3.7% or higher.

Our third and final block consists of the four remaining regions in blue, where price increases are in the range 1.3% to 3.0%. All four of these regions either saw growth, or parity, in their annual rates of house price inflation compared to the previous month.

The annual rate of earnings growth in the UK is currently 2.1%, so house price increases above this level, to be found in six of the regions, will be adding pressure to affordability calculations for potential purchasers. However, the decline in house price growth, compared to last month, as witnessed by the top four regions in the above table show that these affordability issues are starting to be resolved in the market place.

London boroughs, counties and unitary authorities



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

PRIOR YR RANK	RANK BY PRICE	LONDON BOROUGH	Aug-16	Jul-17	Aug-17	Month % Change	Annual % Change
1	1	KENSINGTON AND CHELSEA	1,630,610	1,724,399	1,638,614	-5.0%	0.5%
2	2	CITY OF WESTMINSTER	1,582,152	1,304,838	1,346,152	3.2%	-14.9%
5	3	CITY OF LONDON	852,640	930,000	967,489	4.0%	13.5%
3	4	CAMDEN	908,245	996,118	960,562	-3.6%	5.8%
4	5	HAMMERSMITH AND FULHAM	899,303	865,402	858,978	-0.7%	-4.5%
6	6	RICHMOND UPON THAMES	785,556	803,442	797,992	-0.7%	1.6%
8	7	ISLINGTON	745,587	738,034	741,188	0.4%	-0.6%
7	8	WANDSWORTH	779,341	742,247	726,432	-2.1%	-6.8%
10	9	BARNET	592,383	615,261	616,558	0.2%	4.1%
13	10	HARINGEY	586,398	630,181	616,237	-2.2%	5.1%
11	11	MERTON	588,204	595,024	598,233	0.5%	1.7%
14	12	LAMBETH	575,000	582,305	572,342	-1.7%	-0.5%
12	13	HACKNEY	586,727	561,124	570,463	1.7%	-2.8%
9	14	SOUTHWARK	598,882	570,647	561,716	-1.6%	-6.2%
15	15	EALING	565,474	561,485	559,566	-0.3%	-1.0%
16	16	BRENT	555,150	559,048	549,638	-1.7%	-1.0%
17	17	KINGSTON UPON THAMES	529,698	550,567	543,138	-1.3%	2.5%
18	18	TOWER HAMLETS	524,278	524,139	512,144	-2.3%	-2.3%
19	19	HARROW	506,169	500,101	502,677	0.5%	-0.7%
20	20	BROMLEY	494,139	502,009	498,317	-0.7%	0.8%
21	21	HOUNSLOW	477,506	491,185	476,923	-2.9%	-0.1%
23	22	LEWISHAM	452,641	478,296	469,811	-1.8%	3.8%
26	23	REDBRIDGE	434,787	456,755	466,535	2.1%	7.3%
25	24	WALTHAM FOREST	435,371	449,203	451,197	0.4%	3.6%
22	25	ENFIELD	460,285	449,236	447,314	-0.4%	-2.8%
24	26	HILLINGDON	442,424	454,601	445,537	-2.0%	0.7%
27	27	GREENWICH	432,580	432,053	432,174	0.0%	-0.1%
29	28	CROYDON	386,842	406,858	409,346	0.6%	5.8%
28	29	SUTTON	401,678	403,949	408,131	1.0%	1.6%
30	30	HAVERING	375,397	388,990	387,489	-0.4%	3.2%
31	31	NEWHAM	361,229	383,072	371,975	-2.9%	3.0%
32	32	BEXLEY	347,087	357,719	364,731	2.0%	5.1%
33	33	BARKING AND DAGENHAM	292,437	294,186	295,917	0.6%	1.2%
		ALL LONDON	588,838	589,170	584,467	-0.8%	-0.7%

The analysis of Greater London house prices in Table 3 relates to August 2017, and compares these prices to one month and one year earlier. As discussed on page 3, the annual rate of change in London has turned negative, at -0.7%, the first time that the annual rate in the capital has fallen below zero since June 2011.

On a monthly basis, average prices fell by £4,700, or -0.8%, leaving the average price of a property at £584,467. This was the sixth month in succession in which average prices have fallen in London.

Dividing the 33 London boroughs into 3 groups, ranked by average house price, we obtain the following price change profile:-

Table 4. Profile of price movement in August 2017 for 33 London boroughs, ranked by price

Ranked by value	Annual % change	Month % change	Annual £ change	Month £ change	No. of price falls annual	No. of price falls month	Boroughs at peak
Top 11 boroughs	-2.5%	-1.0%	-£21,805	-£8,732	4	6	0
Middle 11 boroughs	-0.8%	-1.2%	-£4,166	-£6,364	8	9	0
Bottom 11 boroughs	+2.7%	+0.1%	+£10,643	+£569	2	4	3
All 33 boroughs	-0.7%	-0.8%	-£4,371	-£4,703	14	19	3

London boroughs, counties and unitary authorities



Table 5. The annual percentage change in mix adjusted house prices, for the 108 Counties and Unitary Authorities in England & Wales, comparing August 2016 and July 2017 with August 2017 [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	COUNTY / UNITARY AUTHORITY / REGION	Aug-16	Jul-17	Aug-17	Monthly change	Annual Change
100	101	COUNTY DURHAM	£128,162	£131,951	£130,877	-0.8%	2.1%
94	94	DARLINGTON	£144,107	£150,904	£148,210	-1.8%	2.8%
98	99	HARTLEPOOL	£135,435	£134,968	£134,377	-0.4%	-0.8%
97	100	MIDDLESBROUGH	£136,760	£137,188	£132,057	-3.7%	-3.4%
63	61	NORTHUMBERLAND	£187,507	£196,356	£196,200	-0.1%	4.6%
96	97	REDCAR AND CLEVELAND	£137,849	£135,419	£136,917	1.1%	-0.7%
88	93	STOCKTON-ON-TEES	£157,857	£151,140	£148,709	-1.6%	-5.8%
84	85	TYNE AND WEAR	£159,403	£161,640	£162,016	0.2%	1.6%
		NORTH EAST TOTAL	£153,207	£155,741	£155,159	-0.4%	1.3%
103	98	BLACKBURN WITH DARWEN	£124,451	£136,127	£135,613	-0.4%	9.0%
106	105	BLACKPOOL	£113,818	£120,946	£116,807	-3.4%	2.6%
39	38	CHESHIRE	£242,614	£246,579	£250,232	1.5%	3.1%
82	80	HALTON	£162,031	£160,468	£166,957	4.0%	3.0%
57	56	WARRINGTON	£201,316	£206,709	£209,579	1.4%	4.1%
68	68	CUMBRIA	£178,977	£185,825	£186,982	0.6%	4.5%
69	69	GREATER MANCHESTER	£177,552	£184,874	£185,086	0.1%	4.2%
77	82	LANCASHIRE	£165,698	£166,293	£165,918	-0.2%	0.1%
85	76	MERSEYSIDE	£158,869	£170,783	£170,701	0.0%	7.4%
		NORTH WEST TOTAL	£178,850	£185,178	£185,818	0.3%	3.9%
61	62	EAST RIDING OF YORKSHIRE	£188,634	£196,900	£195,878	-0.5%	3.8%
107	107	KINGSTON UPON HULL, CITY OF	£113,117	£114,726	£114,519	-0.2%	1.2%
99	96	NORTH EAST LINCOLNSHIRE	£133,192	£142,876	£139,883	-2.1%	5.0%
91	89	NORTH LINCOLNSHIRE	£151,079	£152,944	£154,746	1.2%	2.4%
34	35	YORK	£253,374	£267,416	£263,185	-1.6%	3.9%
43	42	NORTH YORKSHIRE	£237,067	£241,040	£244,403	1.4%	3.1%
87	88	SOUTH YORKSHIRE	£157,980	£155,160	£156,191	0.7%	-1.1%
74	73	WEST YORKSHIRE	£170,722	£174,291	£174,406	0.1%	2.2%
		YORKS & HUMBER TOTAL	£178,204	£181,265	£181,698	0.2%	2.0%
79	81	DERBY	£164,322	£167,193	£166,412	-0.5%	1.3%
78	77	LEICESTER	£165,100	£168,449	£169,486	0.6%	2.7%
93	92	NOTTINGHAM	£147,038	£149,100	£149,241	0.1%	1.5%
13	15	RUTLAND	£328,770	£330,599	£333,322	0.8%	1.4%
65	64	DERBYSHIRE	£185,797	£193,391	£194,425	0.5%	4.6%
51	48	LEICESTERSHIRE	£222,374	£234,085	£236,444	1.0%	6.3%
64	66	LINCOLNSHIRE	£187,302	£192,523	£191,200	-0.7%	2.1%
47	47	NORTHAMPTONSHIRE	£228,409	£237,396	£238,108	0.3%	4.2%
62	65	NOTTINGHAMSHIRE	£187,747	£191,136	£192,258	0.6%	2.4%
		EAST MIDLANDS TOTAL	£197,275	£203,887	£204,566	0.3%	3.7%
45	45	HEREFORDSHIRE	£231,346	£243,341	£242,039	-0.5%	4.6%
48	50	SHROPSHIRE	£227,542	£231,943	£231,423	-0.2%	1.7%
105	104	STOKE-ON-TRENT	£116,330	£117,341	£117,493	0.1%	1.0%
71	74	TELFORD & WREKIN	£173,691	£171,638	£172,877	0.7%	-0.5%
56	58	STAFFORDSHIRE	£202,986	£205,389	£206,384	0.5%	1.7%
31	33	WARWICKSHIRE	£267,074	£269,122	£270,550	0.5%	1.3%
66	63	WEST MIDLANDS	£185,172	£193,568	£194,641	0.6%	5.1%
38	40	WORCESTERSHIRE	£243,652	£250,425	£249,143	-0.5%	2.3%
		WEST MIDLANDS TOTAL	£206,309	£211,971	£212,568	0.3%	3.0%
23	20	BEDFORDSHIRE	£290,701	£316,743	£317,701	0.3%	9.3%
41	37	LUTON	£239,479	£256,086	£257,488	0.5%	7.5%
58	57	PETERBOROUGH	£194,385	£206,841	£209,283	1.2%	7.7%
25	22	SOUTHEND-ON-SEA	£287,078	£310,845	£311,184	0.1%	8.4%
27	30	THURROCK	£273,452	£276,682	£277,770	0.4%	1.6%
19	17	CAMBRIDGESHIRE	£307,922	£324,460	£322,209	-0.7%	4.6%
16	14	ESSEX	£324,572	£343,090	£339,745	-1.0%	4.7%
5	4	HERTFORDSHIRE	£445,653	£447,785	£452,495	1.1%	1.5%

London boroughs, counties and unitary authorities



46	46	NORFOLK	£229,733	£242,767	£241,657	-0.5%	5.2%
35	34	SUFFOLK	£250,095	£266,416	£265,524	-0.3%	6.2%
		EAST OF ENGLAND TOTAL	£310,326	£324,663	£324,415	-0.1%	4.5%
		GREATER LONDON TOTAL	£588,838	£589,170	£584,467	-0.8%	-0.7%
6	10	BRACKNELL FOREST	£394,168	£374,224	£367,912	-1.7%	-6.7%
7	6	BRIGHTON AND HOVE	£392,603	£396,461	£399,828	0.8%	1.8%
49	52	ISLE OF WIGHT	£225,451	£230,007	£227,809	-1.0%	1.0%
40	36	MEDWAY	£242,005	£258,880	£260,633	0.7%	7.7%
26	26	MILTON KEYNES	£278,934	£288,580	£287,285	-0.4%	3.0%
53	51	PORTSMOUTH	£210,627	£229,288	£230,770	0.6%	9.6%
14	16	READING	£328,142	£326,012	£327,987	0.6%	0.0%
17	18	SLOUGH	£319,106	£314,443	£319,612	1.6%	0.2%
52	54	SOUTHAMPTON	£215,605	£214,011	£215,817	0.8%	0.1%
9	9	WEST BERKSHIRE	£384,312	£374,098	£373,395	-0.2%	-2.8%
1	1	WINDSOR AND MAIDENHEAD	£585,757	£580,288	£583,623	0.6%	-0.4%
3	5	WOKINGHAM	£468,930	£442,278	£436,384	-1.3%	-6.9%
4	3	BUCKINGHAMSHIRE	£462,748	£490,084	£479,413	-2.2%	3.6%
21	23	EAST SUSSEX	£296,723	£304,906	£306,367	0.5%	3.2%
12	13	HAMPSHIRE	£338,025	£347,463	£345,837	-0.5%	2.3%
18	19	KENT	£309,399	£320,605	£319,537	-0.3%	3.3%
8	7	OXFORDSHIRE	£389,104	£395,007	£394,834	0.0%	1.5%
2	2	SURREY	£506,886	£517,846	£513,743	-0.8%	1.4%
11	12	WEST SUSSEX	£351,541	£354,728	£354,172	-0.2%	0.7%
		SOUTH EAST TOTAL	£361,784	£369,700	£368,231	-0.4%	1.8%
10	8	BATH AND NORTH EAST SOMERSET	£370,901	£375,133	£382,686	2.0%	3.2%
33	28	BOURNEMOUTH	£256,169	£284,567	£281,646	-1.0%	9.9%
22	25	BRISTOL, CITY OF	£290,939	£296,891	£303,175	2.1%	4.2%
37	39	CORNWALL	£243,887	£248,625	£249,367	0.3%	2.2%
28	29	NORTH SOMERSET	£272,929	£275,106	£278,426	1.2%	2.0%
67	70	PLYMOUTH	£184,436	£184,392	£184,674	0.2%	0.1%
15	11	POOLE	£326,873	£361,741	£361,244	-0.1%	10.5%
29	31	SOUTH GLOUCESTERSHIRE	£271,767	£275,322	£277,253	0.7%	2.0%
50	49	SWINDON	£224,967	£233,094	£233,608	0.2%	3.8%
54	53	TORBAY	£208,892	£217,575	£219,071	0.7%	4.9%
24	24	WILTSHIRE	£289,813	£307,876	£305,079	-0.9%	5.3%
32	32	DEVON	£263,351	£273,697	£273,459	-0.1%	3.8%
20	21	DORSET	£304,614	£314,936	£314,725	-0.1%	3.3%
30	27	GLOUCESTERSHIRE	£270,080	£284,632	£284,675	0.0%	5.4%
42	44	SOMERSET	£238,702	£245,234	£243,502	-0.7%	2.0%
		SOUTH WEST TOTAL	£266,914	£277,133	£277,634	0.2%	4.0%
72	71	ISLE OF ANGLESEY	£173,002	£182,337	£183,456	0.6%	6.0%
81	84	GWYNEDD	£162,297	£169,553	£164,377	-3.1%	1.3%
75	72	CONWY	£169,885	£175,154	£175,098	0.0%	3.1%
89	87	DENBIGHSHIRE	£156,284	£158,397	£157,447	-0.6%	0.7%
76	78	FLINTSHIRE	£169,118	£168,260	£169,368	0.7%	0.1%
80	86	WREXHAM	£163,121	£164,324	£161,789	-1.5%	-0.8%
59	59	POWYS	£194,090	£197,258	£199,060	0.9%	2.6%
60	60	CEREDIGION	£189,002	£195,469	£196,288	0.4%	3.9%
73	67	PEMBROKESHIRE	£171,102	£188,672	£187,920	-0.4%	9.8%
86	91	CARMARTHENSHIRE	£158,154	£150,586	£153,192	1.7%	-3.1%
83	83	SWANSEA	£159,594	£164,981	£165,705	0.4%	3.8%
101	102	NEATH PORT TALBOT	£124,978	£122,729	£126,282	2.9%	1.0%
90	79	BRIDGEND	£156,067	£163,878	£167,138	2.0%	7.1%
44	43	VALE OF GLAMORGAN	£233,334	£242,299	£244,090	0.7%	4.6%
55	55	CARDIFF	£205,856	£215,569	£215,604	0.0%	4.7%
102	103	RHONDDA CYNON TAFF	£124,726	£123,320	£124,996	1.4%	0.2%
104	106	MERTHYR TYDFIL	£117,394	£119,726	£116,583	-2.6%	-0.7%
95	95	CAERPHILLY	£139,081	£144,261	£145,606	0.9%	4.7%
108	108	BLAENAU GWENT	£92,683	£102,456	£99,432	-3.0%	7.3%



92	90	TORFAEN	£148,850	£153,204	£153,955	0.5%	3.4%
36	41	MONMOUTHSHIRE	£245,229	£250,272	£245,956	-1.7%	0.3%
70	75	NEWPORT	£173,909	£170,447	£171,048	0.4%	-1.6%
		WALES TOTAL	£169,294	£173,480	£173,904	0.2%	2.7%
		ENGLAND & WALES TOTAL	£291,430	£298,135	£297,529	-0.2%	2.1%

Table 5 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 August 2016, and July and August 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. In the above Table, Regions, Counties and Unitary Authorities highlighted in turquoise are currently at a peak price.

Annual Trends

On an annual basis, prices in August 2017 have increased in England & Wales by £6,100, or 2.1%, which is 0.5% lower than the previous month. Some 93 of the 108 unitary authority areas have recorded price rises over the year, up from the 86 seen in the previous month, which represents some 86% of the unitary authorities in England & Wales. Of the 15 areas where prices have fallen, 5 are located in the South East, 4 each are located in the North East and Wales, with 1 each located in Yorkshire and the Humber and the West Midlands. The North West, the East Midlands, the East of England and the South West have no unitary authorities experiencing price falls on an annual basis.

In England & Wales (excluding London) there are only 15 of the 108 counties and unitary authorities with price falls over the year, whereas in London price falls have occurred in 14 of the 33 boroughs over the same period. Is this an indication of price corrections being most strongly a feature of the capital?

Peak Prices

In Table 5, those areas highlighted in turquoise have set a new peak price in the month; there are 15 such locations, up from the 13 seen in the previous month. Of the 15 unitary authority areas that recorded a new peak, there are 4 in the East of England, 3 each in the South West and Wales, 2 in the South East and 1 each in the North West, Yorkshire and the Humber and the East Midlands. No authorities reached a new peak in the North East or the West Midlands during the month.

In August no GOR region established a new peak average price.

Monthly Trends

On a monthly basis, the average price of a home in England & Wales in August 2017 fell by £606, or -0.2%. This reduction was the fifth monthly rate in succession to record a fall. However, with London and the South East excluded from the calculations, the monthly rate of house price change would be showing a positive movement of +0.2%. In August, prices fell in 48 of the 108 unitary authority areas, compared with 56 falls in July and 71 in June, suggesting that prices have started to climb in over half of the areas in England & Wales over the summer months.

Highest and lowest unitary authorities

In August, looking at the unitary authority areas on an individual basis, Poole is in first position as having the highest annual rate of change in prices at 10.5%. In Poole, detached properties are the most popular property type, with their prices having increased from an average £450k in 2016 to £490k in 2017. Poole is followed by neighbouring Bournemouth in second position, with property prices increasing by 9.9%. Bournemouth too has seen an increase in prices in its detached properties, which have increased by an average £25k over the year. Clearly, these two south coast areas have proven to be extremely popular with property buyers over the summer months.

On an annual basis, the authority with the largest reduction in prices is Wokingham, where values have fallen by -6.9% over the year. Prices of detached homes have fallen by £35k in Wokingham over the year, but this has more to do with the coincident purchase of three very expensive properties on the River Thames in Sonning and Wargrave in September 2016, raising average prices for 2016, but not being repeated one year later.

Transactions

Looking at the change in transactions in the 108 unitary authorities between June - August 2016 and June - August 2017, there has been an overall 3% increase in sales volumes. The five areas with the highest increase in transactions are Ceredigion (+36%), Wokingham (+27%), Northumberland (+26%), Hartlepool (+23%) and Wrexham (+23%). It is hard to decipher a common theme between these locations, except perhaps to speculate that, with the exception of Wokingham, all these areas are popular with retirees.



The area with the highest fall in transactions over this same period was Bracknell Forest, down by 22%. This particular section of our monthly report appears to be dominated by Berkshire towns, as the title for the highest fall in transactions has recently been held by both Reading and Slough. However - unlike those two towns - Bracknell Forest is not on the new Elizabethan Cross Rail Line. Bracknell Forest also borders Wokingham, which appears in our top five towns above, as being one of the five areas with the highest increase in transactions.

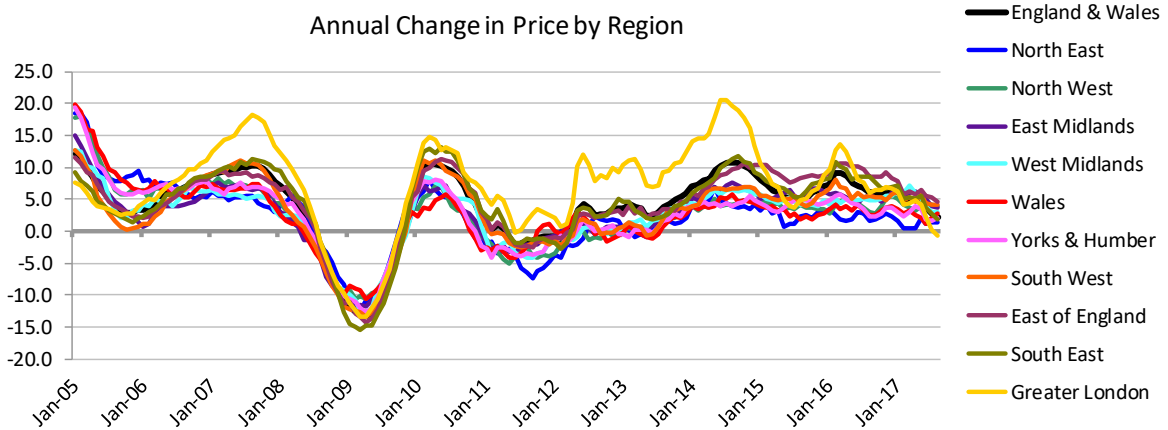


Figure 9. A comparison of the annual change in house prices, by region for the period January 2005 – August 2017 [link to source Excel](#)

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.

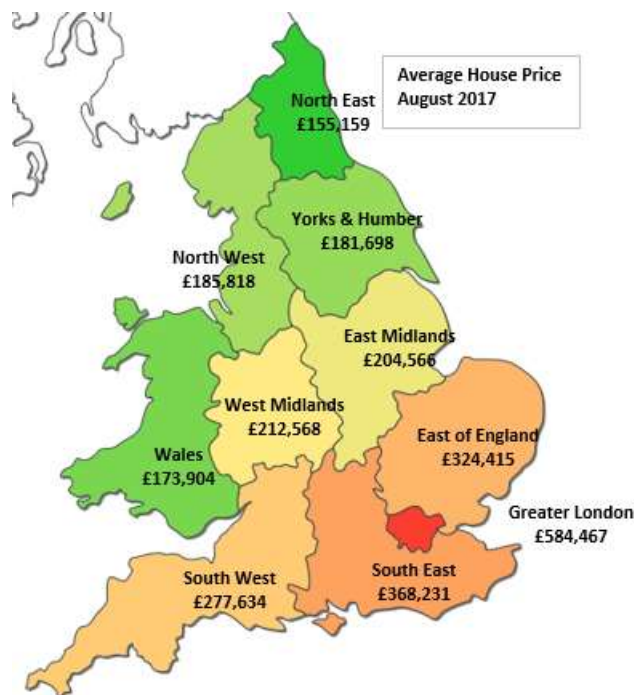


Figure 10. Heat Map of the average house price for England & Wales, analysed by region, August 2017



Table 6. Average house prices by region, September 2016 – September 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
Sep-16	£153,317	0.1	1.7	£178,799	0.0	2.7	£178,827	0.3	2.2	£198,711	0.7	5.3
Oct-16	£155,161	1.2	2.4	£181,801	1.7	3.9	£181,199	1.3	2.7	£199,881	0.6	4.6
Nov-16	£156,179	0.7	2.7	£182,355	0.3	5.1	£182,707	0.8	3.6	£200,892	0.5	5.1
Dec-16	£156,942	0.5	2.2	£183,633	0.7	5.5	£183,180	0.3	3.6	£201,583	0.3	5.9
Jan-17	£157,606	0.4	1.5	£183,159	-0.3	5.0	£183,386	0.1	3.0	£203,349	0.9	6.4
Feb-17	£158,065	0.3	0.5	£184,929	1.0	4.2	£183,028	-0.2	2.4	£204,564	0.6	5.6
Mar-17	£157,504	-0.4	0.5	£185,475	0.3	3.7	£184,367	0.7	3.0	£205,798	0.6	6.0
Apr-17	£156,534	-0.6	0.5	£185,410	0.0	3.3	£184,595	0.1	3.9	£205,703	0.0	6.1
May-17	£156,828	0.2	2.0	£184,897	-0.3	3.8	£184,308	-0.2	3.5	£204,442	-0.6	5.6
Jun-17	£156,068	-0.5	1.0	£184,533	-0.2	3.3	£182,108	-1.2	1.9	£204,527	0.0	5.1
Jul-17	£155,741	-0.2	1.3	£185,178	0.3	4.1	£181,265	-0.5	1.5	£203,887	-0.3	3.8
Aug-17	£155,159	-0.4	1.3	£185,818	0.3	3.9	£181,698	0.2	2.0	£204,566	0.3	3.7

	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
Sep-16	£206,596	0.1	4.9	£312,728	0.8	8.5	£597,806	1.5	6.5	£363,053	0.4	7.6
Oct-16	£208,794	1.1	5.1	£315,316	0.8	8.4	£605,288	1.3	6.3	£364,547	0.4	6.8
Nov-16	£209,578	0.4	5.6	£316,641	0.4	9.3	£612,684	1.2	7.0	£365,937	0.4	6.7
Dec-16	£211,553	0.9	5.4	£317,075	0.1	8.3	£616,414	0.6	6.6	£369,577	1.0	6.8
Jan-17	£213,635	1.0	6.5	£319,911	0.9	7.7	£621,488	0.8	6.2	£373,905	1.2	7.1
Feb-17	£215,030	0.7	6.0	£322,221	0.7	5.7	£623,095	0.3	4.1	£376,615	0.7	5.1
Mar-17	£216,141	0.5	7.1	£325,463	1.0	6.3	£628,394	0.9	4.4	£377,622	0.3	5.3
Apr-17	£214,587	-0.7	6.0	£325,512	0.0	5.7	£628,291	0.0	4.8	£376,680	-0.2	5.1
May-17	£213,472	-0.5	5.1	£326,119	0.2	6.4	£618,186	-1.6	4.2	£374,944	-0.5	5.5
Jun-17	£212,715	-0.4	3.8	£325,540	-0.2	5.5	£601,590	-2.7	2.2	£371,371	-1.0	3.7
Jul-17	£211,971	-0.3	2.9	£324,663	-0.3	5.2	£589,170	-2.1	0.3	£369,700	-0.4	2.7
Aug-17	£212,568	0.3	3.0	£324,415	-0.1	4.5	£584,467	-0.8	-0.7	£368,231	-0.4	1.8

	South West			Wales			ENGLAND & WALES			
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	
Sep-16	£267,362	0.2	5.4	£170,846	0.9	2.5		£293,397	0.7	6.0
Oct-16	£269,356	0.7	5.4	£173,111	1.3	3.2		£296,163	0.9	5.9
Nov-16	£270,110	0.3	4.9	£174,541	0.8	3.7		£298,042	0.6	6.3
Dec-16	£274,737	1.7	5.6	£175,665	0.6	3.9		£300,247	0.7	6.2
Jan-17	£277,052	0.8	6.2	£176,111	0.3	3.3		£302,611	0.8	6.2
Feb-17	£279,527	0.9	4.9	£177,725	0.9	2.7		£304,351	0.6	4.6
Mar-17	£279,554	0.0	5.3	£177,300	-0.2	3.1		£305,930	0.5	4.9
Apr-17	£278,988	-0.2	4.7	£175,082	-1.3	2.4		£305,414	-0.2	4.8
May-17	£278,115	-0.3	5.6	£172,921	-1.2	2.1		£303,428	-0.7	4.9
Jun-17	£276,858	-0.5	4.4	£172,232	-0.4	1.1		£300,140	-1.1	3.5
Jul-17	£277,133	0.1	4.2	£173,480	0.7	2.1		£298,135	-0.7	2.6
Aug-17	£277,634	0.2	4.0	£173,904	0.2	2.7		£297,529	-0.2	2.1
Sep-17								£297,287	-0.1	1.3



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.
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.

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