

LSL Property Services/Acadata England & Wales House Price Index

MARCH 2014

STRICTLY UNDER EMBARGO UNTIL 00.01 FRIDAY 11TH APRIL 2014

House prices climb £17,500 in 12 months, but sales slow in March

- Prices hit record £262,291 – with highest annual rise since September 2010
- Lightning fast growth in London: prices rise twice as fast as any other region
- Sales stall in March as poor weather and shortage of homes takes its toll

House Price	Index	Monthly Change %	Annual Change %
£262,291	252.1	1.0	7.2

David Brown, commercial director of LSL Property Services, comments: “Average house prices continue to accelerate, rollicking upwards by £17,500 – or 7.2% over the past twelve months. This marks the highest annual increase since September 2010, when the market had only begun to emerge from the depths of despair. Prices are now 26% higher than the bottom of that bleak pit five years ago, in April 2009.

“Equally, a rejuvenated economy, a more accessible mortgage market and better employment prospects are underpinning greater confidence among aspiring buyers. For the ninth month in a row average prices have set a new record, a clear sign of the sustained growth that has galvanised a tangible ‘feel-good factor’ among home-owners. Certainly we’re seeing reports of this renewed optimism throughout Reeds Rains and Your Move branches throughout the country.

“However, sales did stall in March as the adverse weather in February took its toll - in contrast to the typically busier spring period we would normally expect. Delays, cancellations and hesitation from buyers in the previous month inevitably resulted in fewer completions in March than is usual for this time of year, particularly in the South-West where sales fell by 5% compared with February. Even so, total sales nationwide are still 22% ahead of the same month last year.

“On a regional level the relentless property market in the capital continues to surge ahead. Annual price rises in red-hot London have risen twice as fast as in any other region – showing that the city is operating on a different level. But the heat is radiating outwards through the regions, which are also experiencing house price growth.

“However, without more properties coming to the market we could see a halt to this progress. The bottom line is simply that we need more homes, not just to satisfy the growing demand, but also to prevent prices from rising out of reach, particularly in London, where those at the lower end are already facing an uphill struggle. The measures announced by the Chancellor in last month’s budget - funding to unlock housing projects - is the first step, but it will be putting this rhetoric into practice and seeing new homes being completed that will be the key.”

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

For detailed analysis by Dr Peter Williams, housing market specialist and Chairman of Acadata, see page 3.

House price index: historical data



Table 1. Average House Prices in England & Wales for the period March 2013 – March 2014

[link to source Excel](#)

		House Price	Index	Monthly Change %	Annual Change %
March	2013	£244,720	236.3	0.5	4.3
April	2013	£245,230	236.9	0.2	3.9
May	2013	£245,063	236.8	-0.1	2.6
June	2013	£245,175	237.0	0.0	2.6
July	2013	£246,199	237.9	0.4	3.0
August	2013	£247,890	239.5	0.7	4.1
September	2013	£249,330	240.8	0.6	4.4
October	2013	£250,809	242.1	0.6	4.9
November	2013	£251,776	242.9	0.4	5.2
December	2013	£253,911	244.1	0.8	5.8
January	2014	£256,708	246.7	1.1	6.4
February	2014	£259,814	249.7	1.2	6.7
March	2014	£262,291	252.1	1.0	7.2

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Dr Peter Williams, housing market specialist and Chairman of Acadata, comments:

House prices

Despite the 'noise' generated by the myriad of house price indices and commentary in the UK there is now a dawning realization that we are experiencing sustained house price acceleration, as Table 1 shows. On a monthly basis, the average price of a home in England & Wales sets another new record level at £262,291, and for the ninth month in succession. The average price has increased by £2,500, or 1.0%, during March 2014.

Perhaps of greater significance is the annual index. Over the last year, the average house price has risen by a nominal £17,500, or 7.2%. This percentage increase is 4.5% above February's 12 month RPI of 2.7%, giving home owners a strong 'feel-good' factor as their pre-eminent asset rises in value in real terms. This month's annual increase in prices is the highest since September 2010, when the market was recovering from the 2009 housing crisis. Average house prices are now 26% above the bottom of that trough, which occurred in April 2009, some five years ago.

Figure 1 gives a quick sense of how prices have evolved over the last twelve months. The black line shows the trend in the average house price over the period, with the red line indicating the actual movement in prices on a monthly basis. We can observe that prices were stationary at the start of the period from March - June 2013, but then started to rise at a gentle rate from July - December 2013, with that rate accelerating over the last three months.

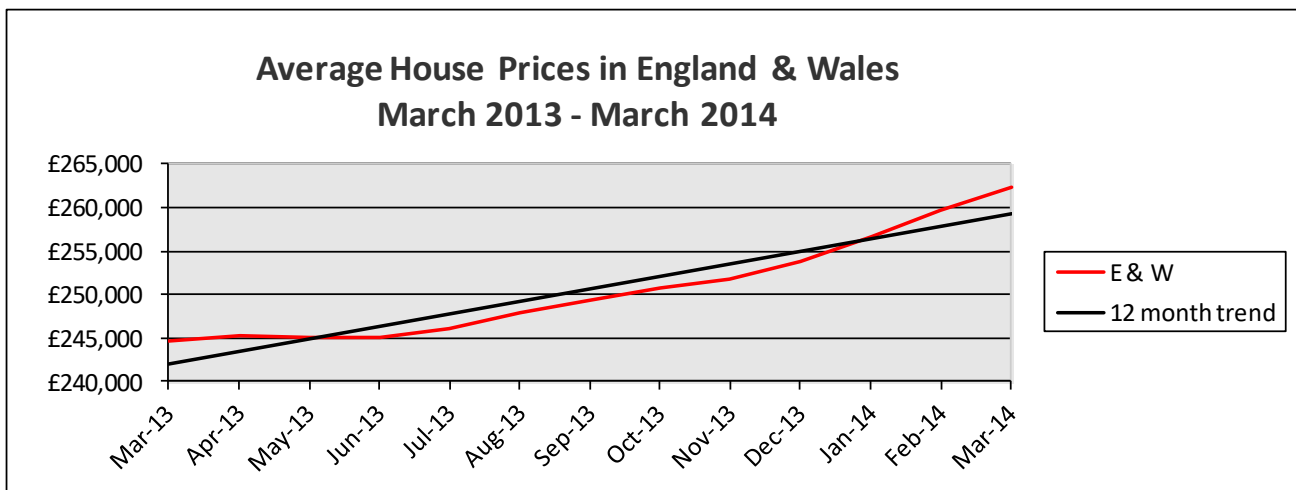


Figure 1. The average house price in England & Wales, March 2013 – March 2014

[link to source Excel](#)

House price trends are now being watched very carefully by the Financial Policy Committee, as was evident from the news release put out after its meeting on 19th March. The FPC gave considerable emphasis to the housing market in this statement. The extracts below give a flavour;

There was continued evidence of increasing momentum in the UK housing market, although a number of indicators remained below their long-run average levels. Mortgage approvals had risen by 40% in the year to January, though they remained 20% below their long-run average. Prices had risen by around 10% at a national level over the year to February 2014, according to the average of the main lenders' indices, and 5.5% over the year to December 2013 using ONS data, with increases seen in all UK regions over the second half of 2013 ... Given the increasing momentum, the FPC will remain vigilant to emerging vulnerabilities, will continue to monitor conditions closely and will take further proportionate and graduated action if warranted.

The FPC noted that the new mortgage market rules (MMR) come into play in April (26th) with stronger affordability tests and tighter documentation requirements. Potential borrowers will find that their financial capacity to continue servicing their mortgage with a rate some 3 to 4 percent above the lender's standard variable rate is assessed – clearly some will need to adjust their borrowing downwards to meet this requirement. So it is likely that the new MMR rules will both tighten and slow lending trends, and that this will impact the market along with any Bank base rate rises later in 2014 or early 2015. In that sense the brakes will be applied, and the question is whether or not this will be sufficient to rein in what is now significant upward price momentum. When the Office for Budget Responsibility published its updated *Economic and Fiscal Outlook* for the recent Budget, it commented on page 47 'we therefore expect house price growth to peak higher and earlier than in our December forecast, at (an annualised) 9.2% in the third quarter of 2014' after which it expects price growth to fall away.

Much now turns on the course of interest rates, the supply of mortgages and real wage and income trends. The latest BoE *Credit Conditions Survey* issued on 3rd April suggests that lenders expect an increase in the availability of secured credit to households over the next three months. As we have suggested in previous commentaries, there are real



tensions here between the politics of house prices and home ownership, and sensible economics. The Government has been keen to support a revived housing market as was evident in a recent speech on home ownership by the Financial Secretary to the Treasury, Sajid Javed MP, but he went on to say:

I appreciate though that some observers have been concerned by the pace of change in the market, particularly on house price rises in certain areas. And these are concerns that the government both recognises, and understands.

Alongside the government is the Bank and the FPC, and their concerns are clear as is their appetite to act. Lenders are aware of this and will remain cautious. Over the next few months we will see how this plays out. On the basis of the evidence presented here we can expect further interventions in the latter part of the year if the predicted MMR related slowdown does not impact on current trends.

Housing Transactions

Early indications suggest that the number of housing transactions that took place in March this year will only be marginally ahead (1.5%) of the levels seen in February. This outcome is contrary to the seasonal trend that one associates with the housing market in March. On average, based on the last 19 years data, sales in March have increased by 24% over February levels. Sales this March are therefore some 22% below the seasonal expectation.

There are two main reasons why March sales might be lower than suggested by the historic pattern. The first is the flooding and poor weather experienced at the end of January and during February. This will have led to delays or the cancellation of a number of purchase decisions in February, which will have had a knock-on effect on the number of housing completions taking place in March. Looking at a regional analysis of the changes in housing transactions between February and March, sales in the South West and East Midlands were down by 5% and 3% respectively, whereas sales in the North West, which was less affected by the flooding, increased by 12%.

The second possible reason is that there was a shortage of properties available for sale. In its February Residential Market Survey, RICS reported that the average levels of stock per surveyor available for sale were at their lowest point for at least the last 14 years. The lack of properties coming onto the market is a major factor in the increase in house prices currently being experienced in several parts of the country. This shortage may be a product of varied levels of price inflation/recovery and the difficulties some households may face when trying to get another mortgage.

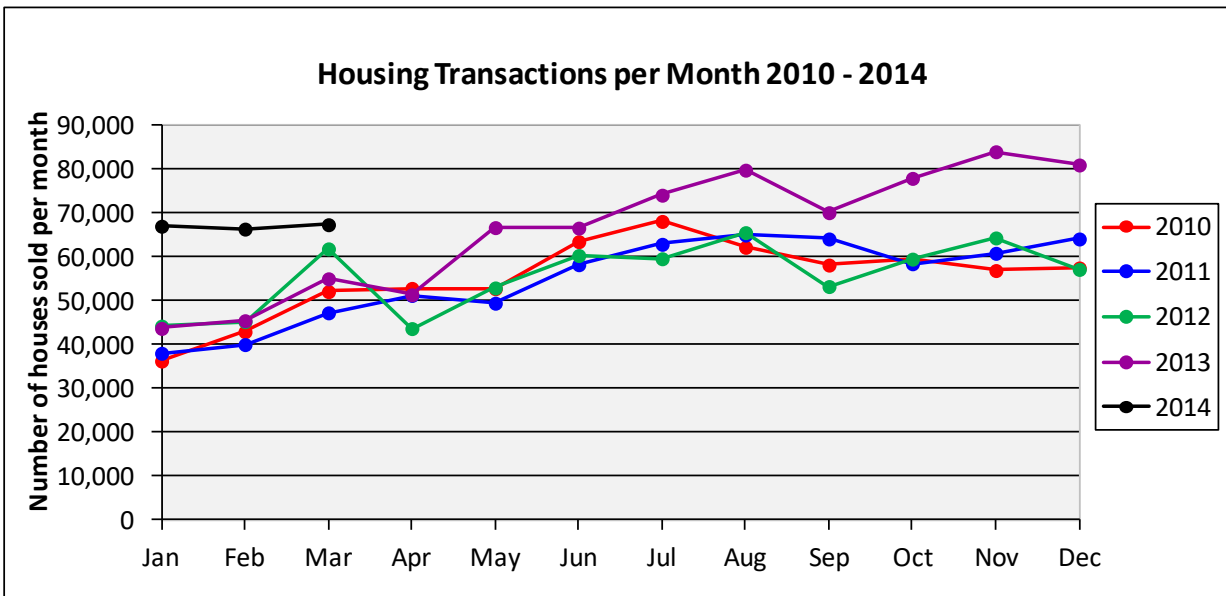


Figure 2. Number of properties sold per month in England & Wales, January 2010 – March 2014. Source Land Registry [link to source Excel](#)

Figure 2 shows that sales levels in the first three months of 2014 are ahead of the same months in the previous four years. However, it is evident that sales in March 2014 have not experienced the seasonal increase which we would anticipate at this time of the year. Thus, while sales in January and February 2014 were 53% and 46% ahead of the same months in 2013, this percentage fell to 22% in March 2014. It will be interesting to observe whether the recent improvement in the weather will result in an above average increase in transactions in April, or if the lack of properties for sale will continue to hold the market back.



Analysing sale price bands

This month we include an analysis of the frequency distribution by price of the sale of properties in England & Wales between January and December 2013. The data source for this frequency distribution analysis is the Land Registry price paid dataset, which lists every arms length transaction in the domestic property markets of England & Wales, but excludes reposessions, properties sold to commercial organisations and properties sold by auction.

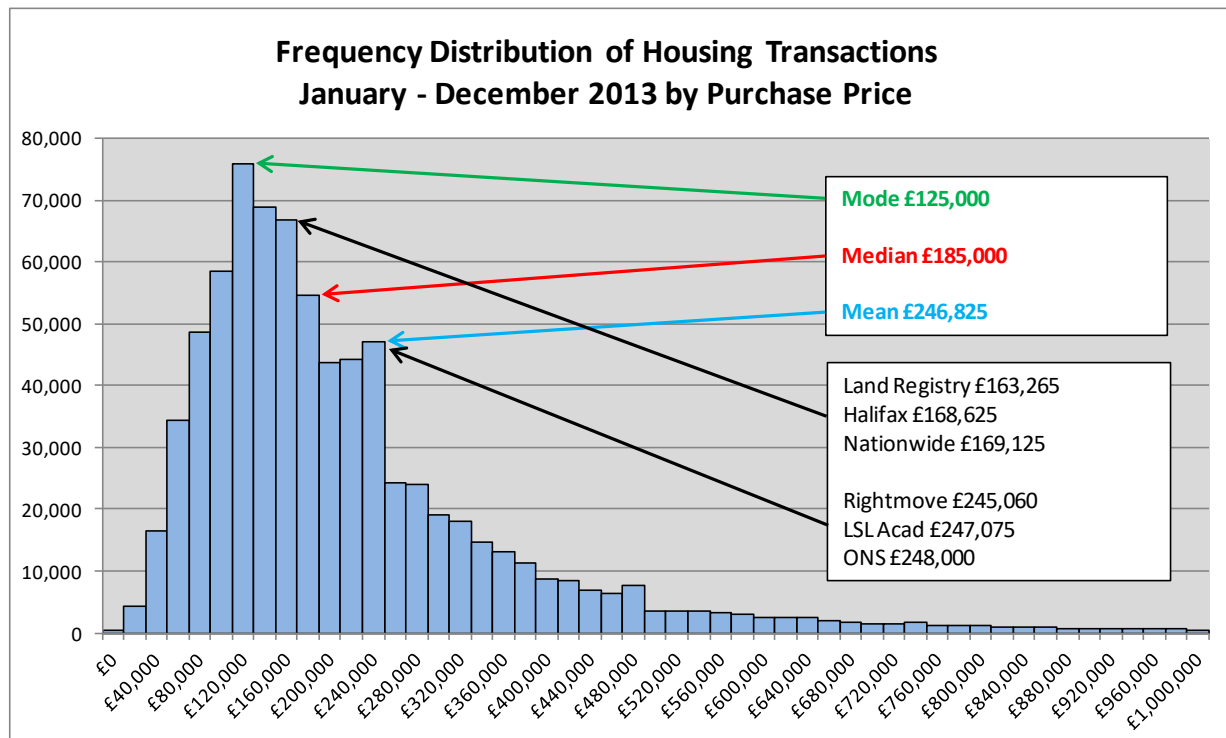


Figure 3. The frequency distribution of housing transactions from Jan - Dec 2013, analysed by purchase price [link to source Excel](#)

Unsurprisingly, the distribution as shown in Figure 1 is left skewed, with a long tail of the most expensive properties to the right. The total number of properties sold during the 12 month period was 780,760. In the interests of space we have truncated the scale along the bottom (x) axis to £1 million (the highest valued property sold during 2013 was £29.3 million).

The main measures used by statisticians to describe such a distribution are the mode (the most frequent price), the median (the half-way price) and the mean (the arithmetic average price). In the above distribution the mode is £125,000, the median is £185,000 and the arithmetic mean is £246,825.

It is worth pointing out that the mode price at £125,000 corresponds to the level at which stamp duty becomes payable on the sale of a property. It would thus appear that the most frequent price at which a property is sold matches the highest price at which stamp duty remains at a zero rate. Stamp duty thresholds have an influence on the distribution of property prices right up the price scale. There is an observable cliff edge in the distribution at £250,000, where SDLT rates change from 1% to 3% and a similar, although smaller, cliff edge at £500,000 when SDLT rates change from 3% to 4%. This is almost inevitable given the current slab system for stamp duty which means buyers will negotiate hard at those price points so that they pay a lot less stamp duty.

So how do the various house price indices compare with the frequency distribution for 2013? Table 2 uses a simple average of the house prices reported by the different Index providers over the year:

Table 2. The average house price reported by the Indices providers for the period Jan – Dec 2013

Source	Average Jan – Dec 2013 prices
Land Registry	£ 163,265
Halifax	£ 168,625
Nationwide	£ 169,125
Rightmove	£ 245,060
LSL / Acadata	£ 247,075
ONS	£ 248,000



As can be seen, the prices reported by Land Registry, Nationwide and Halifax fall somewhere between the Mode and Median price of the frequency distribution produced by an analysis of all housing transactions in England & Wales over the year. The Nationwide and Halifax indices are both based on the concept of a 'standardised average price' for a home, which takes account of the costs of purchasing a defined 'average home', as opposed to calculating the average price paid for an actual home. The Land Registry figure is based on the geometric mean of homes purchased in April 2000, adjusted by its repeat sales methodology for all subsequent dates. As a point of interest the geometric mean of all homes sold in 2013 was £192,330, so the Land Registry quoted figures are no longer reflecting the geometric average. The remaining three indices are calculated using an arithmetic average of house prices weighted by various factors.

The LSL Acadata House Price Index, having been recalibrated last month, is now within £250 of the arithmetic mean for the period. The Rightmove price is calculated from sellers' expectations of the prices they would receive which, in 2013, were close to those actually achieved. The ONS price index is calculated using mortgage financed transactions collected via the Regulated Mortgage Survey which covers the majority of mortgage lenders in the UK. The ONS figures do not therefore include cash sales which are likely to have lowered the average house price, due to the discounts obtained by purchasers in being able to offer cash payments.

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 Prices and Transactions ([sample here](#)), which exclude any forecast element, underlie the LSL Acad E&W HPI data and are available upon subscription for organisations needing the factual month by month Land Registry prices, at county/London borough level by property type, for e.g. property portfolio valuation, planning and advisory purposes.

Comparison of indices

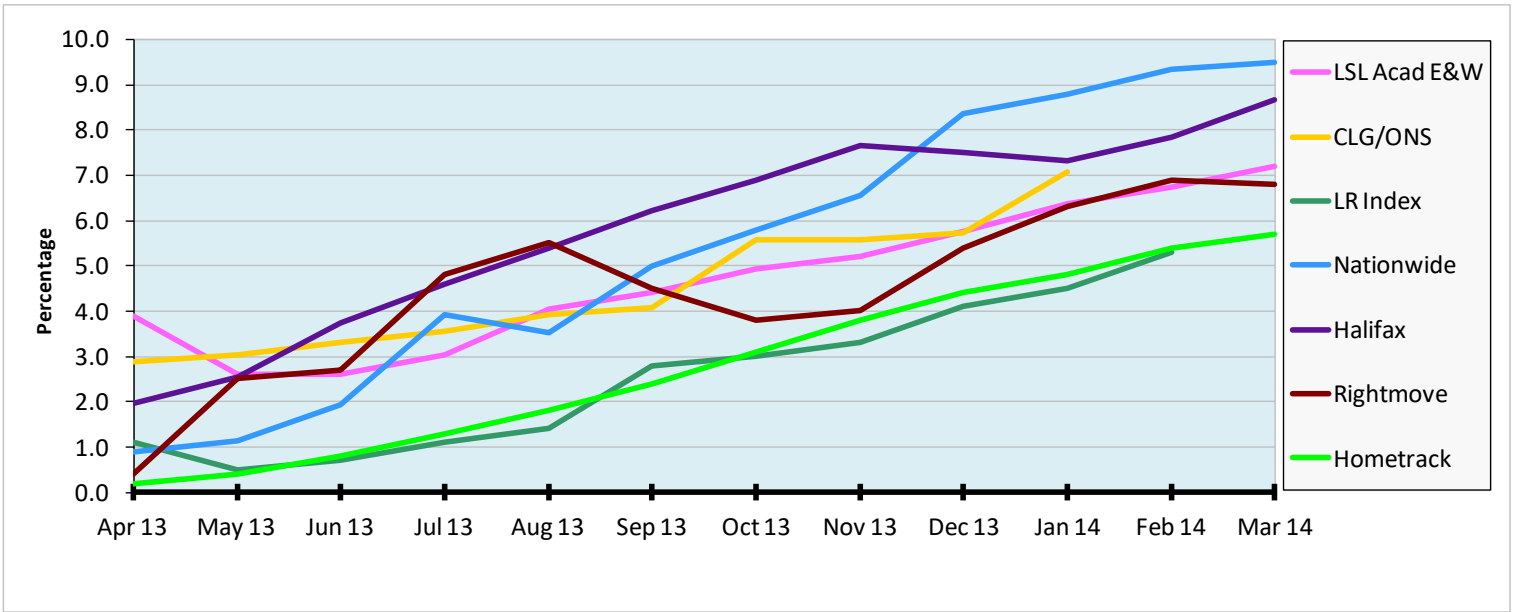


Figure 4. ANNUAL CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

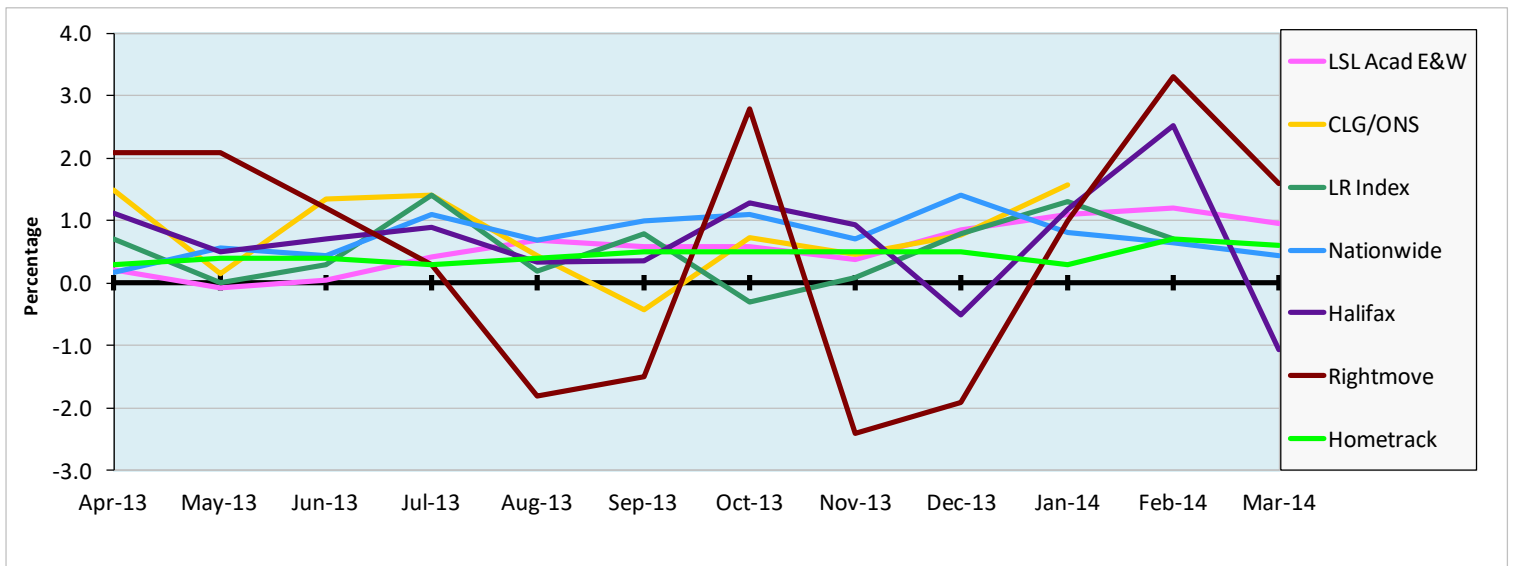


Figure 5. MONTHLY CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

The comparison of indices chart, Figure 4, shows that across the different indices asking prices, mortgage approval prices and completion prices have been universally rising on an annual basis, albeit at differing rates. It is evident from Figure 4 that the two indices showing this month's highest annual increases in price are both mortgage based (Halifax and Nationwide). The LSL Acad and the ONS indices are relatively uniform in their performance, but this is perhaps not surprising given the similar methodologies in their production, despite the ONS data lacking detail on cash transactions. Rightmove is showing slightly lower growth than the LSL Acad and ONS indices, based on sellers' asking prices, but the data includes Scotland and Northern Ireland, which are not included in the LSL Acad and Land Registry indices.

On a monthly basis, as shown in Figure 5, there is considerable divergence between the indices with price changes ranging from +1.6% (Rightmove) to -1.1% (Halifax). These two indices tend to display the highest volatility in monthly house price changes, so excluding these two the consensus would suggest a monthly rate of change between +0.4% (Nationwide) and +1.0% (LSL Acad).



REGIONAL ANALYSIS

London continues to dominate the regional league table in terms of house price growth. With an annual increase in excess of 13%, London's house price inflation is more than double that of any other region in England & Wales. It is also the only region in our table with price growth above the average for England & Wales as a whole. The increase in prices then ripples out from London to the South East, where prices are up by 6.0%, followed by the East and West Midlands, both up by 4.0%. We then see price growth on the east coast of England, with Yorks & Humber up 3.9% and the North, up 3.6%. The West coast then follows with the South West also up 3.6%, followed by Wales, up 2.7% and the North West up 2.2%. East Anglia falls outside this ripple effect at present with only a 1.6% increase in prices, with Cambridgeshire currently showing a fall in prices over the year, particularly in the cost of detached homes.

As we discussed last month, it would be wrong to assume that low rates of house price inflation are associated with small increases in the number of properties being sold. In fact, other than in the North, it is Greater London that is showing the lowest change in transaction numbers among the regions for the period Dec 2013 - Feb 2014, compared to a year earlier. There is a causal link in London between transaction numbers and price, as the supply of properties available for sale is insufficient to meet demand. This is causing a consequent rise in prices as competition for the properties that do become available intensifies. In most other regions of the country, the stock of properties available for sale is still sufficient to meet the current demand, so price growth is relatively subdued; nevertheless there will be some localised areas where shortages in supply are prevalent and prices are consequently rising.

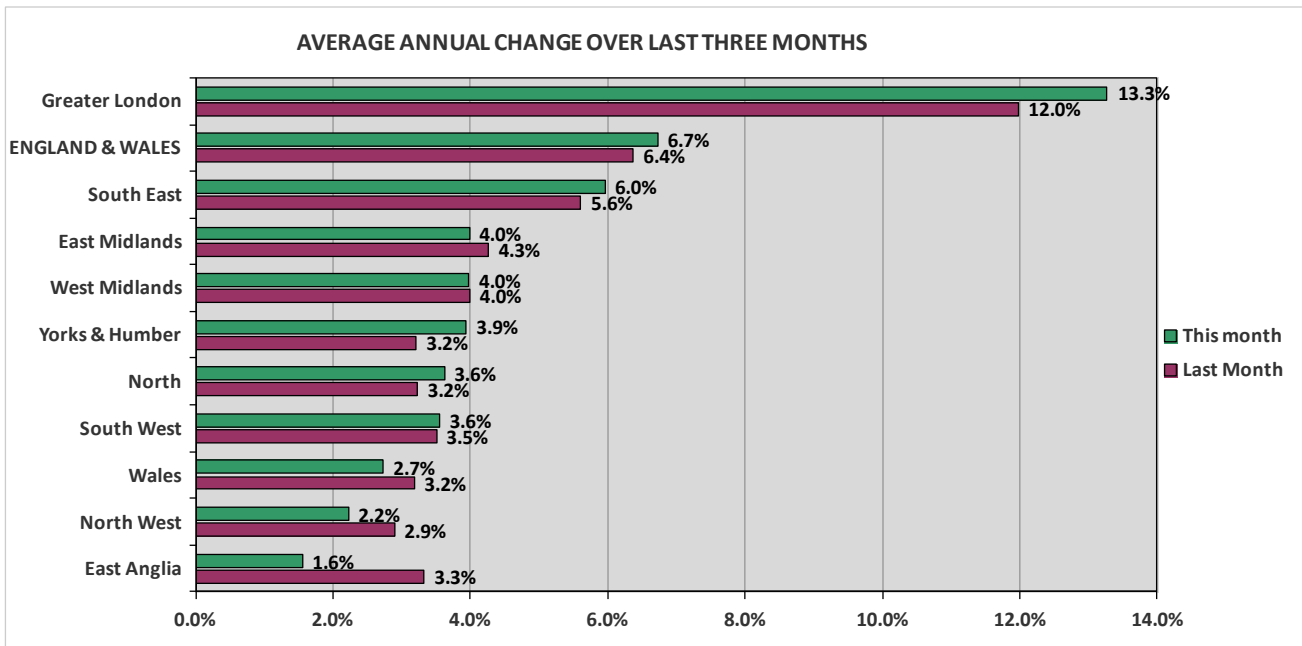


Figure 6. The annual change in the average house price, analysed by region

[link to source Excel](#)

Record average house prices have again been achieved in Greater London and the South East region, with 23 London boroughs and 19 Unitary Authorities (15 of which are in the South East) surpassing their previously recorded highs. Six regions are showing an increase, or maintaining parity, in the rate of price growth this month compared to last. However, four regions, the East Midlands, the North West, East Anglia and Wales are seeing their respective price growth diminish.

Each month we analyse the extent to which house price inflation in England & Wales would differ if we were to exclude Greater London from the HPI calculations. The results of this analysis are shown in Figure 7 below. The inclusion of Greater London causes the percentage increases in average house prices in England & Wales to be 2.4% higher than they otherwise would have been. Nevertheless, the overall increase in prices since March 2013 follows a broadly matching trajectory, even when Greater London is excluded from the figures.

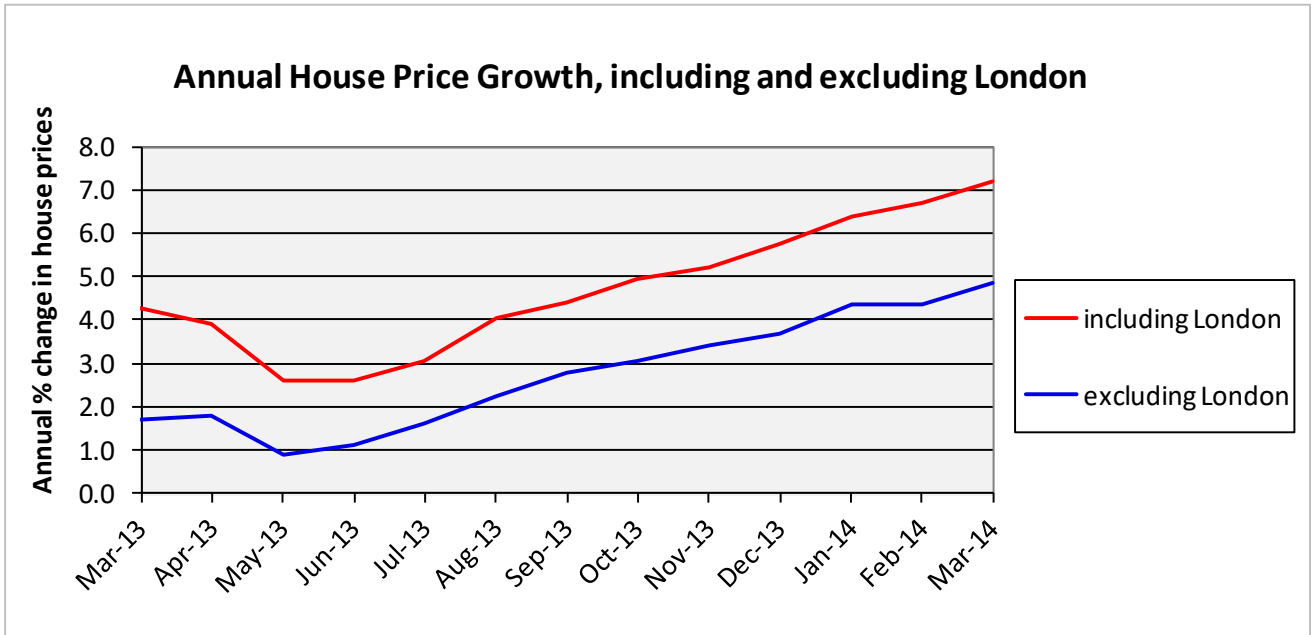


Figure 7. The Annual Rate of House Price Growth by month March 2013 – March 2014, including and excluding London

[link to source Excel](#)

ANNUAL CHANGE IN PRICE BY REGION

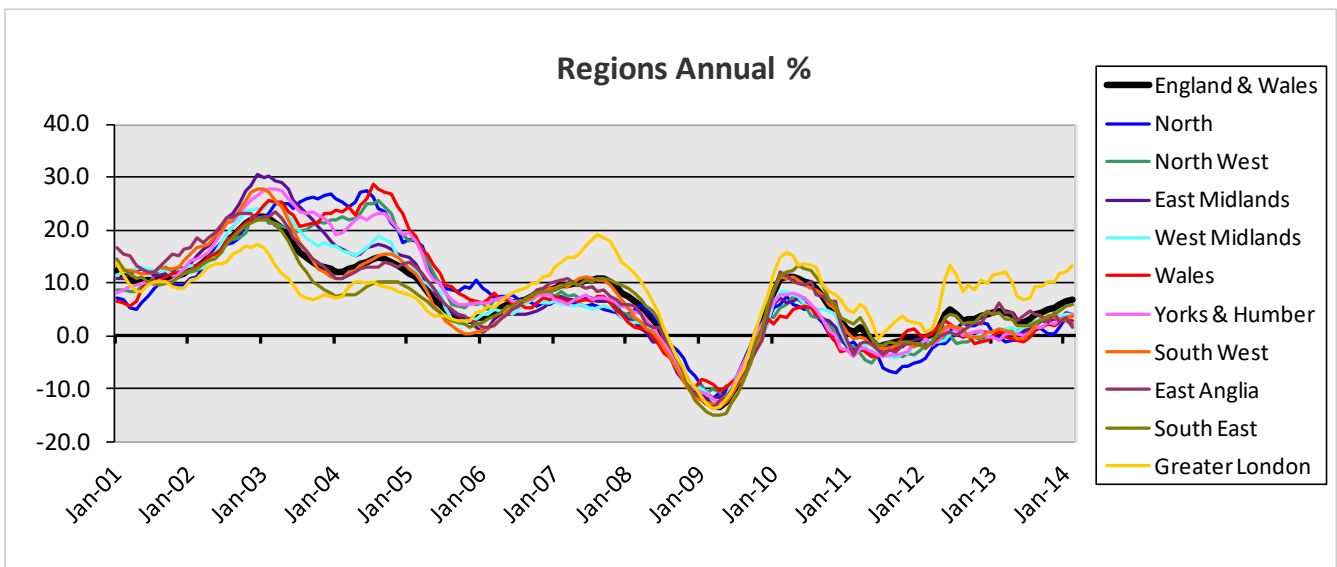


Figure 8. A comparison of the annual change in house prices, by region for the period January 2001 – February 2014

[link to source Excel](#)

Note that individual regions can be compared using our “National and Regional series from 1995 with Interactive Charts”, linked from page 6 NOTE 4 above 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.

London boroughs, Counties and unitary authorities



Table 3. The change in house prices, for the 33 London boroughs, comparing December 2013 and January 2014 with February 2014. [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	LONDON BOROUGH	Feb-13	Jan-14	Feb-14	Month % Change	Annual % Change
1	1	KENSINGTON AND CHELSEA	1,546,611	1,806,198	1,842,220	2.0%	19.1%
2	2	CITY OF WESTMINSTER	1,286,894	1,184,728	1,226,087	3.5%	-4.7%
3	3	CAMDEN	788,562	896,176	889,643	-0.7%	12.8%
4	4	HAMMERSMITH AND	760,205	868,150	868,396	0.0%	14.2%
5	5	CITY OF LONDON	732,570	823,368	797,491	-3.1%	8.9%
6	6	RICHMOND UPON THAMES	612,841	650,755	653,829	0.5%	6.7%
8	7	ISLINGTON	546,362	635,208	652,898	2.8%	19.5%
7	8	WANDSWORTH	546,530	648,231	650,387	0.3%	19.0%
13	9	LAMBETH	419,535	519,671	551,662	6.2%	31.5%
9	10	BARNET	489,260	512,249	540,356	5.5%	10.4%
12	11	HARINGEY	433,307	488,042	500,390	2.5%	15.5%
16	12	SOUTHWARK	399,827	499,361	499,027	-0.1%	24.8%
11	13	BRENT	443,208	472,493	491,574	4.0%	10.9%
10	14	MERTON	457,479	485,037	489,542	0.9%	7.0%
14	15	EALING	409,145	464,929	480,269	3.3%	17.4%
15	16	HACKNEY	404,749	464,736	476,225	2.5%	17.7%
17	17	KINGSTON UPON THAMES	397,117	441,579	450,883	2.1%	13.5%
20	18	TOWER HAMLETS	354,748	432,839	441,331	2.0%	24.4%
18	19	HOUNSLOW	386,653	407,441	421,326	3.4%	9.0%
19	20	HARROW	365,008	400,017	401,008	0.2%	9.9%
21	21	BROMLEY	334,434	378,136	377,919	-0.1%	13.0%
22	22	GREENWICH	306,005	356,393	360,837	1.2%	17.9%
27	23	LEWISHAM	276,423	332,154	337,060	1.5%	21.9%
25	24	REDBRIDGE	294,087	334,501	334,891	0.1%	13.9%
24	25	HILLINGDON	297,749	326,382	334,708	2.6%	12.4%
23	26	ENFIELD	302,997	324,821	333,780	2.8%	10.2%
29	27	WALTHAM FOREST	257,935	311,576	315,716	1.3%	22.4%
26	28	SUTTON	278,557	300,857	305,803	1.6%	9.8%
28	29	CROYDON	272,791	291,671	293,831	0.7%	7.7%
30	30	HAVERING	252,742	272,434	276,803	1.6%	9.5%
31	31	BEXLEY	236,566	247,621	251,041	1.4%	6.1%
32	32	NEWHAM	234,332	240,460	247,251	2.8%	5.5%
33	33	BARKING AND DAGENHAM	182,545	197,383	197,281	-0.1%	8.1%
		ALL LONDON	461,274	512,921	522,499	1.9%	13.3%

Table 3 above shows the average house price and percentage change (over the last month and year) by London borough for February 2013, January 2014 and February 2014. Looking at the annual change in house prices for each of the boroughs, it is hard not to conclude that the housing market in Greater London is showing very distinct signs of overheating – a viewpoint shared by an ever-increasing number of analysts. A house price bubble is a market in which prices are not supported by the fundamentals of supply and demand, in other words one where prices reflect hopes rather than reality. The difficulty is that with London supply constrained now and into the future, it is not too difficult to argue that this scarcity underpins prices however unrealistic they appear to be.

We have 32 of the 33 London Boroughs recording house price inflation in excess of February's annual RPI of 2.7%, the exception being the City of Westminster which has a negative movement in annual price, but that is due to some exceptionally high priced transactions having taken place 12 months earlier. There are 21 boroughs where annual house prices have increased by more than 10%, which total includes 4 with annual price growth greater than 20% and 1 borough, Lambeth, where house price inflation is in excess of 30%. This month there are 23 boroughs - highlighted in grey above - with peak prices (two more than last month), as is Greater London as a whole. Of the 33 London Boroughs there are only two, Newham and Barking and Dagenham, where peak prices date back to the housing boom of 2007/2008, with all the remaining 31 boroughs having set new record prices at some stage during the last 12 months. Record average prices in Greater London are not therefore limited to the prime central locations, favoured by foreign investors, but extend to all but two of the Greater London boroughs.

Across Greater London, transactions for the three month period Dec 2013 – Feb 2014 have increased by 41% over the same three months one year earlier. The largest increases were in the sale of flats, up by 48%, followed by detached properties up by 40%. The property type seeing the smallest increase in sales over the same period was semi-



detached homes, with an increase in sales of 32%. The highest increase in the number of properties sold in a borough over this same twelve month period was in Croydon, up 74%, where flats and terraces are the most popular property types. Croydon was followed by Havering, which saw an increase of 69% in the number of transactions; in Havering terraced and semi-detached homes are the most popular property choices. Havering was followed by Barking and Dagenham, where transactions increased by 61%, with terraces forming the majority of properties sold. It is interesting to observe that the highest increases in property transactions in London have occurred in boroughs which have the lowest average property prices. It is also noticeable that the increase in house prices in the boroughs with the largest increase in transactions are amongst the lowest of all London boroughs. This tends to suggest that the supply of properties coming to the market in these boroughs is not as constrained as is the case elsewhere in London. It also suggests we are seeing buyers converging on these lower priced boroughs as a way into the market. London's epicentre is moving east reflecting transport and economic development.

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 December 2013 and January 2014 with February 2014 [link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	COUNTY / UNITARY AUTHORITY / REGION	Feb-13	Jan-14	Feb-14	Monthly change	Annual Change
16	21	CAMBRIDGESHIRE	254,888	247,713	250,407	1.1%	-1.8%
68	68	CITY OF PETERBOROUGH	157,825	160,228	163,459	2.0%	3.6%
47	48	NORFOLK	189,114	194,559	194,337	-0.1%	2.8%
40	42	SUFFOLK	203,528	211,532	210,610	-0.4%	3.5%
		EAST ANGLIA	208,923	211,618	212,171	0.3%	1.6%
82	86	CITY OF DERBY	146,820	146,580	145,722	-0.6%	-0.7%
97	95	CITY OF NOTTINGHAM	119,818	127,266	127,444	0.1%	6.4%
70	64	DERBYSHIRE	156,260	165,000	166,897	1.1%	6.8%
87	82	LEICESTER	140,567	148,215	151,298	2.1%	7.6%
46	49	LEICESTERSHIRE	189,126	190,897	193,190	1.2%	2.1%
75	71	LINCOLNSHIRE	151,294	160,213	160,028	-0.1%	5.8%
48	47	NORTHAMPTONSHIRE	187,979	192,875	194,845	1.0%	3.7%
65	69	NOTTINGHAMSHIRE	158,828	160,407	162,297	1.2%	2.2%
10	14	RUTLAND	282,479	269,734	284,663	5.5%	0.8%
		EAST MIDLANDS	164,369	169,374	170,915	0.9%	4.0%
		GREATER LONDON	461,274	512,921	522,499	1.9%	13.3%
63	60	CUMBRIA	160,188	168,878	171,464	1.5%	7.0%
85	88	DARLINGTON	144,555	143,132	143,193	0.0%	-0.9%
98	99	DURHAM	118,339	121,858	120,354	-1.2%	1.7%
96	98	HARTLEPOOL	121,534	119,690	120,432	0.6%	-0.9%
100	100	MIDDLESBROUGH	116,257	116,834	118,340	1.3%	1.8%
60	65	NORTHUMBERLAND	166,087	166,749	166,307	-0.3%	0.1%
93	93	REDCAR AND CLEVELAND	128,396	130,662	133,563	2.2%	4.0%
89	85	STOCKTON-ON-TEES	137,698	146,909	146,008	-0.6%	6.0%
83	83	TYNE AND WEAR	145,174	145,802	150,891	3.5%	3.9%
		NORTH	142,977	146,128	148,152	1.4%	3.6%
104	103	BLACKBURN WITH DARWEN	105,453	112,257	110,080	-1.9%	4.4%
107	105	BLACKPOOL	98,373	103,908	104,003	0.1%	5.7%
32	40	CHESHIRE	215,562	213,136	214,177	0.5%	-0.6%
74	75	GREATER MANCHESTER	151,778	153,806	156,331	1.6%	3.0%
90	94	HALTON	135,668	135,267	132,428	-2.1%	-2.4%
78	81	LANCASHIRE	150,214	152,049	151,921	-0.1%	1.1%
88	87	MERSEYSIDE	139,066	143,069	143,821	0.5%	3.4%
53	50	WARRINGTON	173,548	183,362	186,755	1.9%	7.6%
		NORTH WEST	155,760	157,936	159,220	0.8%	2.2%

London boroughs, Counties and unitary authorities



28	25	BEDFORDSHIRE	219,618	235,785	237,258	0.6%	8.0%
15	11	BRACKNELL FOREST	264,848	295,770	298,539	0.9%	12.7%
9	7	BRIGHTON AND HOVE	295,251	321,290	327,723	2.0%	11.0%
3	3	BUCKINGHAMSHIRE	374,256	382,973	387,591	1.2%	3.6%
18	18	EAST SUSSEX	246,674	255,934	259,675	1.5%	5.3%
17	16	ESSEX	247,470	258,152	261,191	1.2%	5.5%
12	13	HAMPSHIRE	269,899	283,183	286,494	1.2%	6.1%
4	5	HERTFORDSHIRE	332,742	344,900	348,779	1.1%	4.8%
49	43	ISLE OF WIGHT	184,879	206,661	208,449	0.9%	12.7%
20	20	KENT	238,904	249,773	250,820	0.4%	5.0%
61	61	LUTON	161,262	169,172	170,366	0.7%	5.6%
54	52	MEDWAY	171,991	180,643	181,611	0.5%	5.6%
38	31	MILTON KEYNES	205,940	221,709	224,201	1.1%	8.9%
6	6	OXFORDSHIRE	315,424	329,060	333,328	1.3%	5.7%
58	54	PORTSMOUTH	169,442	178,905	180,295	0.8%	6.4%
22	17	READING	235,675	254,734	259,739	2.0%	10.2%
33	26	SLOUGH	215,309	226,189	231,864	2.5%	7.7%
52	51	SOUTHAMPTON	174,094	179,124	182,090	1.7%	4.6%
31	30	SOUTHEND-ON-SEA	216,893	224,730	226,896	1.0%	4.6%
2	2	SURREY	424,901	444,392	453,345	2.0%	6.7%
45	46	THURROCK	189,510	194,047	196,237	1.1%	3.5%
7	8	WEST BERKSHIRE	313,594	317,957	326,479	2.7%	4.1%
11	12	WEST SUSSEX	278,361	292,405	294,686	0.8%	5.9%
1	1	WINDSOR AND MAIDENHEAD	464,035	472,440	480,126	1.6%	3.5%
5	4	WOKINGHAM	326,564	349,895	351,560	0.5%	7.7%
		SOUTH EAST	283,581	296,794	300,472	1.2%	6.0%
8	10	BATH AND NORTH EAST SOMERSET	306,881	306,030	304,972	-0.3%	-0.6%
43	36	BOURNEMOUTH	200,504	220,997	217,250	-1.7%	8.4%
35	28	CITY OF BRISTOL	214,951	228,446	230,815	1.0%	7.4%
66	66	CITY OF PLYMOUTH	158,313	164,242	165,914	1.0%	4.8%
27	32	CORNWALL	219,998	222,786	223,129	0.2%	1.4%
23	23	DEVON	229,999	239,117	239,255	0.1%	4.0%
14	15	DORSET	268,987	266,111	265,740	-0.1%	-1.2%
19	22	GLOUCESTERSHIRE	241,460	243,735	247,484	1.5%	2.5%
26	27	NORTH SOMERSET	220,674	228,967	231,666	1.2%	5.0%
13	9	POOLE	269,208	303,372	307,344	1.3%	14.2%
34	39	SOMERSET	215,003	211,536	214,397	1.4%	-0.3%
36	29	SOUTH GLOUCESTERSHIRE	211,245	224,214	228,133	1.7%	8.0%
57	56	SWINDON	169,712	177,873	178,784	0.5%	5.3%
51	53	TORBAY	179,073	182,608	180,831	-1.0%	1.0%
21	19	WILTSHIRE	237,737	247,163	251,294	1.7%	5.7%
		SOUTH WEST	226,329	232,826	234,366	0.7%	3.6%
108	108	BLAENAU GWENT	79,154	82,394	81,839	-0.7%	3.4%
86	84	BRIDGEND	140,656	147,369	148,078	0.5%	5.3%
99	96	CAERPHILLY	117,703	125,847	124,057	-1.4%	5.4%
44	45	CARDIFF	193,587	196,762	197,819	0.5%	2.2%
81	89	CARMARTHENSHIRE	147,363	139,558	142,954	2.4%	-3.0%
59	55	CEREDIGION	167,104	178,759	180,025	0.7%	7.7%
71	80	CONWY	155,622	153,443	151,932	-1.0%	-2.4%
84	77	DENBIGHSHIRE	144,762	152,481	155,360	1.9%	7.3%
67	72	FLINTSHIRE	158,199	158,702	159,769	0.7%	1.0%
73	70	GWYNEDD	151,965	159,523	160,481	0.6%	5.6%
64	59	ISLE OF ANGLESEY	159,977	168,599	171,653	1.8%	7.3%

London boroughs, Counties and unitary authorities



103	107	MERTHYR TYDFIL	107,348	100,321	98,010	-2.3%	-8.7%
25	38	MONMOUTHSHIRE	220,797	218,227	214,939	-1.5%	-2.7%
101	101	NEATH PORT TALBOT	108,131	114,779	114,632	-0.1%	6.0%
80	78	NEWPORT	148,110	151,443	154,011	1.7%	4.0%
56	62	PEMBROKESHIRE	170,058	164,373	167,127	1.7%	-1.7%
50	57	POWYS	180,802	176,005	178,456	1.4%	-1.3%
102	102	RHONDDA CYNON TAFF	107,817	111,270	112,124	0.8%	4.0%
76	74	SWANSEA	150,952	158,079	158,823	0.5%	5.2%
37	35	THE VALE OF GLAMORGAN	207,520	212,574	218,804	2.9%	5.4%
92	90	TORFAEN	130,894	139,356	141,636	1.6%	8.2%
77	73	WREXHAM	150,753	156,031	159,254	2.1%	5.6%
		WALES	154,565	157,556	158,791	0.8%	2.7%
29	34	HEREFORDSHIRE	218,840	218,473	220,061	0.7%	0.6%
41	44	SHROPSHIRE	202,311	205,667	207,379	0.8%	2.5%
55	58	STAFFORDSHIRE	170,447	170,322	173,960	2.1%	2.1%
106	106	STOKE-ON-TRENT	99,042	100,565	102,331	1.8%	3.3%
24	24	WARWICKSHIRE	223,795	235,101	238,000	1.2%	6.3%
69	67	WEST MIDLANDS	156,800	163,217	164,445	0.8%	4.9%
39	41	WORCESTERSHIRE	204,961	212,449	212,605	0.1%	3.7%
72	79	WREKIN	153,520	154,217	153,349	-0.6%	-0.1%
		WEST MIDLANDS	175,745	181,053	182,738	0.9%	4.0%
105	104	CITY OF KINGSTON UPON HULL	102,098	105,349	104,593	-0.7%	2.4%
62	63	EAST RIDING OF YORKSHIRE	160,375	164,229	166,989	1.7%	4.1%
95	97	NORTH EAST LINCOLNSHIRE	123,414	122,557	124,020	1.2%	0.5%
94	92	NORTH LINCOLNSHIRE	126,768	133,174	134,871	1.3%	6.4%
30	33	NORTH YORKSHIRE	217,190	217,505	220,252	1.3%	1.4%
91	91	SOUTH YORKSHIRE	135,012	141,164	141,238	0.1%	4.6%
79	76	WEST YORKSHIRE	149,119	155,338	155,884	0.4%	4.5%
42	37	YORK	202,229	214,886	215,814	0.4%	6.7%
		YORKS & HUMBER	155,574	160,753	161,702	0.6%	3.9%
		ALL ENGLAND & WALES	243,448	256,708	259,814	1.2%	6.7%

Having suggested that the Greater London housing market is beginning to overheat, a key question then is what is happening at local authority level outside London? Table 4 shows the average house price for each of the 108 unitary authorities and counties in England & Wales, together with a regional summary for February 2013, January 2014 and February 2014. It also records the percentage change in these prices over the last month and year.

Firstly, on an annual basis, prices have increased in 92 unitary authorities (last month it was 96). Thus prices have risen over the year in 85% of the unitary authorities across the country, compared to the 97% of London boroughs. Comparing the annual rate of change in house prices with the February 2014 RPI of 2.7%, we find that 74 of the 108 unitary authorities, some 69% (last month 65%) now have annual house price increases in excess of the RPI, whereas amongst London boroughs the percentage is 97%.

Secondly, this month there are 19 unitary authorities where a new peak price has been set (last month there were 14); in the South East region we have Bedfordshire, Bracknell Forest, Brighton & Hove, Essex, Hampshire, Hertfordshire, Milton Keynes, Oxfordshire, Reading, Slough, Southend-on-Sea, Surrey, West Sussex, Windsor and Maidenhead and Wokingham; in the South West region we have the City of Bristol and South Gloucestershire; in Wales we have Cardiff; and in the West Midlands we have Warwickshire. The five additional areas added to our listing this month compared to last are, with the exception of South Gloucestershire, all located in the South East. This brings the number of unitary authorities in the South East witnessing peak prices to 15, some 60% of the 25 unitary authorities located in the region.

All the unitary authorities that are currently experiencing peak prices have average values above the median price of £185,000 for England & Wales as a whole. We are thus seeing prices rising to new highs in the more expensive parts of the country, while the lower priced areas continue to remain below the prices achieved in the 2007/2008 housing boom.



The conclusion drawn from this analysis is that the recovery in the England & Wales housing market is spreading out across most of the country, with the overheating we are seeing in Greater London being replicated to a lesser degree in parts of the South East of England.

Looking at the Unitary Authority areas on an individual basis it is Poole, followed by the Isle of Wight that top the league table this month in terms of the highest price changes on an annual basis. Here, increases of 14.2% and 12.7% respectively have been recorded. As we noted last month, the prices of detached properties in Poole - the most frequently purchased property type in the area - have risen by more than £75k over the year. Similarly, in the Isle of Wight detached properties are the most popular purchase and these have increased by an average £40k over the year. By contrast, the area with the largest reduction in annual prices is Merthyr Tydfil, down 8.7% - here the average prices of all property types have fallen since February 2013.

In terms of transactions, South Gloucestershire recorded the highest increase in sales of any English or Welsh Unitary Authority between Dec 2013 and Feb 2014, up 75% compared to the same three months a year earlier. This month, as we mentioned above, South Gloucestershire also joined the ranks of the unitary authorities seeing record average house prices. This is the opposite of the pattern seen in London, where it was the boroughs furthest off their peak prices that experienced the highest increase in transactions.

Regional data table



Table 5. Average house prices by region, March 2013 – March 2014, with monthly and annual % growth [link to source Excel](#)

	North			North West			East Midlands			West Midlands		
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual
Mar-13	£143,835	0.6	-1.4	£155,361	-0.3	0.2	£163,632	-0.4	0.4	£174,908	-0.5	1.3
Apr-13	£143,758	-0.1	-0.9	£155,147	-0.1	1.0	£163,577	0.0	0.5	£174,269	-0.4	1.7
May-13	£142,225	-1.1	-1.0	£154,251	-0.6	1.0	£162,549	-0.6	0.2	£173,052	-0.7	0.6
Jun-13	£143,690	1.0	0.6	£155,651	0.9	1.2	£164,000	0.9	0.9	£174,774	1.0	1.5
Jul-13	£144,164	0.3	1.3	£156,273	0.4	2.0	£164,131	0.1	1.3	£175,466	0.4	1.9
Aug-13	£144,706	0.4	1.6	£157,002	0.5	1.7	£164,446	0.2	2.1	£176,813	0.8	2.9
Sep-13	£143,976	-0.5	1.3	£157,855	0.5	2.8	£166,243	1.1	2.9	£177,372	0.3	3.2
Oct-13	£144,170	0.1	0.4	£158,187	0.2	2.4	£166,564	0.2	2.7	£178,157	0.4	3.3
Nov-13	£143,892	-0.2	0.2	£157,641	-0.3	3.4	£167,611	0.6	3.0	£178,813	0.4	3.8
Dec-13	£144,633	0.5	1.6	£157,340	-0.2	3.0	£167,070	-0.3	3.0	£179,679	0.5	3.8
Jan-14	£146,128	1.0	3.2	£157,936	0.4	2.9	£169,374	1.4	4.3	£181,053	0.8	4.0
Feb-14	£148,152	1.4	3.6	£159,220	0.8	2.2	£170,915	0.9	4.0	£182,738	0.9	4.0

	Wales			Yorks & Humber			South West			East Anglia		
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual
Mar-13	£153,879	-0.4	-0.3	£156,122	0.4	0.3	£225,684	-0.3	0.8	£208,242	-0.3	4.4
Apr-13	£153,582	-0.2	-0.7	£156,880	0.5	0.2	£226,092	0.2	0.7	£209,608	0.7	4.4
May-13	£152,476	-0.7	-1.1	£157,074	0.1	0.2	£225,782	-0.1	-0.6	£207,791	-0.9	2.7
Jun-13	£151,787	-0.5	-1.2	£157,362	0.2	-0.1	£225,384	-0.2	-0.5	£208,512	0.3	3.7
Jul-13	£152,444	0.4	-0.3	£156,797	-0.4	0.5	£226,776	0.6	0.6	£209,423	0.4	4.7
Aug-13	£153,402	0.6	0.8	£158,324	1.0	1.4	£229,303	1.1	1.8	£210,081	0.3	4.0
Sep-13	£155,297	1.2	1.5	£158,636	0.2	1.5	£230,566	0.6	3.4	£210,355	0.1	3.6
Oct-13	£156,629	0.9	2.0	£160,147	1.0	2.6	£230,851	0.1	3.2	£209,943	-0.2	2.5
Nov-13	£156,419	-0.1	1.8	£159,465	-0.4	2.2	£230,032	-0.4	3.5	£211,136	0.6	4.2
Dec-13	£157,237	0.5	2.5	£160,288	0.5	3.2	£231,845	0.8	3.1	£210,577	-0.3	2.5
Jan-14	£157,556	0.2	3.2	£160,753	0.3	3.2	£232,826	0.4	3.5	£211,618	0.5	3.3
Feb-14	£158,791	0.8	2.7	£161,702	0.6	3.9	£234,366	0.7	3.6	£212,171	0.3	1.6

	South East			Greater London			ENGLAND & WALES			
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	
Mar-13	£285,171	0.6	3.0	£469,062	1.7	12.1		£244,720	0.5	4.3
Apr-13	£286,248	0.4	3.0	£470,157	0.2	10.2		£245,230	0.2	3.9
May-13	£286,711	0.2	1.9	£471,770	0.3	7.4		£245,063	-0.1	2.6
Jun-13	£285,721	-0.3	1.8	£471,112	-0.1	6.9		£245,175	0.0	2.6
Jul-13	£286,759	0.4	1.8	£474,108	0.6	7.2		£246,199	0.4	3.0
Aug-13	£286,965	0.1	2.5	£480,597	1.4	9.3		£247,890	0.7	4.1
Sep-13	£287,326	0.1	2.8	£486,556	1.2	9.1		£249,330	0.6	4.4
Oct-13	£288,955	0.6	3.6	£491,783	1.1	10.3		£250,809	0.6	4.9
Nov-13	£290,093	0.4	4.0	£496,799	1.0	10.2		£251,776	0.4	5.2
Dec-13	£293,978	1.3	4.7	£502,723	1.2	11.5		£253,911	0.8	5.8
Jan-14	£296,794	1.0	5.6	£512,921	2.0	12.0		£256,708	1.1	6.4
Feb-14	£300,472	1.2	6.0	£522,499	1.9	13.3		£259,814	1.2	6.7
Mar-14								£262,291	1.0	7.2



1. LSL Acad E&W HPI is derived from Land Registry (LR) house price data, seasonally and mix adjusted by property type. © Crown copyright material reproduced with the permission of Land Registry. The prices are smoothed to show underlying trends. LSL Acad E&W HPI includes cash purchase prices and is the only index based upon the complete, factual house price data for England & Wales, as opposed to a sample.
2. Most indices employ data available to the provider as result of its business; index methodologies are designed to exploit the advantages and overcome the disadvantages of each particular dataset; a valuation series (whether the values are professionally estimated at e.g. time of mortgage offer or by an estate agent) is not the same as a price series; price series (LSL Acad E&W HPI, ONS HPI and LR HPI) can be prepared only when the prices at which properties have been transacted have been recorded by the Land Registry (LSL Acad E&W HPI and LR HPI) or when firm prices at mortgage completion (ONS HPI) have been made available by lenders; valuation series can be prepared whenever the data (e.g. asking or mortgage offer prices) are available to the provider; publicity accrues to those indices which are released first; indices published at or before month end are likely to employ data for the current and prior months.
3. Typically, only some 38% of transactions are reported to LR at month end. LSL Acad E&W HPI overcomes this delay with an “index of indices” forecasting model, purpose developed by Dr Stephen Satchell Economics Fellow Trinity College Cambridge and Dr George Christodoulakis, then at the Sir John Cass Business School. LR HPI relies on the sample being reflective of all of the month’s price changes and uses c.40% of these (say c.9,000 price changes) being the prices of properties for which two prices are recorded on the Land Register and a repeat sales regression methodology based on work published by USA academics, notably for the USA S&P Case Shiller HPI. RSR was developed to prepare indices for single family homes using only the limited data volumes available for metropolitan districts, since the USA lacks a central Land Registry. LSL Acad E&W HPI, LR HPI and ONS HPI are published monthly in this order.
4. LSL Acad E&W HPI provides prices at national and regional level back to 1995 and, at county/London borough level, back to 2000; back-cast national prices for graphing are available to 1987. With only some 60,000 monthly transactions now occurring compared with at least 100,000 in past markets, reduced data volumes are a problem for every HPI. LSL Acad HPI employs not only the above “index of indices”, but also a series of auto regression and averaging models. The latter use a rolling 3 months of data to provide an average price for each month to show trends, as mentioned above. After the elapse of one month, LR provides c.88% of the transactions for the prior month, used to replace the initial LSL Acad E&W HPI “forecast” with a first LSL Acad E&W HPI “updated” result. Two months after any given month, LR provides c.96 % of the month’s transactions, sufficient to enable us to describe our next update as an LSL Acad E&W HPI “final” index, closely approximating the LSL Acad E&W HPI “ultimate” results; LSL Acad E&W HPI “ultimate” includes the price of virtually every single LR transaction for the month, smoothed, seasonally and mix adjusted; the LSL Acad E&W HPI “updated” now uses c.37,000 real transactions for the month (as well as, by smoothing, c.40,000 transactions for the prior month); LR HPI also provides an updated LR “latest” HPI shown in our monthly Comparison of Indices table. ONS HPI with, in 2013, c. 28,000 mortgage completions (and the Rightmove asking price index) are also based upon significant data volumes; lender HPI data volumes are not quantified; the Halifax HPI employs three month smoothing for annual but not for monthly change results; Hometrack provides survey data and specifies that theirs is a survey, not an index.
5. In each of the 10 **regions**, an average of only some 6,000 transactions now occur monthly; hence, we wait one month, pending receipt from LR of the c.88% sample and provide monthly results one month in arrears of the most recent month. In our Regional data table, **red** data represent LSL Acad E&W HPI “forecast” results, **blue** data represent LSL Acad E&W HPI “updated” results and black data represent the LSL Acad E&W HPI “final” index.
6. At **county and London borough** levels, c.60,000 national monthly transactions, spread over 10 regions and 108 counties and 33 London boroughs, provide an average of only c.425 house prices monthly within each sub-district. Even delayed one and smoothed over three months, LSL Acad E&W HPI is indicative until we are able to publish the LSL Acad E&W HPI “final” index using the LR 96% sample. LSL Acad E&W HPI data are calculated on a consistent basis from county and London borough through to region and ultimately to national level; at every level, the current month price represents the average of the prices for the current month and for the prior and subsequent months (“three month, centre month smoothed”). LR employs a “four month, end month smoothed”, process for county/London borough data, but not for national and regional results.
7. **Data limitations** are not confined to volumes. LSL Acad E&W HPI and the LR HPI are unable to identify different prices according to e.g numbers of bedrooms; the lender hedonic indices and the ONS mix adjusted HPI do so. LR data exclude commercial and, thus auction sales and do not reflect repossession prices on the grounds that such prices do not reflect those between a willing buyer and a willing seller; some feel that auction prices represent true market prices; others believe that the repossession prices do not.
8. LSL Acad E&W HPI is prepared from Land Registry data using a methodology designed to provide a “true measure of house price inflation”; Acadata does not guarantee the accuracy of the LSL Acad E&W HPI results and Acadata shall not be liable for any loss or damage, whatsoever, consequential upon any error, incorrect description of or inadequacy in the data; persons using the data do so entirely at their own risk; LSL Acad E&W HPI is freely provided for publication with due attribution to Acadata. Permission is required for any commercial use of the data.
9. The monthly, smoothed, average Land Registry prices at regional, county and London borough level by property type, which underlie LSL Acad E&W HPI, together with historic data, are available from Acadata as in page 5 NOTE 7 above.
10. LSL Acad E&W HPI was published under the name FTHPI from September 2003 until December 2009. Until the October 2013 LSL Acad E&W HPI was published, it was prepared by Acadametrics. Acadametrics then changed its name to Acadata to reflect its new focus entirely upon house price indices and data following its agreement to sell its 50% holding in MIAC Acadametrics to MIAC Analytics over a 4 year period.