



LSL New Build Index

The inaugural output of the LSL New Build Index summarises the average value of New Build properties in each of the recognised regions of England, Scotland & Wales.

From a national perspective, Detached and Semi Detached properties have fared best since 2006, with average rises by region of 7% and 2% respectively.

Only Scotland and greater London have seen price rises in the period across all property types

Commenting for LSL Land & New Homes, James McAuley said 'A comparison of the data between 2006 and 2011 gives ample evidence to support the theory that a substantial bubble in the 'flats' market burst between these dates, with prices by region on average 18% lower in 2011 than in 2006. A similar picture emerges in respect of terraced houses. (-2%)

With the exception of Detached properties, prices for New Build have yet to recover to 2006 levels in the North East and North West. Northern regions have generally fared the worse in terms of price falls, with North East and Yorkshire/Humber regions seeing new build prices by type on average 18% and 14% lower in 2011 than in 2006'

Commenting on the launch of the New Homes Index, Rupert Bates, editorial director of whathouse.co.uk and Show House, said: "This Index will prove an extremely valuable monthly tool for the housebuilding industry."

Notes

Data is based on a statistically significant proportion of all New build valuations provided to lenders for mortgage purposes. Figures represent 12 month rolling averages for each period.

e.surv (www.esurv.co.uk) is the Valuation business of LSL Property Services Plc (www.lslps.co.uk) and is the UK's largest residential valuation practice, acting for lenders, developers, Social Housing organisations and other stakeholders in the residential housing market. The business employs circa 450 chartered surveyors and covers the entire UK.

For further information or enquiries regarding underlying data please contact Richard Sexton (richard.sexton@esurv.co.uk) 07968 932118



Scotland*	2006
Detached	£217,813
Flats	£125,952
Semis	£143,034
Terrace	£165,864

*Size adjusted average price

North West*	2006
Detached	£264,063
Flats	£154,423
Semis	£177,062
Terrace	£173,887

*Size adjusted average price

West Midlands*	2006
Detached	£282,158
Flats	£150,704
Semis	£170,332
Terrace	£174,055

*Size adjusted average price

Wales*	2006
Detached	£219,048
Flats	£219,048
Semis	£159,870
Terrace	£168,704

*Size adjusted average price

South West*	2006
Detached	£287,803
Flats	£151,954
Semis	£201,489
Terrace	£196,178

*Size adjusted average price

South East*	2006
Detached	£355,264
Flats	£182,714
Semis	£244,978
Terrace	£241,916

*Size adjusted average price

North East*	2006
Detached	£230,787
Flats	£137,792
Semis	£195,553
Terrace	£165,091

*Size adjusted average price

Yorkshire & the Humber*	2006
Detached	£238,602
Flats	£182,875
Semis	£158,678
Terrace	£152,942

*Size adjusted average price

East Midlands*	2006
Detached	£244,661
Flats	£129,603
Semis	£159,501
Terrace	£159,501

*Size adjusted average price

East Anglia*	2006
Detached	£279,198
Flats	£175,630
Semis	£196,787
Terrace	£206,681

*Size adjusted average price

Greater London*	2006
Detached	£468,503
Flats	£247,244
Semis	£320,001
Terrace	£322,716

*Size adjusted average price



Scotland*	2011
Detached	£244,281
Flats	£133,808
Semis	£191,512
Terrace	£174,982

*Size adjusted average price

North West*	2011
Detached	£277,688
Flats	£116,981
Semis	£166,297
Terrace	£156,875

*Size adjusted average price

West Midlands*	2011
Detached	£279,676
Flats	£121,098
Semis	£175,997
Terrace	£164,408

*Size adjusted average price

Wales*	2011
Detached	£236,457
Flats	£124,034
Semis	£173,698
Terrace	£159,406

*Size adjusted average price

South West*	2011
Detached	£302,410
Flats	£145,991
Semis	£203,068
Terrace	£190,534

*Size adjusted average price

South East*	2011
Detached	£390,459
Flats	£171,060
Semis	£265,175
Terrace	£238,411

*Size adjusted average price

North East*	2011
Detached	£239,059
Flats	£104,962
Semis	£151,195
Terrace	£144,242

*Size adjusted average price

Yorkshire & the Humber*	2011
Detached	£244,791
Flats	£118,957
Semis	£153,710
Terrace	£148,039

*Size adjusted average price

East Midlands*	2011
Detached	£244,770
Flats	£98,213
Semis	£160,055
Terrace	£150,106

*Size adjusted average price

East Anglia*	2011
Detached	£329,749
Flats	£165,102
Semis	£230,936
Terrace	£211,954

*Size adjusted average price

Greater London*	2011
Detached	£548,020
Flats	£283,842
Semis	£374,406
Terrace	£388,790

*Size adjusted average price