



Under embargo until 00:01 Thursday 12th May 2016

April 2016

### London house prices break through the £600k barrier

- Home values in London double over the last seven years, rising 11% year-on-year in April – more than any other region
- Fastest year-on-year house price growth across England & Wales since December 2014 – up 8.9% annually in April
- Record high for house prices in 9 of the 10 regions, with overall average home values now approaching £300,000
- April sees 20,000 fewer sales than usual during the month, after March’s stamp duty rush squeezes supply of homes

House Price	Index	Monthly Change %	Annual Change %	Annual % (excluding London, the East & the SE)
£298,030	291.6	1.0	8.9	4.9

**Adrian Gill, director of Your Move and Reeds Rains estate agents, comments:** “Homeowners have been basking in the spring sunshine this April, on the back of the fastest year-on-year growth in property prices since December 2014. The typical home in England and Wales is now worth £24,280 more than a year ago, with property prices rising 8.9% since April 2015 – meaning they now stand tantalisingly close to £300,000. This acceleration in home values comes when many had expected house prices to dip due to a natural decline in demand from buy-to-let and second home buyers. However, after an exceptional March, there is now a severe shortage of properties on the market, with fierce competition between buyers for each available property. Clearly, the Government’s offensive against landlords has not eased the way for other buyers, as property prices continue to pick up pace – growing by nearly 50% over the past seven years, with prices rising from £204,875 in April 2009 up to £298,030. With the maximum value of the government’s flagship starter homes capped at £250,000, first-time buyers may soon see a lot less property for their money. George Osborne needs to increase incentives to sell and relax planning restrictions if he truly wants to fulfil the homeownership dreams of young people.

“London has led the way this April, with the value of the average home in the capital breaking through the £600,000 barrier for the first time. Property prices in London have seen an 11% (£59,605) upswing year-on-year, surpassing all other regions. This rapid growth means the average house price in London has almost doubled over the past seven years, rocketing up from £321,917 in April 2009. In Waltham Forest, the average house price has soared by 113% over this time period – more than any other London borough. These kinds of huge hikes in home values in London mean that Sadiq Khan will now face a serious challenge to deliver his promise of increased affordable housing in the city. Across London, it’s been the more affordable areas which have seen some of the steepest increases in house prices annually, as the capital’s residents seek out cheaper properties.

“While London may have seen the biggest boost in house prices this month, property values have hit new records in nine of the ten regions in England and Wales, as growth ripples out from the capital. This is the first time nine regions have broken records in the same month since October 2007 at the height of the boom – as the market has now fully recovered from the crash. For those looking for houses to buy, the North East offers the most affordable options, home to the lowest average property values in England & Wales and the only region where house prices haven’t set a new peak in April.

“Property sales have slowed in April, readjusting after the rush of interest from landlords in March. With an additional 30,000 home sales made in the previous month and buyers snapping up most of the properties on the market, the current pause in transactions was to be expected. While March saw a record 97,500 home sales – the most since November 2007 – this April there will have been an estimated 20,000 fewer sales than usually expected for the month. Many homeowners may now decide to wait until after the EU vote before selling their homes, despite significant demand from buyers, so we could see this shortfall continue until June.”

**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.

# House price index: historical data



Table 1. Average House Prices in England & Wales for the period April 2015 – April 2016

[link to source Excel](#)

		House Price	Index	Monthly Change %	Annual Change %
April	2015	£273,751	269.2	0.3	6.0
May	2015	£274,965	270.3	0.4	5.3
June	2015	£276,725	272.2	0.6	5.0
July	2015	£277,893	273.3	0.4	4.7
August	2015	£280,794	276.3	1.0	5.0
September	2015	£282,764	278.1	0.7	5.2
October	2015	£285,595	280.5	1.0	5.8
November	2015	£285,785	280.3	0.1	5.9
December	2015	£287,365	281.2	0.6	6.5
January	2016	£288,534	282.3	0.4	6.4
February	2016	£292,388	286.1	1.3	7.4
March	2016	£294,969	288.6	0.9	8.1
April	2016	£298,030	291.6	1.0	8.9

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

## House prices

The average price of a London home reached a new milestone of £600,000 at the end of March 2016. This was an increase of 1.0% over February 2016 prices. London house prices are now nearly twice as high (1.86 times higher) than they were in March 2009, some seven years earlier, with eight London boroughs seeing average prices more than double over this period. Given the shift East in search of better affordability, it is no surprise that the borough with the highest percentage change over the seven years is Waltham Forest, located to the North East of London, where prices have risen by 113%. Our analysis of the London market on page 7 explores the detail further.

If the London milestone isn't newsworthy enough, then this month the **average** house price in England & Wales also came within a whisker of reaching a new milestone of £300,000, exactly half that of London, but at the end of April the average price was only £298,030, some £1,970, or 0.7% short of achieving the benchmark. In April, the monthly rate of house price inflation was 1.0% and the annual rate was 8.9%, up from 8.1% at the end of March. The pace of house price inflation is a matter of considerable concern and highlights the continued struggle to bring supply and demand into better balance. Figure 1 below shows the movement in house prices for England & Wales as a whole for the seven year period March 2009 to March 2016. As can be seen, prices in the country as a whole have increased from just over £200,000 to just short of £300,000 in the seven years, an increase of nearly 50% over this period. Figure 1 shows a period of turbulence and flat-lining in prices over the period Jan 2010 to Dec 2012, but also demonstrates a fairly steady increase in house prices thereafter, and despite sustained government efforts to bring the situation under control.

**Average House Prices in England & Wales  
March 2009 - March 2016**

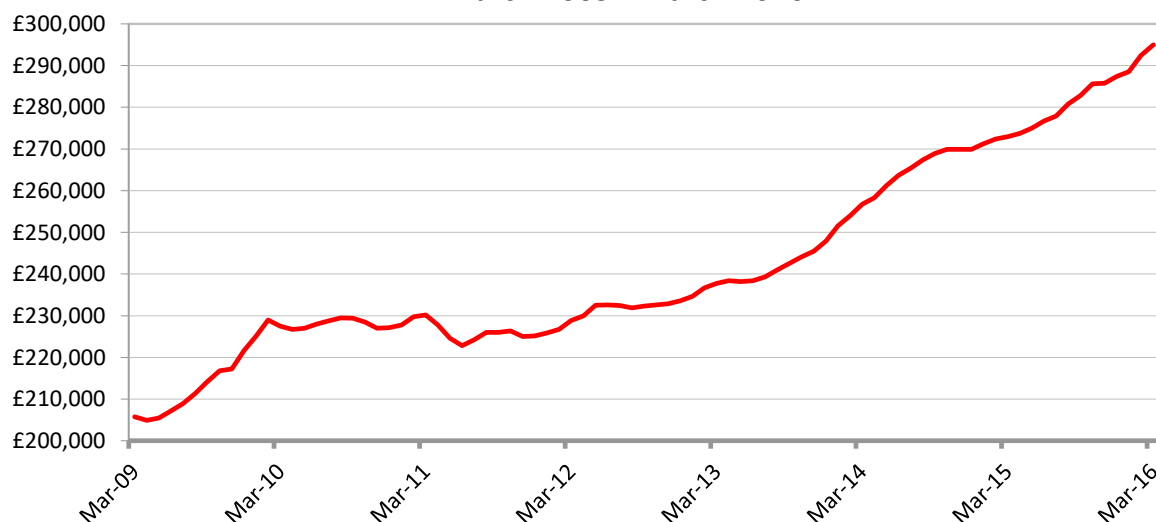


Figure 1. Average House Prices in England & Wales by month March 2009 – March 2016

[link to source Excel](#)

While this is often seen as primarily a London problem it is worth emphasising that nine of the ten regions in England & Wales have set new peak prices. We explore the detail further on page 6. Given the almost consistent rise in average house prices over the last three years, as shown in Figure 1 above, one should perhaps not be too surprised at the rise in prices being so widespread.

## The Housing Market

Last month our commentary touched on the possibility of the market settling. The evidence suggests that we are still some way from that reality – indeed, as we discuss below, the evidence points towards a strengthening in prices. The latest housing supply numbers suggest the market and the government are struggling to secure a sustained increase in output despite the many measures taken to encourage this. As a consequence, the government ambition to build one million new homes and to expand home ownership by two million may well not be met. There is renewed appetite to use industrialised building methods, and this might help boost supply as they come on stream towards the end of this decade. There is support for self-build schemes, but the numbers would need to be very substantial to have any real impact on the overall supply situation. At the same time, the current uncertainties in the market reflecting the upcoming Brexit vote and the impact of recent changes around the Buy-to-Let market have led to some easing of demand in chosen locations; however, with mortgage supply and competition increasing there is unmet demand and the consequences of this are evident in prices.



We have commented a number of times on the shift to a low transactions housing market, and the consequences this may have. The RICS has flagged this on a regular basis, and the theme was also taken up by David Smith in his recent Sunday Times Economic Outlook (08/05/2016). Low turnover means households are finding it harder to enter the market or indeed move within it, a pressure that is felt acutely by those who must move, for example, because of job, family or health reasons. First time buyer numbers have recovered a little, but they are still well below historic average numbers, and it is clear that accumulating cash to provide the sizeable deposit now required is a real problem for many. Parents and relatives now help upwards of 25% of first time buyers, and these - along with those assisted by the range of government schemes, eg, Help-to-Buy equity loans and Right-to-Buy - would suggest that well over half of those currently transacting are assisted in one way or another. Given that we also know that some first time buyers are really returners (from abroad, relationship breakdown etc), then it is probably the case that under a third of first time buyers are true unassisted first-timers. Though much has been said about the re-emergence of 100% mortgages, the reality is that most high LTV loans now require much bigger deposits or parental contributions or both – a long way distant from the 95% plus loans of previous decades - and even as recently as Q4 2007 when they made up over 6% of the market. Thus we not only have a continued supply problem, but also a growing problem of access and opportunity, with no real solutions in sight.

## Housing Transactions

Figure 2 below illustrates the “extra-ordinary” (in the true sense of the word) levels of monthly sales that have taken place during March and April 2016 in the England & Wales housing market. We estimate that the number of housing transactions in England & Wales for **March**, as recorded by the Land Registry, will total some 97,500 properties – Land Registry currently has some 91,500 transactions recorded on its books, with a further 6,000 properties likely to be added to this total as more data emerge. This total is 30,000 larger than we would have ‘normally’ expected for the time of year. Conversely, we estimate that in **April** 2016 only 47,500 transactions will have taken place, approximately 20,000 less than anticipated. The reason for this ‘distortion’ in the market is the introduction of the 3% surcharge in stamp duty on second homes, including buy-to-let properties, the tax having been introduced on 1st April. There was a consequent rush of buyers looking to complete their purchase prior to the introduction of the tax, with a subsequent dearth of buyers one month later, when the tax had become established.

We anticipate that in May there will be a further shortfall in transactions, although of a slightly lesser scale, for similar reasons, and further distortion is likely to arise in June as a consequence of the Brexit referendum. The market is therefore set for a bumpy ride over the next few months, only returning to the new ‘norm’ for 2016 from July onward.

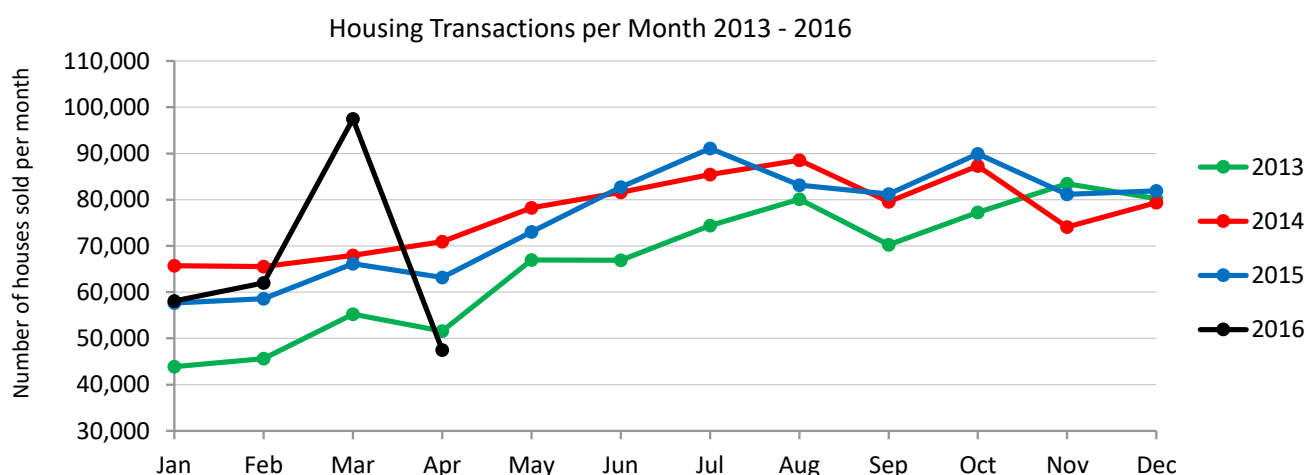


Figure 2. Number of properties sold per month in England & Wales, January 2013 – April 2016. Source Land Registry & Acadata estimates. The totals shown have not been seasonally adjusted.

[link to source Excel](#)

Transactions were clearly brought forward to beat the tax increase, and this also suggests that landlord appetite is undimmed despite the changes in the operating context for that market.

# Comparison of indices

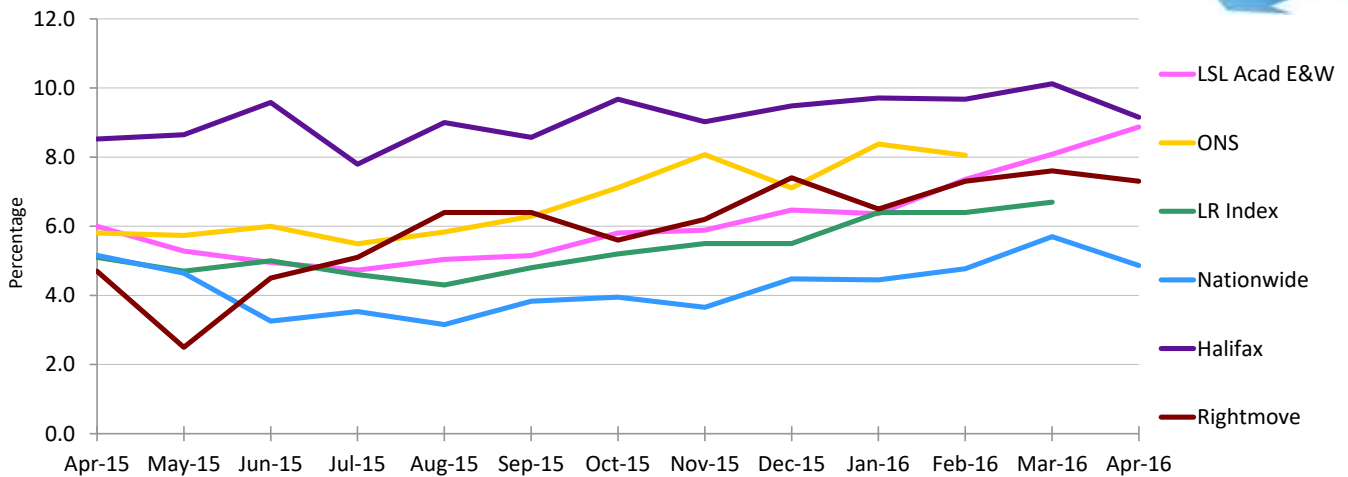


Figure 3. ANNUAL CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

All is about to change in the world of House Price Indices. The ONS HPI and the Land Registry Index, the two government sponsored indices, are to combine and from June 2016 will start producing a new ONS HPI. Its first report will be on April's house prices. Meanwhile the LR Index has ceased to exist, with its last figures being published relating to the March 2016 housing market, as shown in the analysis on this page. Acadata has produced a short paper outlining the changes that are forthcoming with a critique of the likely effects these changes will make. You are welcome to download a copy of this paper by clicking [here](#).

As Figure 3 shows, all indices - including both the mix-adjusted and 'conceptual' price indices - are recording positive movements over the year in terms of the **annual** change in house prices. The Halifax Index (which will also be changing ownership in June) has consistently reported the highest rates of annual house price inflation over the past twelve months, with April's figure at 9.2%, although the LSL Acad HPI is trending upward towards the Halifax levels, with April's figure at 8.9%. Nationwide is showing the lowest level of annual house price inflation in April at 4.9%.

Of the four indices that have published annual rates for April, three are recording lower rates in April than March, with only LSL Acad showing an increase in the annual rate for the month. However it should be remembered that the LSL Acad Index is recorded at the time of contract completion, which will usually occur one month later than the figures used by the lenders, which are based on mortgage approvals.

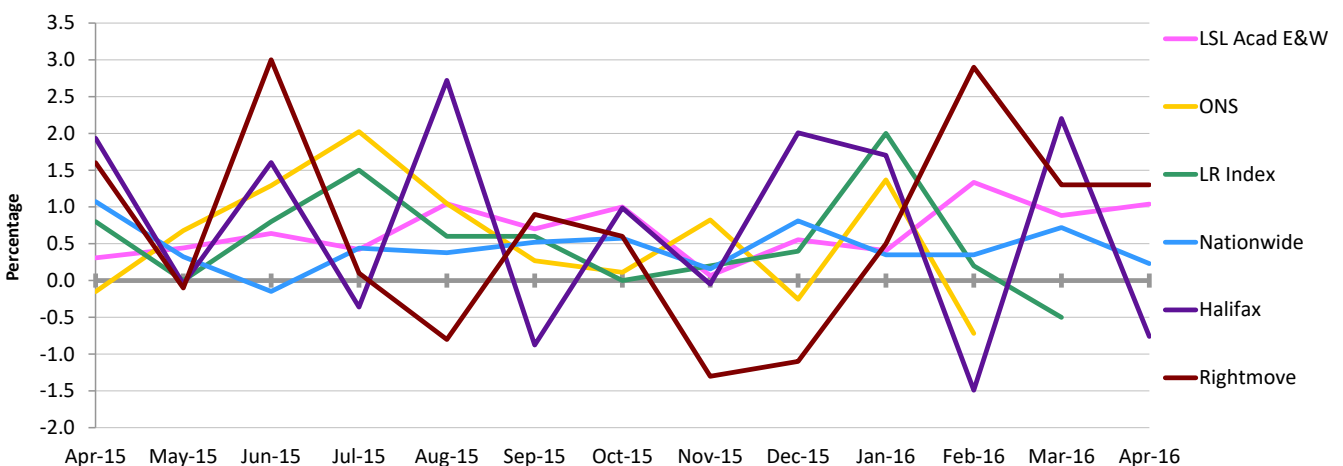


Figure 4. MONTHLY CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

Figure 4 covers the **monthly** change in house prices. Again, as with the annual figures, there appears to be considerable disparity in the April rates, ranging from Rightmove at +1.3% to Halifax at -0.8%. On a monthly basis the two lender indices are both showing a fall in rates in April from the March levels, with Nationwide down -0.5% and Halifax down a staggering -3.0%. Meanwhile Rightmove shows no change in its monthly rate of 1.3%, with LSL Acad recording a small increase of +0.1% in April to establish a monthly rate of 1.0%.

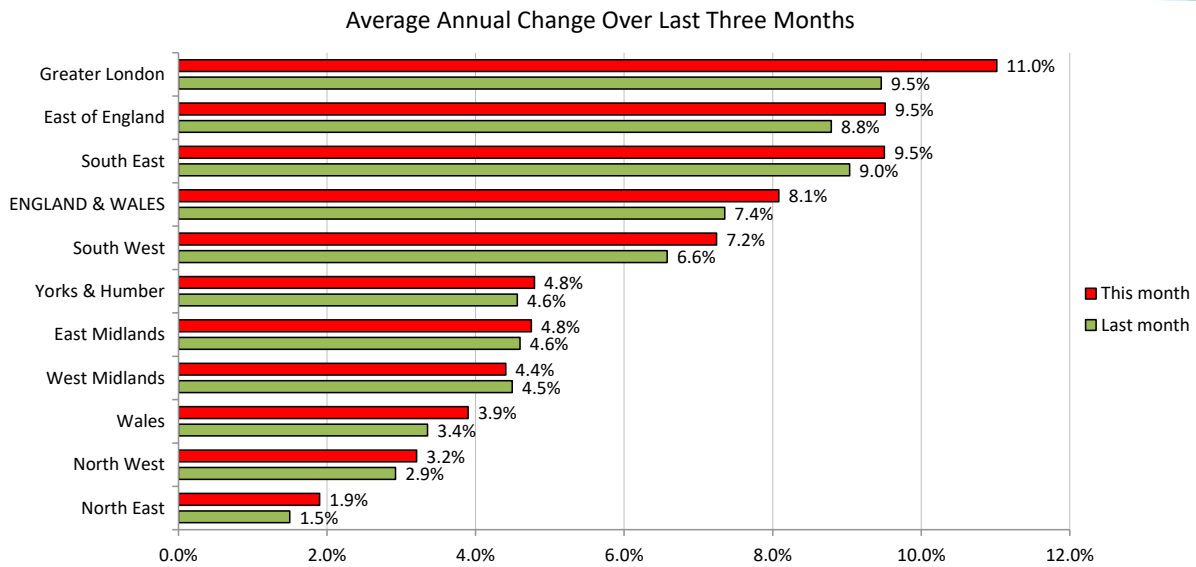
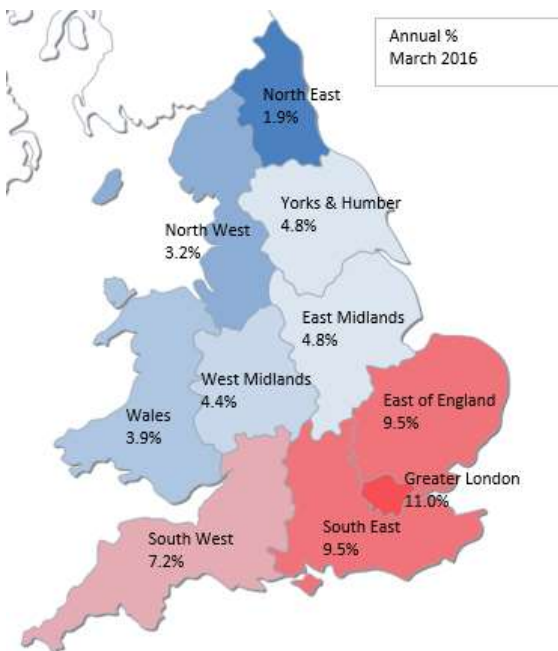


Figure 5. The annual change in the average house price, analysed by region [link to source Excel](#)

In March, Greater London - and for the second consecutive month - has the highest annual increase in average house prices of all the ten regions in England & Wales. The East of England has moved up into second position with inflation at 9.5%, with the South East in third place also with house price inflation of 9.5%. Of the remaining six regions, all have maintained the same position in the table as last month, with Wales, the North West and the North East taking the lowest three positions in terms of house price growth.

For the three months centred on March 2016, nine regions have seen the rate of annual price rises increase, while only the West Midlands (-0.1%) has recorded a fall. Of the nine regions where the annual rate of growth has climbed, the largest increase was in Greater London, +1.5%, followed by the East of England, +0.7%, and the South West, +0.6%.

In March 2016, nine regions have set new peak average prices, with only the North East having an average price below its peak of £160,792, which was set in March 2008, eight years earlier and highlighting the divergences that still exist across England & Wales. Significantly, this is the first time that nine regions have set a new maximum average price in the same month since October 2007, during the last housing boom.



The 'heat map' for the annual change in house prices clearly shows how annual price growth is expanding outward from the intense market heat of Greater London. Greater London has the highest price increase at 11.0%, with the surrounding regions of the East of England and the South East both seeing growth of 9.5%. The next band is that of the South West at 7.2%, followed by the East Midlands and Yorkshire and the Humber, at 4.8%. We then have the West Midlands and Wales at 4.4% and 3.9% respectively. Finally, we have the two regions of the North West at 3.2% and the North East at 1.9% where the housing market is still relatively 'cool'.

We have calculated that if you exclude Greater London, the South East and the East of England from the statistics, the annual rate of house price inflation for the remainder of England & Wales would be 4.9%, in place of the average 8.1% recorded for the two countries as a whole.

Figure 6. Heat Map of the annual change in the average house price, analysed by region, March 2016

# London boroughs, counties and unitary authorities



Table 2. The change in house prices, for the 33 London boroughs, comparing March 2015 and February 2016 with March 2016.

[link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	LONDON BOROUGH	Mar-15	Feb-16	Mar-16	Month % Change	Annual % Change
1	1	KENSINGTON AND CHELSEA	1,725,646	1,884,269	1,908,526	1.3%	10.6%
2	2	CITY OF WESTMINSTER	1,265,785	1,317,129	1,320,299	0.2%	4.3%
5	3	CAMDEN	867,541	1,059,359	1,073,841	1.4%	23.8%
3	4	CITY OF LONDON	939,630	948,620	940,570	-0.8%	0.1%
4	5	HAMMERSMITH AND FULHAM	921,716	882,878	899,197	1.8%	-2.4%
6	6	RICHMOND UPON THAMES	778,379	823,779	831,184	0.9%	6.8%
8	7	WANDSWORTH	677,786	767,315	773,294	0.8%	14.1%
7	8	ISLINGTON	716,949	702,589	714,529	1.7%	-0.3%
12	9	SOUTHWARK	538,046	625,249	645,725	3.3%	20.0%
11	10	LAMBETH	551,688	599,563	616,504	2.8%	11.7%
10	11	MERTON	577,318	597,526	607,747	1.7%	5.3%
13	12	HACKNEY	527,262	604,063	600,761	-0.5%	13.9%
14	13	HARINGEY	520,288	583,722	594,528	1.9%	14.3%
9	14	BARNET	602,600	591,187	592,453	0.2%	-1.7%
15	15	EALING	512,334	578,455	573,480	-0.9%	11.9%
16	16	BRENT	509,277	562,174	566,104	0.7%	11.2%
17	17	KINGSTON UPON THAMES	495,717	539,158	536,923	-0.4%	8.3%
20	18	TOWER HAMLETS	451,413	523,387	526,314	0.6%	16.6%
19	19	HOUNSLOW	452,205	509,432	518,559	1.8%	14.7%
18	20	HARROW	464,903	502,396	515,035	2.5%	10.8%
21	21	BROMLEY	413,512	463,861	466,364	0.5%	12.8%
22	22	LEWISHAM	396,145	444,840	452,928	1.8%	14.3%
26	23	ENFIELD	370,512	439,166	437,222	-0.4%	18.0%
23	24	HILLINGDON	384,706	431,066	431,548	0.1%	12.2%
25	25	WALTHAM FOREST	372,445	423,488	430,704	1.7%	15.6%
24	26	REDBRIDGE	376,374	421,308	426,927	1.3%	13.4%
27	27	GREENWICH	363,236	423,958	424,951	0.2%	17.0%
28	28	SUTTON	345,001	389,412	395,559	1.6%	14.7%
29	29	CROYDON	334,808	368,575	371,748	0.9%	11.0%
30	30	HAVERING	309,165	360,680	362,664	0.5%	17.3%
31	31	NEWHAM	292,392	347,463	345,557	-0.5%	18.2%
32	32	BEXLEY	287,866	338,058	339,522	0.4%	17.9%
33	33	BARKING AND DAGENHAM	234,411	275,131	280,369	1.9%	19.6%
		ALL LONDON	541,020	594,665	600,625	1.0%	11.0%

The analysis of Greater London house prices in Table 2 relates to March 2016, and compares these prices to one month and one year earlier. As we noted earlier, the average price of a property purchased in London in March was in excess of £600,000, the first time that this threshold level has been topped. Waltham Forest had the largest increase in prices over the seven year period, March 2009 – March 2016 at 2.13 (113%), followed by the City of London also at 2.13, and Southwark at 2.11 (111%).

In March 2016, the average price paid for a property in London increased in the month by £5,960, or 1.0% and on an annual basis, house prices in London were £59,600 higher than 12 months earlier, an increase of 11.0% over the year.

On an annual basis, the lowest priced boroughs have seen higher percentage price changes than the highest priced boroughs. If we take the first eleven boroughs in the above table, the weighted increase in prices over the year is 9.3%; the second eleven boroughs saw an annual increase of 10.8%; while the bottom eleven boroughs saw an annual increase of 15.3%. However, the differences in these percentages are beginning to get smaller. An unusual feature of the market in both February and March has been that the top eleven priced boroughs in London have seen higher monthly percentage price increases compared to the lowest eleven priced boroughs. This is the first time that this has occurred over two consecutive months since May/June 2014.

In terms of transactions between Q1 2015 and Q1 2016, London overall has seen an increase of 18% in properties sold. The borough with the highest percentage increase in sales over this period was the City of Westminster at 37%, perhaps suggesting that the lack of sales at the top end of the market is coming to an end – at least before the additional 3% stamp duty on second homes takes its toll on the number of properties sold.

# London boroughs, counties and unitary authorities



Table 3. The annual percentage change in mix adjusted house prices, for the 108 Counties and Unitary Authorities in England & Wales, comparing March 2015 and February 2016 with March 2016. Regions, Counties and Unitary Authorities highlighted in turquoise are currently at a peak price. [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	COUNTY / UNITARY AUTHORITY / REGION	Mar-15	Feb-16	Mar-16	Monthly change	Annual Change
97	100	COUNTY DURHAM	£131,679	£126,036	£127,842	1.4%	-2.9%
91	86	DARLINGTON	£148,250	£157,970	£157,906	0.0%	6.5%
95	93	HARTLEPOOL	£138,615	£142,654	£145,394	1.9%	4.9%
93	97	MIDDLESBROUGH	£140,824	£131,032	£133,448	1.8%	-5.2%
62	62	NORTHUMBERLAND	£182,355	£185,552	£189,677	2.2%	4.0%
96	94	REDCAR AND CLEVELAND	£135,377	£140,952	£142,001	0.7%	4.9%
85	88	STOCKTON-ON-TEES	£153,449	£155,631	£155,591	0.0%	1.4%
76	79	TYNE AND WEAR	£160,452	£164,744	£164,978	0.1%	2.8%
		<b>NORTH EAST</b>	<b>£153,673</b>	<b>£155,342</b>	<b>£156,592</b>	<b>0.8%</b>	<b>1.9%</b>
103	103	BLACKBURN WITH DARWEN	£116,083	£118,847	£118,873	0.0%	2.4%
107	107	BLACKPOOL	£104,910	£108,228	£106,251	-1.8%	1.3%
36	40	CHESHIRE	£235,833	£236,675	£239,255	1.1%	1.5%
89	95	HALTON	£150,271	£139,846	£141,671	1.3%	-5.7%
57	56	WARRINGTON	£189,626	£198,618	£201,356	1.4%	6.2%
67	66	CUMBRIA	£175,071	£176,090	£183,097	4.0%	4.6%
72	72	GREATER MANCHESTER	£166,997	£175,293	£174,917	-0.2%	4.7%
79	84	LANCASHIRE	£159,133	£163,074	£161,390	-1.0%	1.4%
87	87	MERSEYSIDE	£152,564	£154,677	£157,213	1.6%	3.0%
		<b>NORTH WEST</b>	<b>£170,772</b>	<b>£175,285</b>	<b>£176,248</b>	<b>0.5%</b>	<b>3.2%</b>
65	63	EAST RIDING OF YORKSHIRE	£177,710	£183,223	£187,051	2.1%	5.3%
106	105	KINGSTON UPON HULL, CITY OF	£108,625	£109,875	£108,377	-1.4%	-0.2%
100	99	NORTH EAST LINCOLNSHIRE	£125,411	£130,427	£130,520	0.1%	4.1%
94	92	NORTH LINCOLNSHIRE	£139,778	£145,695	£145,782	0.1%	4.3%
34	32	YORK	£237,848	£251,674	£257,519	2.3%	8.3%
39	38	NORTH YORKSHIRE	£229,830	£239,548	£241,210	0.7%	5.0%
92	89	SOUTH YORKSHIRE	£148,166	£152,836	£154,002	0.8%	3.9%
75	74	WEST YORKSHIRE	£162,558	£171,639	£170,469	-0.7%	4.9%
		<b>YORKS &amp; HUMBER</b>	<b>£169,392</b>	<b>£176,966</b>	<b>£177,509</b>	<b>0.3%</b>	<b>4.8%</b>
77	81	DERBY	£160,089	£161,989	£164,411	1.5%	2.7%
86	77	LEICESTER	£153,202	£166,211	£167,232	0.6%	9.2%
98	96	NOTTINGHAM	£130,110	£137,636	£139,903	1.6%	7.5%
14	15	RUTLAND	£294,978	£311,764	£325,956	4.6%	10.5%
64	65	DERBYSHIRE	£180,221	£182,272	£185,711	1.9%	3.0%
48	51	LEICESTERSHIRE	£209,543	£216,687	£217,950	0.6%	4.0%
70	68	LINCOLNSHIRE	£170,727	£180,689	£180,822	0.1%	5.9%
46	50	NORTHAMPTONSHIRE	£210,386	£219,690	£219,412	-0.1%	4.3%
69	67	NOTTINGHAMSHIRE	£172,505	£180,822	£181,317	0.3%	5.1%
		<b>EAST MIDLANDS</b>	<b>£183,627</b>	<b>£191,119</b>	<b>£192,351</b>	<b>0.6%</b>	<b>4.8%</b>
33	39	HEREFORDSHIRE	£238,400	£239,109	£239,787	0.3%	0.6%
44	49	SHROPSHIRE	£214,522	£223,029	£219,701	-1.5%	2.4%
105	104	STOKE-ON-TRENT	£109,772	£111,190	£111,508	0.3%	1.6%
73	80	TELFORD & WREKIN	£164,422	£162,323	£164,958	1.6%	0.3%
58	61	STAFFORDSHIRE	£186,969	£191,613	£191,525	0.0%	2.4%
29	30	WARWICKSHIRE	£246,977	£266,077	£265,886	-0.1%	7.7%
68	69	WEST MIDLANDS	£172,802	£180,305	£180,373	0.0%	4.4%
40	37	WORCESTERSHIRE	£229,724	£243,439	£244,450	0.4%	6.4%
		<b>WEST MIDLANDS</b>	<b>£193,413</b>	<b>£201,899</b>	<b>£201,936</b>	<b>0.0%</b>	<b>4.4%</b>
22	22	BEDFORDSHIRE	£260,996	£288,085	£290,545	0.9%	11.3%
53	46	LUTON	£193,484	£226,160	£226,444	0.1%	17.0%
66	64	PETERBOROUGH	£176,917	£182,306	£187,025	2.6%	5.7%
26	24	SOUTHEND-ON-SEA	£252,924	£279,898	£283,393	1.2%	12.0%
43	33	THURROCK	£216,680	£253,716	£254,624	0.4%	17.5%
15	19	CAMBRIDGESHIRE	£292,711	£303,484	£305,051	0.5%	4.2%
17	16	ESSEX	£286,701	£316,423	£317,992	0.5%	10.9%
5	5	HERTFORDSHIRE	£391,663	£432,417	£437,391	1.2%	11.7%



# London boroughs, counties and unitary authorities



45	45	NORFOLK	£214,232	£222,561	£228,786	2.8%	6.8%
38	36	SUFFOLK	£232,320	£243,240	£245,098	0.8%	5.5%
		<b>EAST OF ENGLAND</b>	<b>£279,404</b>	<b>£302,853</b>	<b>£305,991</b>	<b>1.0%</b>	<b>9.5%</b>
		<b>GREATER LONDON</b>	<b>£541,020</b>	<b>£594,665</b>	<b>£600,625</b>	<b>1.0%</b>	<b>11.0%</b>
9	10	BRACKNELL FOREST	£337,213	£372,079	£378,823	1.8%	12.3%
7	9	BRIGHTON AND HOVE	£353,025	£384,898	£387,170	0.6%	9.7%
49	47	ISLE OF WIGHT	£207,405	£222,399	£225,319	1.3%	8.6%
51	44	MEDWAY	£202,506	£224,360	£229,658	2.4%	13.4%
28	25	MILTON KEYNES	£247,948	£283,480	£279,263	-1.5%	12.6%
55	55	PORTSMOUTH	£191,968	£200,027	£206,200	3.1%	7.4%
16	14	READING	£291,796	£324,614	£330,081	1.7%	13.1%
24	18	SLOUGH	£256,498	£304,910	£309,503	1.5%	20.7%
52	52	SOUTHAMPTON	£202,017	£209,150	£208,894	-0.1%	3.4%
8	8	WEST BERKSHIRE	£346,287	£376,415	£391,735	4.1%	13.1%
1	1	WINDSOR AND MAIDENHEAD	£507,989	£562,142	£559,410	-0.5%	10.1%
4	4	WOKINGHAM	£404,071	£433,360	£440,822	1.7%	9.1%
3	3	BUCKINGHAMSHIRE	£414,129	£447,675	£446,934	-0.2%	7.9%
20	20	EAST SUSSEX	£274,302	£299,157	£304,943	1.9%	11.2%
13	13	HAMPSHIRE	£313,469	£328,489	£331,707	1.0%	5.8%
19	21	KENT	£275,224	£304,237	£304,866	0.2%	10.8%
6	6	OXFORDSHIRE	£363,939	£387,559	£393,953	1.6%	8.2%
2	2	SURREY	£467,259	£505,280	£512,920	1.5%	9.8%
12	11	WEST SUSSEX	£317,285	£346,347	£352,084	1.7%	11.0%
		<b>SOUTH EAST</b>	<b>£329,176</b>	<b>£356,557</b>	<b>£360,464</b>	<b>1.1%</b>	<b>9.5%</b>
10	7	BATH AND NORTH EAST SOMERSET	£326,203	£384,520	£393,722	2.4%	20.7%
41	42	BOURNEMOUTH	£229,231	£244,415	£233,840	-4.3%	2.0%
27	27	BRISTOL , CITY OF	£250,408	£272,151	£277,158	1.8%	10.7%
35	34	CORNWALL	£235,833	£242,657	£249,357	2.8%	5.7%
32	29	NORTH SOMERSET	£242,063	£266,642	£268,139	0.6%	10.8%
63	70	PLYMOUTH	£182,103	£181,763	£180,044	-0.9%	-1.1%
11	12	POOLE	£322,780	£347,092	£348,324	0.4%	7.9%
30	31	SOUTH GLOUCESTERSHIRE	£242,962	£261,096	£260,761	-0.1%	7.3%
56	54	SWINDON	£190,910	£206,534	£206,972	0.2%	8.4%
47	53	TORBAY	£209,878	£203,416	£207,750	2.1%	-1.0%
21	23	WILTSHIRE	£265,802	£283,770	£287,611	1.4%	8.2%
25	28	DEVON	£255,237	£263,784	£268,180	1.7%	5.1%
18	17	DORSET	£285,415	£305,594	£313,054	2.4%	9.7%
23	26	GLOUCESTERSHIRE	£258,799	£274,470	£277,223	1.0%	7.1%
42	41	SOMERSET	£224,967	£234,679	£234,991	0.1%	4.5%
		<b>SOUTH WEST</b>	<b>£249,183</b>	<b>£264,199</b>	<b>£267,235</b>	<b>1.1%</b>	<b>7.2%</b>
60	57	ISLE OF ANGLESEY	£186,507	£195,401	£197,001	0.8%	5.6%
83	76	GWYNEDD	£154,789	£163,076	£168,646	3.4%	9.0%
78	78	CONWY	£160,037	£164,968	£165,379	0.2%	3.3%
80	82	DENBIGHSHIRE	£158,160	£162,992	£162,637	-0.2%	2.8%
71	83	FLINTSHIRE	£168,772	£163,494	£162,297	-0.7%	-3.8%
74	71	WREXHAM	£163,535	£174,172	£175,228	0.6%	7.2%
61	60	POWYS	£185,044	£187,869	£193,141	2.8%	4.4%
59	59	CEREDIGION	£186,708	£192,666	£195,829	1.6%	4.9%
54	58	PEMBROKESHIRE	£191,976	£191,980	£196,663	2.4%	2.4%
84	91	CARMARTHENSHIRE	£154,704	£147,077	£146,288	-0.5%	-5.4%
81	73	SWANSEA	£157,589	£170,358	£174,121	2.2%	10.5%
101	101	NEATH PORT TALBOT	£118,408	£122,512	£124,202	1.4%	4.9%
88	85	BRIDGEND	£151,452	£156,854	£160,144	2.1%	5.7%
37	43	VALE OF GLAMORGAN	£233,751	£232,993	£229,903	-1.3%	-1.6%
50	48	CARDIFF	£204,661	£226,821	£222,620	-1.9%	8.8%
102	102	RHONDDA CYNON TAFF	£118,270	£118,020	£119,610	1.3%	1.1%
104	106	MERTHYR TYDFIL	£113,957	£103,997	£107,434	3.3%	-5.7%
99	98	CAERPHILLY	£126,577	£131,033	£130,550	-0.4%	3.1%
108	108	BLAENAU GWENT	£83,652	£85,236	£80,955	-5.0%	-3.2%



90	90	<b>TORFAEN</b>	£149,774	£148,164	£150,432	1.5%	0.4%
31	35	<b>MONMOUTHSHIRE</b>	£242,608	£239,412	£247,772	3.5%	2.1%
82	75	<b>NEWPORT</b>	£157,568	£167,745	£169,845	1.3%	7.8%
		<b>WALES</b>	<b>£166,131</b>	<b>£171,610</b>	<b>£172,610</b>	<b>0.6%</b>	<b>3.9%</b>
		<b>E&amp;W</b>	<b>£272,910</b>	<b>£292,388</b>	<b>£294,969</b>	<b>0.9%</b>	<b>8.1%</b>

Table 3 above 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 (Government Office Regions), for March 2015, February 2016 and March 2016. It also records the percentage change in these prices over the last month and year, highlighting the great diversity that exists across the markets in England & Wales. In March 2016, the monthly rate of house price inflation in England & Wales was 0.9% and the headline annual increase in prices for England & Wales was 8.1%,

## Annual Trends

On an annual basis, prices in March 2016 have increased in England & Wales by 8.1%, up from the 7.4% in February, one month earlier. 97 of the 108 unitary authority areas have recorded price rises, three more than last month, which represents some 90% of the England & Wales unitary authority areas. Of the 11 areas where prices are falling, 5 are located in Wales, 4 are in the North of England and 2 in the South West.

## Peak Prices

In Table 3, we have highlighted in turquoise those areas which have set a new peak price in the month; there are 47 such locations, up by 9 from last month. Of these 47 unitary authority areas, 15 are based in the South East, 10 are in the South West and 9 in the East of England. As we discussed earlier, 9 of the 10 regions in England & Wales have set new peak prices in March 2016, the one exception being the North East, but even here the unitary authority of Tyne and Wear, which includes Newcastle upon Tyne, has established a new peak price in the month.

## Monthly Trends

On a monthly basis, the headline rate for prices in England & Wales in March 2016 shows an increase of 0.9%, which is down from the 1.3% seen in the previous month. In March, there were price rises over the month in 83 of the 108 unitary authority areas (this is up from the 79 areas seeing increases in the previous month).

## Highest and lowest unitary authorities

Looking at the unitary authority areas on an individual basis, in March it is Bath and North East Somerset at 20.7% that tops the league with the highest annual rate of change in prices. Bath has seen a fairly consistent rise in prices over the year, with detached homes in particular rising in value from an average price of £410k in March 2015 to £560k in March 2016.

By way of contrast, the authority with the largest reduction in annual prices is Merthyr Tydfil, where prices have fallen by 5.7%. In Merthyr the average price of a terraced property has declined from £79k in March 2015 to £70k one year later.

## Transactions

It would be unwise to draw any long term conclusions from the change in transaction levels that have taken place in March 2016, as we know these are of an 'exceptional' and 'one off' nature. However, it is worth noting which areas have seen the largest change in the number of sales in the run up to the introduction of the 3% stamp duty surcharge on second homes in April 2016.

The Land Registry transaction count for Q1 2016 which we use for this analysis is currently showing a 22% increase in sales compared to Q1 2015. There is a possibility that this figure will change over the next few months as more data from the Land Registry emerge – but historic patterns of data emergence may not apply to the 'one-off' events that took place in the month. Looking at the figures reported to date, the South West has seen the largest increase in sales volumes, up by 27.5%, followed by the North West, up 27.0% - both are areas where we know there is an active second home or buy-to-let market. The region with the lowest increase in sales is the North East at 16.8%, with Greater London seeing the second lowest increase in transactions at 17.8%.

In quantum terms, ignoring Greater London which dominates the market, Greater Manchester saw the largest increase in sales volumes, with an additional 2,222 properties sold, up 31.6% in Q1 2016 compared to Q1 2015. Manchester was followed by Birmingham, up by 1,508 properties, or 23.1%. In percentage terms, the county which



saw the largest increase in sales was Powys, up 49.5%, although due to the relatively small size of the market there, this percentage only represented an additional 138 homes being sold, of which 70 were detached properties. Powys was followed by Newport, up 48.0%, where an additional 170 properties were sold, of which 80 were terraces and 60 were semi-detached homes.

Only one county showed a negative change in sales between Q1 2015 and Q1 2016, being Pembrokeshire in Wales, which was down 3.3% in volume terms over the year.

In terms of property types, over this same time period, terraces saw the largest increase in sales at 26%, flat sales rose by 24%, followed by detached and semi-detached properties at 20% and 19% respectively. The fact that terraces and flats had the highest increase in sales supports the view that it was buy-to-let landlords who were the most active in the driving of sales in the March market.

We intend to publish more tables in our News Release in next or subsequent months, when we will have further data, analysing the changes that took place in each of the 108 unitary authority areas during March 2016 compared to March 2015.

## ANNUAL CHANGE IN PRICE BY REGION

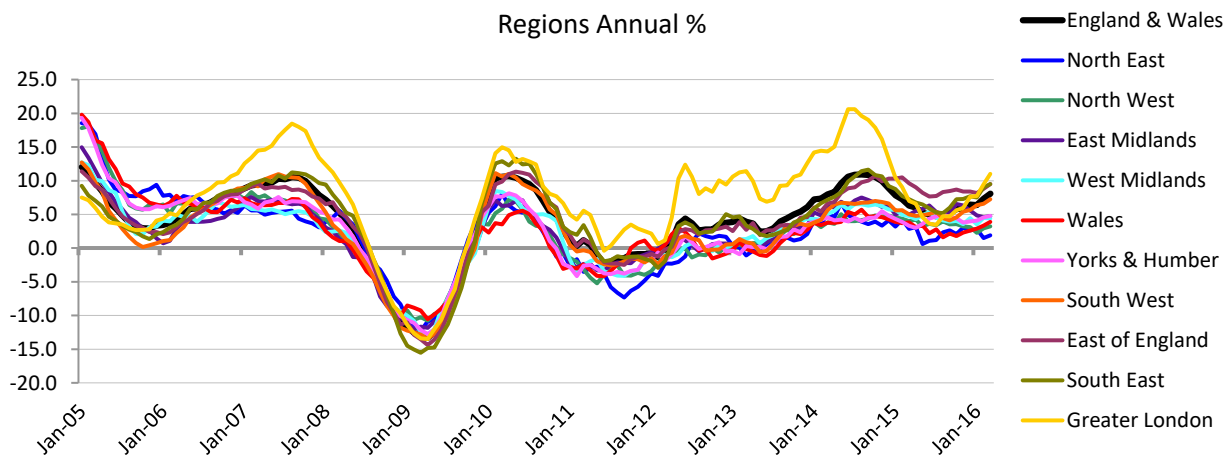


Figure 7. A comparison of the annual change in house prices, by region for the period January 2005 – March 2016

[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.

# Regional data table



Table 4. Average house prices by region, March 2015 – March 2016, 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
Apr-15	£153,050	-0.4	3.1	£170,543	-0.1	4.2	£169,010	-0.2	3.0	£183,937	0.2	5.5
May-15	£150,508	-1.7	0.6	£170,235	-0.2	3.3	£170,452	0.9	3.6	£184,818	0.5	5.8
Jun-15	£149,919	-0.4	1.1	£170,700	0.3	3.6	£171,594	0.7	4.4	£186,267	0.8	6.3
Jul-15	£149,392	-0.4	1.2	£171,226	0.3	3.4	£172,552	0.6	4.7	£186,258	0.0	5.4
Aug-15	£150,739	0.9	2.3	£173,398	1.3	3.9	£173,953	0.8	4.9	£186,850	0.3	5.0
Sep-15	£150,612	-0.1	2.6	£173,694	0.2	3.5	£174,721	0.4	4.7	£188,631	1.0	5.2
Oct-15	£151,291	0.5	2.1	£174,506	0.5	3.5	£175,994	0.7	4.4	£190,726	1.1	6.6
Nov-15	£151,693	0.3	3.0	£173,117	-0.8	3.2	£175,760	-0.1	3.8	£190,496	-0.1	6.3
Dec-15	£152,794	0.7	2.6	£173,444	0.2	3.1	£176,084	0.2	4.0	£189,165	-0.7	5.6
Jan-16	£154,108	0.9	2.8	£173,386	0.0	2.2	£176,507	0.2	4.1	£189,483	0.2	4.9
Feb-16	£155,342	0.8	1.5	£175,285	1.1	2.9	£176,966	0.3	4.6	£191,119	0.9	4.6
Mar-16	£156,592	0.8	1.9	£176,248	0.5	3.2	£177,509	0.3	4.8	£192,351	0.6	4.8
	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
Apr-15	£192,878	-0.3	4.3	£280,499	0.4	9.0	£545,031	0.7	6.6	£329,921	0.2	6.8
May-15	£194,245	0.7	4.9	£280,555	0.0	8.2	£549,286	0.8	4.6	£332,190	0.7	6.5
Jun-15	£195,844	0.8	5.4	£282,097	0.5	7.7	£557,149	1.4	3.6	£333,206	0.3	5.9
Jul-15	£196,268	0.2	4.5	£283,551	0.5	7.7	£558,931	0.3	3.5	£335,024	0.5	5.3
Aug-15	£197,155	0.5	4.1	£288,260	1.7	8.3	£569,064	1.8	4.8	£336,821	0.5	5.2
Sep-15	£197,067	0.0	3.9	£290,527	0.8	8.5	£573,988	0.9	4.7	£340,394	1.1	6.0
Oct-15	£198,779	0.9	4.0	£293,089	0.9	8.7	£580,881	1.2	5.6	£344,681	1.3	7.3
Nov-15	£198,141	-0.3	3.6	£291,604	-0.5	8.4	£582,483	0.3	6.0	£345,992	0.4	7.3
Dec-15	£200,363	1.1	4.5	£293,905	0.8	8.4	£585,498	0.5	7.6	£348,344	0.7	7.7
Jan-16	£199,695	-0.3	3.5	£296,957	1.0	8.2	£587,990	0.4	7.7	£350,157	0.5	7.5
Feb-16	£201,899	1.1	4.5	£302,853	2.0	8.8	£594,665	1.1	9.5	£356,557	1.8	9.0
Mar-16	£201,936	0.0	4.4	£305,991	1.0	9.5	£600,625	1.0	11.0	£360,464	1.1	9.5
	South West			Wales			ENGLAND & WALES					
	Av HP	%monthly	%annual	Av HP	%monthly	%annual				Av HP	%monthly	%annual
Apr-15	£251,013	0.7	4.8	£164,676	-0.9	3.1				£273,751	0.3	6.0
May-15	£251,657	0.3	4.9	£164,070	-0.4	3.4				£274,965	0.4	5.3
Jun-15	£251,476	-0.1	5.1	£163,603	-0.3	2.2				£276,725	0.6	5.0
Jul-15	£253,459	0.8	5.4	£164,547	0.6	2.8				£277,893	0.4	4.7
Aug-15	£254,377	0.4	4.5	£164,909	0.2	1.6				£280,794	1.0	5.0
Sep-15	£255,157	0.3	4.1	£166,393	0.9	2.2				£282,764	0.7	5.2
Oct-15	£257,109	0.8	4.5	£167,591	0.7	1.8				£285,595	1.0	5.8
Nov-15	£258,274	0.5	5.4	£167,942	0.2	2.3				£285,785	0.1	5.9
Dec-15	£260,490	0.9	5.7	£168,702	0.5	2.6				£287,365	0.6	6.5
Jan-16	£260,946	0.2	6.3	£169,520	0.5	2.9				£288,534	0.4	6.4
Feb-16	£264,199	1.2	6.6	£171,610	1.2	3.4				£292,388	1.3	7.4
Mar-16	£267,235	1.1	7.2	£172,610	0.6	3.9				£294,969	0.9	8.1
Apr-16										£298,030	1.0	8.9



## NOTES

1. LSL Acad E&W HPI is the only house price index to use:
  - the **actual** prices at which every property in England & Wales was transacted, including prices for properties bought with cash, using the factual Land Registry data as opposed to valuation estimates or asking prices
  - the price of **every** single relevant transaction, as opposed to prices based upon samplesLSL Acad E&W HPI is a price series as opposed to a value series.
2. the current month LSL Acad E&W HPI comprises a forecast of the LR outcome, using an academic “index of indices” model, pending release of sufficient real data from the Land Registry.
3. LSL Acad E&W HPI forecasts are progressively replaced with real data, until every transaction reported to the Land Registry has been recorded and we have provided our LSL Acad E&W HPI “ultimate” data. All LSL Acad E&W HPI numbers, published prior to receipt of all transaction data, are subject to change; in publishing precise numbers for a number of reasons, we do not claim precision.
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 working with Dr Stephen Satchell, Economics Fellow Trinity College Cambridge, and specialist in the assessment of risk in property and mortgage portfolios.
6. Acadata DataLibrary provides a portfolio of ready-to-use datasets and calculation series updated monthly, based upon the factual Land Registry and/or Registers of Scotland results ([free essential series here](#)). Our comprehensive selections of geography (national/ regional/ unitary authority/ postcodes) and of property types with mean and median prices provide the “off the shelf” historic data series and analyses needed for rapid study and commentary. The DataLibrary is available on subscription for e.g. property portfolio analysis, business planning and advisory purposes. For major lending institutions it shows national and regional trends. For local builders, developers and estate agents it shows stock and new build results within postcode districts and enables analyses at town and street level.
7. Given the postcodes in which a portfolio, fund or trust is invested, or in which a lender has exposure, an Acadata house price index for those postcodes alone indicates the effect of monthly house price changes on collateral. Our associated company MIAC Acadametrics provides loan revaluations, aligned to lender risk profile and regulatory requirements. Hearthstone plc uses our regional weights in planning the geography of their property portfolio. Our work has a strong academic foundation and our data are used by government. For more detail see [www.acadata.co.uk](http://www.acadata.co.uk).

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