



Under embargo until 00:01 Thursday 14th April 2016

March 2016

Home sales in 30% spring upswing – ahead of stamp duty surcharge

- Strongest March since 2007 for home sales – a nine year record – with 80,000 properties sold during the month
- House price growth accelerates, up 6.9% annually, with a typical home now worth £18,745 more than a year earlier
- London market takes off again, with fastest growth of any region – as house prices rise 8.2% (£44,548) year-on-year
- Bath & NE Somerset sees the largest March pick-up in property prices, climbing 5.3% (£18,603) month-on-month

| House Price | Index | Monthly Change % | Annual Change % | Annual Change % (excluding London & SE) |
|-------------|-------|------------------|-----------------|-----------------------------------------|
| £291,650 | 286.2 | 0.6 | 6.9 | 5.1 |

Adrian Gill, director of Reeds Rains and Your Move estate agents, comments: “This Spring, with a frantic flurry of activity, the housing market has come to life. As a result of the impending stamp duty hike, this has been the strongest March for home sales in nine years. The surge was widespread across England and Wales, with a 30% upswing in transactions since February. This goes beyond any normal seasonality, with second-home and buy-to-let investors rushing to beat a bigger tax bill.

“House prices have also reached a new record in March, with the value of the typical home rising 6.9% (£18,745) year-on-year. This is an acceleration from the previous month’s 6.5% annual growth and represents the largest year-on-year growth since February 2015. The green shoots are resplendent right across the country, with 73% of local authorities in England and Wales experiencing a monthly upswing in home values – the highest proportion of areas seeing positive property price rises since July 2014. This will be welcome news for homeowners, who now have a fantastic opportunity in the current sellers’ market. The pervasive shortage of homes on the market is still driving up values, as buyers have to compete for each available property. If they are going to make it easier to get a foot on the property ladder, the Government will have to double-down on its help to first-time buyers, or let up on landlords.

“This month, the London property market has blossomed again, after a winter hibernation. The capital is once again leading the way with the largest house price growth of any region for the first time in over a year. The average value of a home in London is now 8.2% (£44,548) higher than a year ago. This growth equates to an uplift of £122 each day, more than double the £58 earned from eight hours working at the Government’s new living wage. The lift in London’s house prices seems steep. But we’re actually in a much calmer position than previous years, with the current rise still well below London’s record 20.6% year-on-year growth, established in July 2014.

“However, this uptick in the capital’s property values means London is once again pulling away from the rest of the country, with London and the South East now dragging up national house price growth by 1.8% – double the rate seen at the end of 2015. As a result, we’ve returned to a two speed housing market, as growth in the rest of the country is easily outpaced by London and the South East. But it’s not all about London, as house prices are still advancing in the Northern cities, with the average property price in Manchester hitting a record high of £174,448, up 3.5% annually.

“Within the capital, the gulf in home prices has moderated. The cost of a typical home in London’s most expensive borough Kensington & Chelsea (£1.9 million) remains 6.8 times higher than its cheapest, Barking and Dagenham (£274k). However, this situation may now be improving, with house prices in Kensington & Chelsea only up 5.1% year-on-year. On the other hand, homeowners in Barking and Dagenham have enjoyed an 18.4% rise in property values over the year.

“When looking at individual areas, Bath & North East Somerset has seen the biggest boost of any local authority in England and Wales in March, with the value of homes in the city jumping 5.3% (£18,603) month-on-month. The city’s World Heritage Status makes it an ideal location for second-homes, while the growing student population has increased the demand for rental accommodation – which explains why we’ve seen a significant uplift in prices this month.”

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

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

House price index: historical data



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

[link to source Excel](#)

| | | House Price | Index | Monthly Change % | Annual Change % |
|-----------|------|-------------|-------|------------------|-----------------|
| March | 2015 | £272,906 | 268.3 | 0.2 | 6.3 |
| April | 2015 | £273,741 | 269.2 | 0.3 | 6.0 |
| May | 2015 | £274,934 | 270.3 | 0.4 | 5.3 |
| June | 2015 | £276,702 | 272.2 | 0.6 | 4.9 |
| July | 2015 | £277,884 | 273.3 | 0.4 | 4.7 |
| August | 2015 | £280,841 | 276.3 | 1.1 | 5.1 |
| September | 2015 | £282,753 | 278.1 | 0.7 | 5.1 |
| October | 2015 | £285,382 | 280.5 | 0.9 | 5.7 |
| November | 2015 | £285,354 | 280.3 | 0.0 | 5.7 |
| December | 2015 | £286,533 | 281.2 | 0.4 | 6.1 |
| January | 2016 | £287,583 | 282.2 | 0.4 | 6.0 |
| February | 2016 | £290,019 | 284.6 | 0.8 | 6.5 |
| March | 2016 | £291,650 | 286.2 | 0.6 | 6.9 |

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

House prices

House prices in March 2016 rose to yet another new high of £291,650, up by an average £1,630, or 0.6%. On an annual basis, prices are £18,745, or 6.9% higher than a year earlier. This is the highest annual rate since February 2015, indicating the mounting pressure on house prices during the first quarter of 2016 - and this despite the RICS indicating that there were more homes coming onto the market. As our index shows, we are experiencing a strong upswing in prices and it is not clear at this stage whether the government's moves to dampen the Buy-to-Let market will reverse this over the medium to long term. One of the main features of the price increases in the first quarter of 2016 is their spread across the country. As we discuss on page 11, prices in February increased in 79 of the 108 unitary authority areas in England & Wales and in 26 of the 33 London boroughs. This is the highest number of unitary authorities experiencing monthly price rises since July 2014, when 82 unitary authorities saw prices increase in the month: however, as Figure 1 shows, price increases at that time were reaching their peak. The rush to buy before the impending 3% stamp duty surcharge on Buy-to-Let properties and second homes is likely to have been part of this, and we can anticipate lower levels of activity from April onwards when the surcharge comes into force.

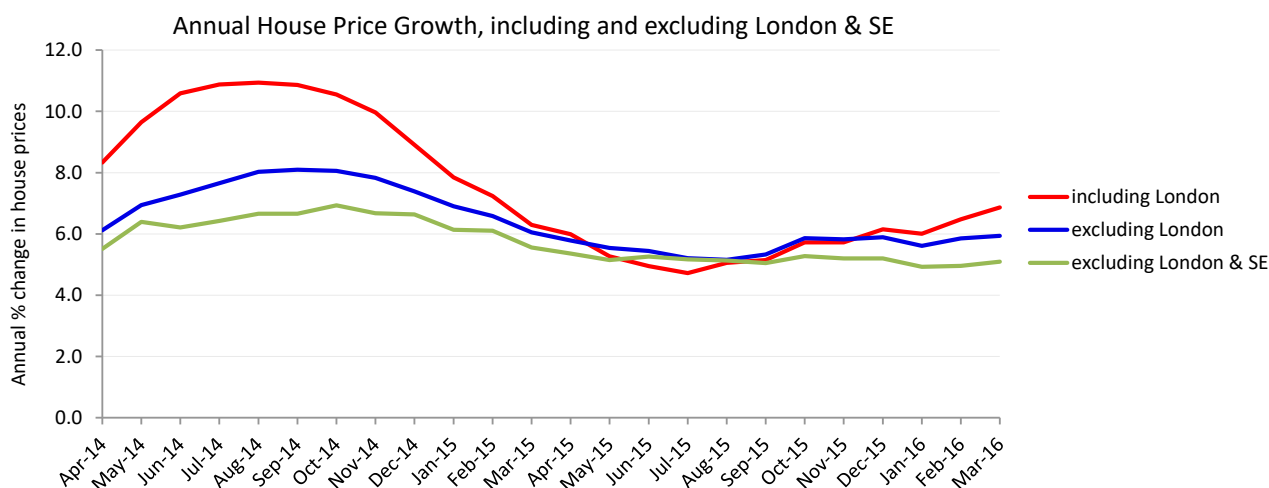


Figure 1. The Annual Rate of House Price Growth in England & Wales by month April 2014 – March 2016, including and excluding London and the South East [link to source Excel](#)

Figure 1 above shows the annual rates of house price inflation over the last two years, both for England & Wales as a whole, as well as with London and the South East excluded from the calculations. The convergence we were seeing (including and excluding London) between May and November 2015 is dissipating. As a result, we are beginning to see a re-emergence of the two-speed housing market, where London and the South East not only raise the annual rate of house price growth for England & Wales as a whole but also rise well above it. We explore this further on page 6.

The Housing Market

The housing market has never been far from the headlines over the last month, and there were indeed some standout events. On the 30th of March, the Office for National Statistics launched a new Official UK House Price Index which will be published in June and on a monthly basis thereafter. It will replace the existing indices published by the ONS and the Land Registry and will provide data on all four countries as well as English regions.

On the 31st of March the Prudential Regulation Authority published a consultation paper detailing its planned supervisory statement proposals on the minimum standards that firms should meet when underwriting Buy-to-let mortgage contracts. Though most current such contracts meet the standards it sets out, the new requirements will put some pressure on lenders, and not least at the margins of the current market. This in combination with other measures taken, or in the pipeline, do support the view that this market will slow. The question then is whether first time buyers and others will benefit from this in any way. Given current price and affordability pressures it is difficult to predict.

The ONS has also published its latest index of private rental housing prices, a somewhat convoluted way of saying rents. This shows that in the 12 months to February, rents in Great Britain rose by 2.6% (3.8% in London, 2.8% in England and 0.2% in Wales), the same as in January. Since 2012, rents have risen by almost twice the rate of incomes and this yet again poses the question of how younger buyers are able to save for a deposit. For example, around 40% of those aged between 26 and 30 and not living with parents are tenants in the private rented sector. Indeed, more of this age group now rent than own, which highlights the challenges they face in the current housing market.



Those pressures are less evident for existing owners if the recent Bank of England evidence on equity withdrawal is anything to go by. Since 2009, home owners have paid down their mortgage debt to the tune of a net £360 billion (total mortgage debt is over £1 trillion). However, the latest figures indicate the rate of paying down is slowing, suggesting that households are now using their cash to spend. With unsecured lending on the rise and with a clear view that low interest rates are here to stay for longer, established consumers are clearly being buoyed up by the recovery, even though it might be slower than some had hoped.

Uncertainty does however remain a watchword. As we discuss later, the Brexit vote is looming. Savills have offered their assessment pre/post the vote (http://www.savills.co.uk/research_articles/141285/200678-0). They suggest that a stay vote would see any short term anxieties quickly resolved with demand being restored subject to on-going constraints such as regulation. But a vote to leave Europe would trigger ‘a more prolonged period of uncertainty in the UK economy as an exit is negotiated has the potential to affect housing market demand’ while ‘overseas buyers in the prime markets of central London are likely to be more cautious’.

In the meantime, and despite the underlying tensions and uncertainties as this release shows, the market remains relatively buoyant in terms of prices and transactions, at least for the month of March. Clearly, it has been boosted by government interventions, so it will be important to see how the market settles in April and May and before the run up to the 23rd June.

Housing Transactions

We estimate that the number of housing transactions in England & Wales for the month of March 2016, as recorded by the Land Registry, will total some 80,000. This is 18,650 transactions higher than in February, an increase of 30%, and 7% higher than the typical ‘spring’ increase of 23% for the time of year. The additional sales in March 2016 are due to purchases brought forward to beat the new Stamp Duty tax as referred to above.

Our predicted level of sales for March 2016 will be the highest number of transactions in the month of March since 2007, when volumes reached 110,250. However, there clearly are exceptional reasons for this, and we can anticipate that sales volumes will fall in April 2016 to levels similar to those in April 2015 – a month prior to the last General Election.

Figure 2 below shows the number of housing transactions per month for the period Jan 2013 – Mar 2016, as recorded by the Land Registry. The transaction numbers are not seasonally adjusted. The graph demonstrates that sales in 2016 started at a level below those in 2014, but have subsequently climbed to new heights for reasons the reader will now well understand. While we expect sales in April 2016 to fall back to the levels seen in 2015, it is possible that they will fall further, as the uncertainties of the outcome of the EU referendum take their toll on the house purchase decision-making process.

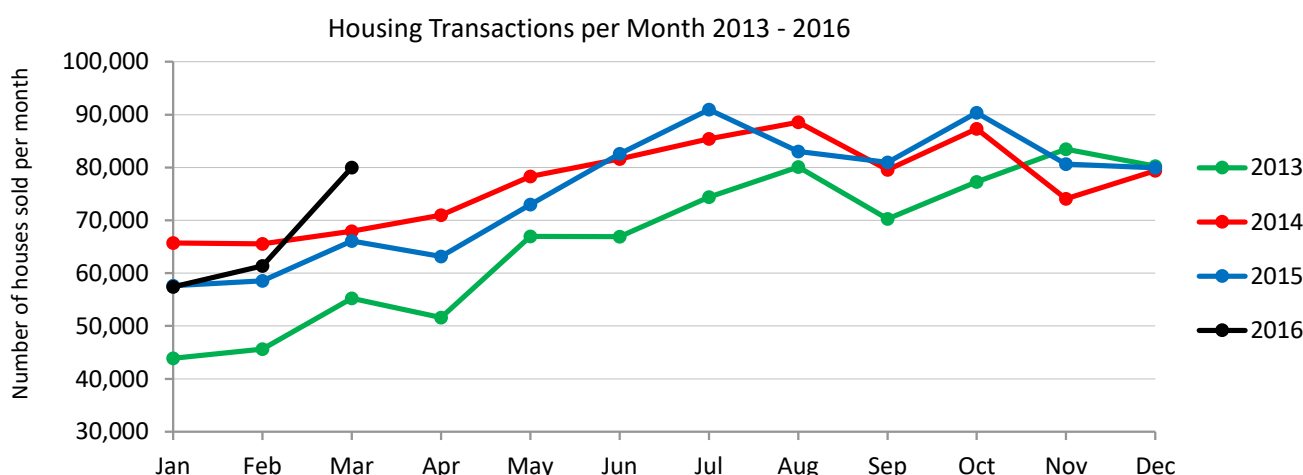


Figure 2. Number of properties sold per month in England & Wales, January 2013 – March 2016. Source Land Registry & Acadata estimates. The totals shown have not been seasonally adjusted.

[link to source Excel](#)

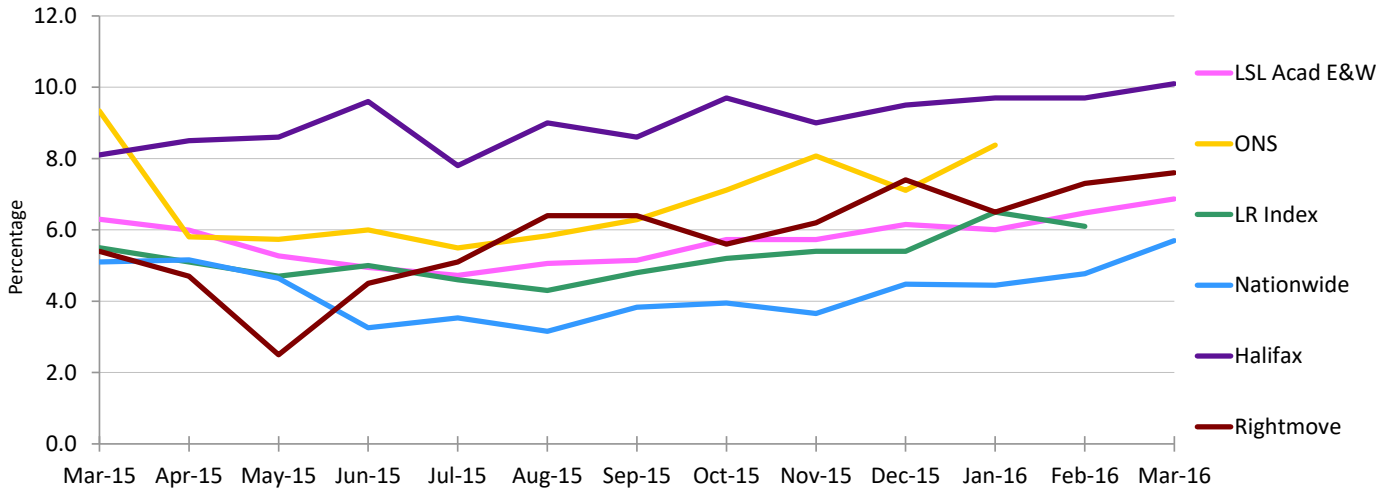


Figure 3. ANNUAL CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

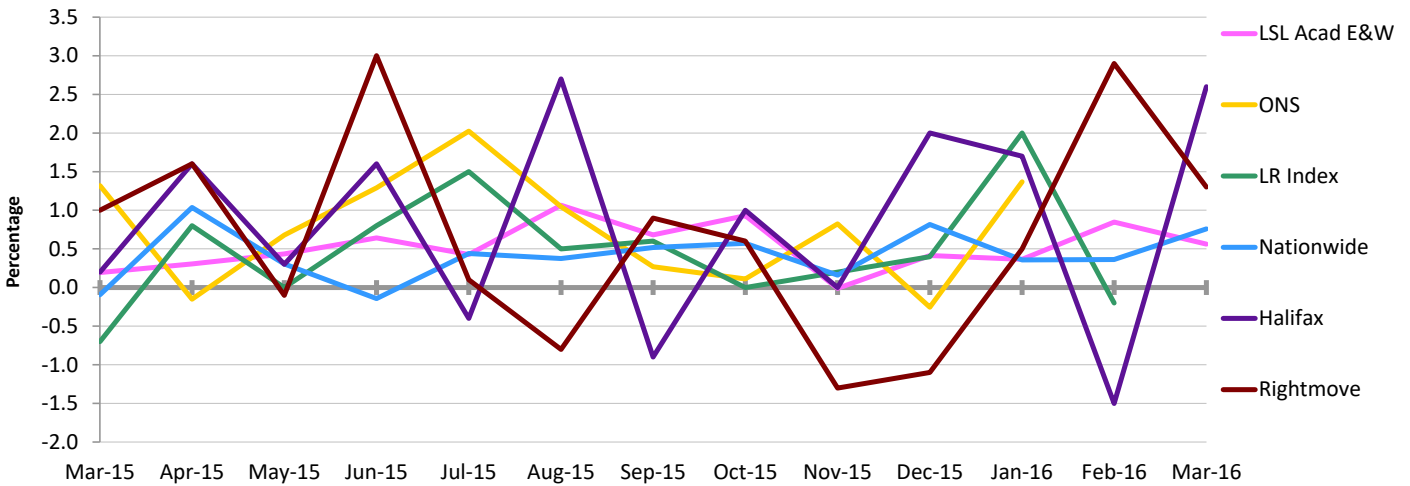


Figure 4. MONTHLY CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

[link to source Excel](#)

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 highest rate is that being recorded by Halifax this month, at 10.1%, and the lowest rate that recorded by Rightmove in May 2015, at 2.5%.

In March 2016, of the four indices that have reported to date, there is considerable disparity in the results, ranging from Halifax at 10.1% to Nationwide at 5.7%. Nationwide has been reporting consistently lower rates than the LSL Acad index for the past twelve months, which might suggest that cash sales are causing upward pressure on house prices in the current market, as Nationwide excludes these from its calculations. However, Halifax, which also excludes cash sales, is reporting much higher house price inflation, with rates of growth double those of Nationwide since June 2015, with the exception of March 2016.

Figure 4 covers the **monthly** change in house prices. Again, as with the annual figures, there appears to be considerable disparity in the March rates, ranging from Halifax at +2.6% to LSL Acad at +0.6%. The two indices that are closest together in reporting the March monthly rates are Nationwide and LSL Acad at 0.8% and 0.6% respectively. The Halifax monthly rates are extremely volatile, having been at the bottom end of the spectrum in February at -1.5% and at the top end of the spectrum in March at +2.6%. In the text accompanying its HPI figures, Halifax advises that its monthly house price changes can be volatile and acknowledges that its quarter-on-quarter change is a more reliable indicator of the underlying trend. For the record, the Halifax quarter-on-quarter figure in March 2016 is 2.9%, suggesting a monthly rate of 1.0%, (the quarter rate divided by three) - this is much closer to the Nationwide and LSL Acad figures seen above than Halifax's published rate of 2.6%.

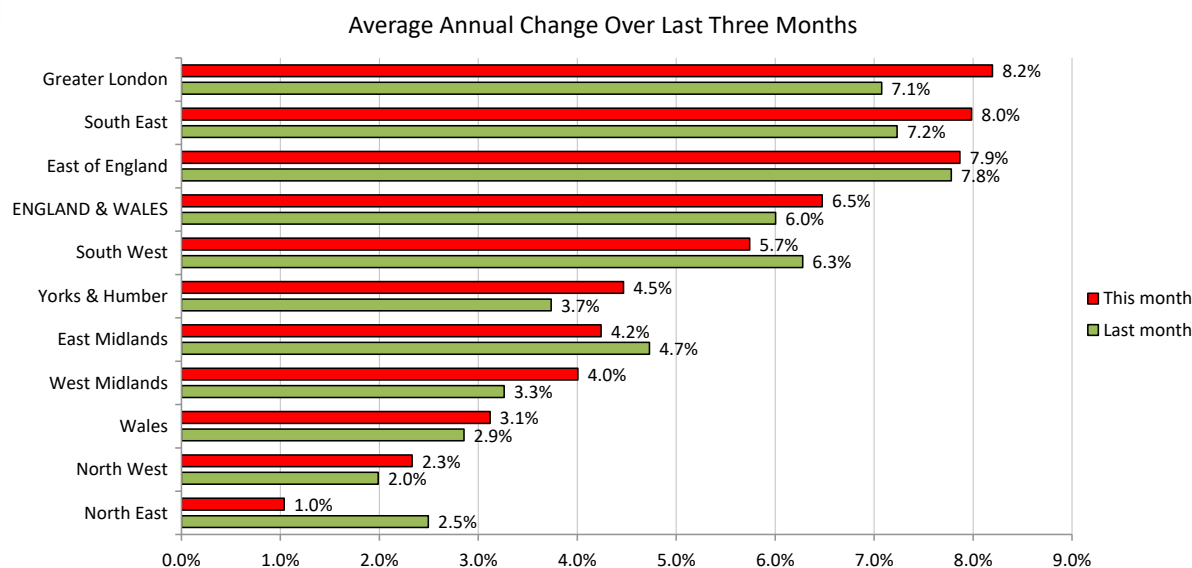


Figure 5. The annual change in the average house price, analysed by region

[link to source Excel](#)

Last month, having altered our definition of the Regions to that of the GOR (Government Offices for the Regions), we noted that the East of England was the region with the highest annual growth rate in house prices and that this top position had been held by the region for the preceding eleven months. However, as can be seen in the above Figure, this is no longer the case, with Greater London taking over the top spot in February 2016, showing an annual inflation rate of 8.2%. The South East has retained its position in second place, with annual inflation of 8.0%, meaning that the East of England is now in third place, at 7.9%, despite the increase in its annual house price growth during the month, albeit of only 0.1%.

February 2016 is the first time that Greater London has been top of the leader board since January 2015, when the capital was experiencing annual house price inflation of 10.5%, having reached a peak of 20.6% in July 2014. These extreme figures from two years ago put the current 8.2% growth into perspective – there is a long way to go before the levels of price inflation of 2014 are repeated.

For the three months centred on February 2016, seven regions have seen annual price rises increase, while only three have seen annual prices fall. The three regions with declining rates in price growth are the East Midlands (-0.5%), the South West (-0.6%) and the North East (-1.5%). Of the seven regions that saw the annual rate of growth climb, the largest increase was in Greater London, +1.1%, followed by the South East and Yorkshire and the Humber, both with increases of +0.8%.

London and the South East v the Rest

| Month | including London (A) | excluding London | excluding London & SE (B) | difference 'the gap' (A) – (B) |
|--------|----------------------|------------------|---------------------------|--------------------------------|
| Mar-15 | 6.3 | 6.1 | 5.6 | 0.7 |
| Apr-15 | 6.0 | 5.8 | 5.4 | 0.6 |
| May-15 | 5.3 | 5.5 | 5.1 | 0.2 |
| Jun-15 | 4.9 | 5.4 | 5.3 | -0.4 |
| Jul-15 | 4.7 | 5.2 | 5.2 | -0.5 |
| Aug-15 | 5.1 | 5.2 | 5.1 | 0.0 |
| Sep-15 | 5.1 | 5.3 | 5.0 | 0.1 |
| Oct-15 | 5.7 | 5.9 | 5.3 | 0.4 |
| Nov-15 | 5.7 | 5.8 | 5.2 | 0.5 |
| Dec-15 | 6.1 | 5.9 | 5.2 | 0.9 |
| Jan-16 | 6.0 | 5.6 | 4.9 | 1.1 |
| Feb-16 | 6.5 | 5.9 | 5.0 | 1.5 |
| Mar-16 | 6.9 | 5.9 | 5.1 | 1.8 |

Table 2. The annual change in house prices in E & W, from March 2015 – March 2016, including and excluding Greater London and the South East. [link to source Excel](#)

Table 2 shows the extent to which the annual house price inflation in England & Wales differs if we exclude both Greater London and the South East from the HPI calculations. Looking at Column (B), we can see that the HPI rate in England & Wales outside of the South East and London has been relatively stable over the last eleven months from May 2015 onward, ranging in value from 4.9% (Jan-16) to 5.3% (Jun-15 & Oct-15), a band of just 0.4%. However, looking at the same period but including the South East and London, column (A), the annual price inflation ranges from 4.7% (Jul-15) to 6.9% (Mar-16), a difference of 2.2%. The column headed 'the gap', shows the extent to which the South East and London are influencing the England & Wales annual rate. As can be seen, from January 2016 onward 'the gap' has been greater than 1.0% and is growing larger.



ANNUAL CHANGE IN PRICE BY REGION

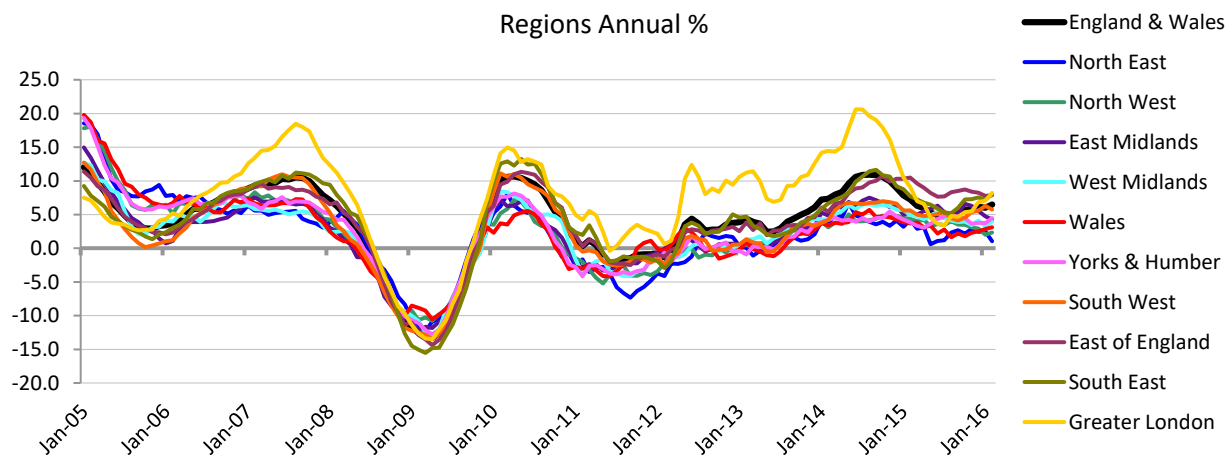


Figure 6. A comparison of the annual change in house prices, by region for the period January 2005 – February 2016

[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.

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 samples
- LSL 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. Hearstone 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.

London boroughs, counties and unitary authorities



Table 3. The change in house prices, for the 33 London boroughs, comparing February 2015 and January 2016 with February 2016.

[link to source Excel](#)

| PRIOR YR RANK | RANK BY PRICE | LONDON BOROUGH | Feb-15 | Jan-16 | Feb-16 | Month % Change | Annual % Change |
|---------------|---------------|------------------------|-----------|-----------|-----------|----------------|-----------------|
| 1 | 1 | KENSINGTON AND CHELSEA | 1,767,829 | 1,898,687 | 1,858,829 | -2.1% | 5.1% |
| 2 | 2 | CITY OF WESTMINSTER | 1,393,388 | 1,300,207 | 1,245,836 | -4.2% | -10.6% |
| 5 | 3 | CAMDEN | 901,809 | 1,008,267 | 1,038,770 | 3.0% | 15.2% |
| 3 | 4 | CITY OF LONDON | 933,658 | 934,025 | 958,257 | 2.6% | 2.6% |
| 4 | 5 | HAMMERSMITH AND FULHAM | 930,522 | 879,543 | 879,910 | 0.0% | -5.4% |
| 6 | 6 | RICHMOND UPON THAMES | 741,285 | 800,162 | 810,832 | 1.3% | 9.4% |
| 8 | 7 | WANDSWORTH | 679,530 | 743,824 | 761,670 | 2.4% | 12.1% |
| 7 | 8 | ISLINGTON | 710,498 | 685,742 | 689,764 | 0.6% | -2.9% |
| 12 | 9 | SOUTHWARK | 548,955 | 596,189 | 617,616 | 3.6% | 12.5% |
| 13 | 10 | HACKNEY | 515,650 | 606,645 | 599,855 | -1.1% | 16.3% |
| 16 | 11 | HARINGEY | 490,125 | 600,885 | 593,352 | -1.3% | 21.1% |
| 11 | 12 | LAMBETH | 563,443 | 573,300 | 586,560 | 2.3% | 4.1% |
| 10 | 13 | BARNET | 580,934 | 580,319 | 585,529 | 0.9% | 0.8% |
| 9 | 14 | MERTON | 586,413 | 587,198 | 583,736 | -0.6% | -0.5% |
| 14 | 15 | EALING | 513,684 | 579,201 | 583,083 | 0.7% | 13.5% |
| 15 | 16 | BRENT | 512,116 | 565,887 | 563,918 | -0.3% | 10.1% |
| 17 | 17 | KINGSTON UPON THAMES | 487,614 | 531,598 | 533,752 | 0.4% | 9.5% |
| 19 | 18 | TOWER HAMLETS | 445,954 | 501,613 | 519,755 | 3.6% | 16.5% |
| 20 | 19 | HOUNSLOW | 427,755 | 492,132 | 500,456 | 1.7% | 17.0% |
| 18 | 20 | HARROW | 455,659 | 488,058 | 494,701 | 1.4% | 8.6% |
| 21 | 21 | BROMLEY | 420,324 | 452,856 | 459,810 | 1.5% | 9.4% |
| 22 | 22 | LEWISHAM | 387,910 | 444,667 | 446,057 | 0.3% | 15.0% |
| 25 | 23 | ENFIELD | 374,586 | 431,657 | 441,316 | 2.2% | 17.8% |
| 23 | 24 | HILLINGDON | 384,658 | 423,123 | 427,604 | 1.1% | 11.2% |
| 24 | 25 | GREENWICH | 384,603 | 433,471 | 422,948 | -2.4% | 10.0% |
| 27 | 26 | WALTHAM FOREST | 361,589 | 414,040 | 420,972 | 1.7% | 16.4% |
| 26 | 27 | REDBRIDGE | 371,735 | 415,817 | 420,665 | 1.2% | 13.2% |
| 28 | 28 | SUTTON | 336,820 | 383,609 | 385,782 | 0.6% | 14.5% |
| 29 | 29 | CROYDON | 330,745 | 368,206 | 368,394 | 0.1% | 11.4% |
| 30 | 30 | HAVERING | 309,412 | 351,235 | 359,043 | 2.2% | 16.0% |
| 31 | 31 | NEWHAM | 290,880 | 344,586 | 348,799 | 1.2% | 19.9% |
| 32 | 32 | BEXLEY | 283,626 | 331,688 | 337,374 | 1.7% | 19.0% |
| 33 | 33 | BARKING AND DAGENHAM | 231,020 | 268,903 | 273,536 | 1.7% | 18.4% |
| | | ALL LONDON | 543,479 | 584,568 | 588,027 | 0.6% | 8.2% |

The analysis of Greater London house prices in Table 3 relates to February 2016, and compares these prices to one month and one year earlier. On an annual basis, house prices in London overall were 8.2% higher in February 2016 than 12 months earlier, an increase of £44,548 over the year.

The above Table gives a ranking of the average house price for each London borough. Thus the most expensive borough in London, at the top of the table, is Kensington & Chelsea with an average price of £1.9 million, while the lowest priced borough, at the bottom of the table, is Barking & Dagenham with an average price of £274k. There is a factor difference of 6.8 between the prices of these two boroughs. If we take the first eleven boroughs in the above table, the weighted increase in prices over the year is £42,572, or 5.1%; the second eleven boroughs saw an annual increase of £42,143, or 8.6%; while the bottom eleven boroughs saw an annual increase of £49,034, or 14.5%. Thus we have the lowest ranked boroughs by price having the highest annual price increases, while the top eleven boroughs are experiencing the lowest percentage change, clear evidence of the way affordability pressures are driving households to look at cheaper locations.

Looking at the top 5 boroughs in the above table, the average weighted price fell by £16,626, or 1.3%, in the month and is down by £3,410, or 0.3%, over the year. Thus the highest priced boroughs in the capital continue to see prices fall, a pattern we have commented on over recent months.

16 boroughs set new peak prices in February (highlighted in grey in the above table), the same number as were set in January. Of the 16 boroughs setting new peaks in February, 9 are listed in the lowest 11 boroughs ranked by price, which provides further evidence of the inverse position of the London market, with the lower priced boroughs setting new peaks in their house prices, while the top priced boroughs see average prices remaining below previously recorded highs.

London boroughs, counties and unitary authorities



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 February 2015 and January 2016 with February 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 | Feb-15 | Jan-16 | Feb-16 | Monthly change | Annual Change |
|---------------|---------------|-------------------------------------|-----------------|-----------------|-----------------|----------------|---------------|
| 98 | 100 | COUNTY DURHAM | £128,739 | £127,207 | £125,356 | -1.5% | -2.6% |
| 93 | 84 | DARLINGTON | £145,404 | £151,617 | £157,074 | 3.6% | 8.0% |
| 91 | 93 | HARTLEPOOL | £146,269 | £139,059 | £142,588 | 2.5% | -2.5% |
| 96 | 99 | MIDDLESBROUGH | £134,436 | £126,996 | £128,413 | 1.1% | -4.5% |
| 60 | 62 | NORTHUMBERLAND | £185,123 | £183,215 | £183,196 | 0.0% | -1.0% |
| 94 | 94 | REDCAR AND CLEVELAND | £140,094 | £137,294 | £140,496 | 2.3% | 0.3% |
| 88 | 87 | STOCKTON-ON-TEES | £149,534 | £153,122 | £154,850 | 1.1% | 3.6% |
| 78 | 78 | TYNE AND WEAR | £160,088 | £163,182 | £164,751 | 1.0% | 2.9% |
| | | NORTH EAST | £153,053 | £153,627 | £154,644 | 0.7% | 1.0% |
| 102 | 102 | BLACKBURN WITH DARWEN | £117,080 | £118,976 | £120,032 | 0.9% | 2.5% |
| 107 | 106 | BLACKPOOL | £103,456 | £109,147 | £108,681 | -0.4% | 5.1% |
| 36 | 42 | CHESHIRE | £233,520 | £231,423 | £233,907 | 1.1% | 0.2% |
| 90 | 96 | HALTON | £147,523 | £137,278 | £136,965 | -0.2% | -7.2% |
| 59 | 57 | WARRINGTON | £186,247 | £197,734 | £196,590 | -0.6% | 5.6% |
| 68 | 72 | CUMBRIA | £171,963 | £172,870 | £172,822 | 0.0% | 0.5% |
| 71 | 70 | GREATER MANCHESTER | £168,484 | £171,904 | £174,448 | 1.5% | 3.5% |
| 77 | 79 | LANCASHIRE | £160,269 | £162,916 | £163,775 | 0.5% | 2.2% |
| 87 | 88 | MERSEYSIDE | £149,682 | £153,933 | £153,999 | 0.0% | 2.9% |
| | | NORTH WEST | £170,325 | £172,939 | £174,297 | 0.8% | 2.3% |
| 63 | 63 | EAST RIDING OF YORKSHIRE | £176,636 | £179,342 | £182,740 | 1.9% | 3.5% |
| 106 | 105 | KINGSTON UPON HULL, CITY OF | £107,130 | £111,767 | £110,673 | -1.0% | 3.3% |
| 99 | 98 | NORTH EAST LINCOLNSHIRE | £127,782 | £129,838 | £129,791 | 0.0% | 1.6% |
| 95 | 92 | NORTH LINCOLNSHIRE | £139,109 | £144,377 | £146,314 | 1.3% | 5.2% |
| 32 | 34 | YORK | £241,146 | £247,740 | £250,286 | 1.0% | 3.8% |
| 40 | 38 | NORTH YORKSHIRE | £228,793 | £240,008 | £239,291 | -0.3% | 4.6% |
| 89 | 89 | SOUTH YORKSHIRE | £147,909 | £151,228 | £151,371 | 0.1% | 2.3% |
| 75 | 73 | WEST YORKSHIRE | £162,359 | £170,823 | £172,142 | 0.8% | 6.0% |
| | | YORKS & HUMBER | £169,172 | £175,863 | £176,728 | 0.5% | 4.5% |
| 83 | 83 | DERBY | £155,691 | £161,763 | £161,292 | -0.3% | 3.6% |
| 85 | 76 | LEICESTER | £154,112 | £162,315 | £165,768 | 2.1% | 7.6% |
| 97 | 95 | NOTTINGHAM | £134,269 | £137,675 | £137,812 | 0.1% | 2.6% |
| 13 | 20 | RUTLAND | £310,961 | £300,011 | £299,171 | -0.3% | -3.8% |
| 66 | 65 | DERBYSHIRE | £174,926 | £179,914 | £181,273 | 0.8% | 3.6% |
| 47 | 51 | LEICESTERSHIRE | £207,357 | £213,867 | £215,218 | 0.6% | 3.8% |
| 69 | 67 | LINCOLNSHIRE | £171,488 | £179,689 | £180,106 | 0.2% | 5.0% |
| 46 | 49 | NORTHAMPTONSHIRE | £208,423 | £218,379 | £219,579 | 0.5% | 5.4% |
| 67 | 66 | NOTTINGHAMSHIRE | £174,630 | £179,060 | £181,162 | 1.2% | 3.7% |
| | | EAST MIDLANDS | £182,744 | £189,276 | £190,495 | 0.6% | 4.2% |
| 34 | 37 | HEREFORDSHIRE | £239,330 | £237,193 | £239,813 | 1.1% | 0.2% |
| 44 | 47 | SHROPSHIRE | £216,983 | £218,653 | £220,518 | 0.9% | 1.6% |
| 104 | 104 | STOKE-ON-TRENT | £109,785 | £111,498 | £111,339 | -0.1% | 1.4% |
| 73 | 82 | TELFORD & WREKIN | £163,684 | £162,475 | £161,367 | -0.7% | -1.4% |
| 57 | 60 | STAFFORDSHIRE | £186,759 | £189,324 | £189,946 | 0.3% | 1.7% |
| 26 | 29 | WARWICKSHIRE | £249,541 | £260,242 | £265,442 | 2.0% | 6.4% |
| 70 | 68 | WEST MIDLANDS | £171,132 | £178,435 | £179,722 | 0.7% | 5.0% |
| 39 | 36 | WORCESTERSHIRE | £230,061 | £239,070 | £241,730 | 1.1% | 5.1% |
| | | WEST MIDLANDS | £193,201 | £199,162 | £200,940 | 0.9% | 4.0% |
| 21 | 22 | BEDFORDSHIRE | £263,987 | £283,260 | £287,008 | 1.3% | 8.7% |
| 54 | 45 | LUTON | £191,188 | £221,143 | £225,074 | 1.8% | 17.7% |
| 64 | 69 | PETERBOROUGH | £175,509 | £176,344 | £178,786 | 1.4% | 1.9% |
| 31 | 25 | SOUTHEND-ON-SEA | £243,802 | £273,223 | £278,481 | 1.9% | 14.2% |
| 43 | 32 | THURROCK | £221,525 | £248,612 | £252,541 | 1.6% | 14.0% |
| 15 | 19 | CAMBRIDGESHIRE | £293,836 | £296,966 | £300,769 | 1.3% | 2.4% |
| 17 | 15 | ESSEX | £287,343 | £308,042 | £313,695 | 1.8% | 9.2% |

London boroughs, counties and unitary authorities



| | | | | | | | |
|-----|-----|------------------------------|-----------------|-----------------|-----------------|-------------|-------------|
| 5 | 5 | HERTFORDSHIRE | £385,414 | £419,691 | £428,276 | 2.0% | 11.1% |
| 45 | 48 | NORFOLK | £212,907 | £217,394 | £219,816 | 1.1% | 3.2% |
| 37 | 35 | SUFFOLK | £232,960 | £242,325 | £241,854 | -0.2% | 3.8% |
| | | EAST OF ENGLAND | £278,350 | £295,829 | £300,248 | 1.5% | 7.9% |
| | | GREATER LONDON | £543,479 | £584,568 | £588,027 | 0.6% | 8.2% |
| 8 | 9 | BRACKNELL FOREST | £336,163 | £365,261 | £369,491 | 1.2% | 9.9% |
| 7 | 6 | BRIGHTON AND HOVE | £356,748 | £377,121 | £382,304 | 1.4% | 7.2% |
| 51 | 50 | ISLE OF WIGHT | £199,650 | £219,906 | £219,215 | -0.3% | 9.8% |
| 50 | 46 | MEDWAY | £200,951 | £222,406 | £223,980 | 0.7% | 11.5% |
| 28 | 23 | MILTON KEYNES | £248,426 | £279,110 | £283,750 | 1.7% | 14.2% |
| 53 | 55 | PORTSMOUTH | £194,719 | £197,226 | £197,447 | 0.1% | 1.4% |
| 18 | 14 | READING | £281,141 | £317,107 | £321,634 | 1.4% | 14.4% |
| 23 | 17 | SLOUGH | £261,140 | £294,679 | £302,744 | 2.7% | 15.9% |
| 49 | 52 | SOUTHAMPTON | £202,184 | £203,899 | £207,865 | 1.9% | 2.8% |
| 10 | 10 | WEST BERKSHIRE | £327,478 | £361,447 | £365,940 | 1.2% | 11.7% |
| 1 | 1 | WINDSOR AND MAIDENHEAD | £497,260 | £526,652 | £541,625 | 2.8% | 8.9% |
| 4 | 4 | WOKINGHAM | £389,575 | £425,522 | £429,820 | 1.0% | 10.3% |
| 3 | 3 | BUCKINGHAMSHIRE | £405,184 | £446,134 | £445,508 | -0.1% | 10.0% |
| 20 | 21 | EAST SUSSEX | £274,081 | £291,772 | £296,656 | 1.7% | 8.2% |
| 14 | 13 | HAMPSHIRE | £308,275 | £321,794 | £326,303 | 1.4% | 5.8% |
| 19 | 16 | KENT | £274,437 | £298,575 | £303,137 | 1.5% | 10.5% |
| 6 | 7 | OXFORDSHIRE | £366,111 | £376,372 | £379,489 | 0.8% | 3.7% |
| 2 | 2 | SURREY | £467,510 | £494,457 | £499,622 | 1.0% | 6.9% |
| 12 | 11 | WEST SUSSEX | £317,589 | £341,895 | £342,775 | 0.3% | 7.9% |
| | | SOUTH EAST | £327,022 | £349,327 | £353,133 | 1.1% | 8.0% |
| 11 | 8 | BATH AND NORTH EAST SOMERSET | £326,299 | £353,109 | £371,712 | 5.3% | 13.9% |
| 41 | 33 | BOURNEMOUTH | £225,017 | £251,769 | £250,893 | -0.3% | 11.5% |
| 27 | 27 | BRISTOL , CITY OF | £248,765 | £268,645 | £271,950 | 1.2% | 9.3% |
| 38 | 40 | CORNWALL | £232,887 | £240,435 | £237,564 | -1.2% | 2.0% |
| 29 | 28 | NORTH SOMERSET | £246,062 | £264,225 | £266,719 | 0.9% | 8.4% |
| 65 | 64 | PLYMOUTH | £175,229 | £181,234 | £181,679 | 0.2% | 3.7% |
| 9 | 12 | POOLE | £327,506 | £336,727 | £335,199 | -0.5% | 2.3% |
| 30 | 31 | SOUTH GLOUCESTERSHIRE | £244,642 | £256,671 | £260,555 | 1.5% | 6.5% |
| 56 | 53 | SWINDON | £187,959 | £206,477 | £205,361 | -0.5% | 9.3% |
| 52 | 54 | TORBAY | £198,966 | £201,430 | £201,126 | -0.2% | 1.1% |
| 22 | 24 | WILTSHIRE | £261,388 | £282,864 | £281,808 | -0.4% | 7.8% |
| 25 | 30 | DEVON | £255,302 | £260,054 | £261,656 | 0.6% | 2.5% |
| 16 | 18 | DORSET | £287,459 | £299,858 | £301,691 | 0.6% | 5.0% |
| 24 | 26 | GLOUCESTERSHIRE | £257,324 | £274,188 | £274,811 | 0.2% | 6.8% |
| 42 | 43 | SOMERSET | £224,252 | £230,942 | £233,042 | 0.9% | 3.9% |
| | | SOUTH WEST | £247,864 | £260,770 | £262,097 | 0.5% | 5.7% |
| 62 | 56 | ISLE OF ANGLESEY | £179,408 | £190,969 | £197,134 | 3.2% | 9.9% |
| 84 | 86 | GWYNEDD | £154,348 | £154,728 | £155,955 | 0.8% | 1.0% |
| 82 | 81 | CONWY | £156,351 | £165,403 | £163,241 | -1.3% | 4.4% |
| 80 | 80 | DENBIGHSHIRE | £159,687 | £163,164 | £163,309 | 0.1% | 2.3% |
| 72 | 77 | FLINTSHIRE | £166,425 | £166,078 | £164,856 | -0.7% | -0.9% |
| 76 | 71 | WREXHAM | £162,204 | £171,772 | £174,067 | 1.3% | 7.3% |
| 55 | 61 | POWYS | £188,575 | £182,752 | £184,755 | 1.1% | -2.0% |
| 61 | 58 | CEREDIGION | £184,098 | £190,839 | £193,450 | 1.4% | 5.1% |
| 58 | 59 | PEMBROKESHIRE | £186,640 | £188,267 | £190,315 | 1.1% | 2.0% |
| 86 | 91 | CARMARTHENSHIRE | £152,456 | £147,870 | £147,167 | -0.5% | -3.5% |
| 79 | 74 | SWANSEA | £159,944 | £163,435 | £167,586 | 2.5% | 4.8% |
| 101 | 101 | NEATH PORT TALBOT | £122,354 | £121,901 | £123,955 | 1.7% | 1.3% |
| 81 | 85 | BRIDGEND | £157,351 | £154,188 | £156,825 | 1.7% | -0.3% |
| 35 | 41 | VALE OF GLAMORGAN | £235,732 | £229,441 | £235,437 | 2.6% | -0.1% |
| 48 | 44 | CARDIFF | £204,661 | £222,687 | £228,466 | 2.6% | 11.6% |
| 103 | 103 | RHONDDA CYNON TAFF | £116,364 | £118,360 | £116,791 | -1.3% | 0.4% |
| 105 | 107 | MERTHYR TYDFIL | £108,461 | £105,732 | £104,875 | -0.8% | -3.3% |



| | | | | | | | |
|-----|-----|----------------------|-----------------|-----------------|-----------------|-------------|-------------|
| 100 | 97 | CAERPHILLY | £127,227 | £130,753 | £131,251 | 0.4% | 3.2% |
| 108 | 108 | BLAENAU GWENT | £84,787 | £88,281 | £86,395 | -2.1% | 1.9% |
| 92 | 90 | TORFAEN | £145,589 | £144,091 | £147,396 | 2.3% | 1.2% |
| 33 | 39 | MONMOUTHSHIRE | £241,065 | £242,429 | £238,769 | -1.5% | -1.0% |
| 74 | 75 | NEWPORT | £162,667 | £164,464 | £166,351 | 1.1% | 2.3% |
| | | WALES | £166,053 | £169,461 | £171,232 | 1.0% | 3.1% |
| | | E&W | £272,380 | £287,583 | £290,019 | 0.8% | 6.5% |

As we discussed in some detail last month, we have recast the above Table (Table 4) based on the ONS Guidance published in its document “*Guide to Presenting Statistics for Administrative Geographies*”. The Table 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 February 2015, January 2016 and February 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 February 2016, the monthly rate of house price inflation in England & Wales is 0.8% and the headline annual increase in prices for England & Wales is 6.5%, up from the 6.0% in January, one month earlier.

Annual Trends

On an annual basis, prices have increased in 94 of the 108 unitary authority areas, three more than last month, which represents some 87% of the England & Wales unitary authority areas. Of the 14 areas where prices are falling, 7 are located in Wales, 4 are located in the North East with a further 1 each in the North West and the East and West Midlands. In Table 4, we have highlighted in turquoise those areas which have set a new peak price in the month; there are 38 such locations, up by 12 from last month. Of these 38 local authority areas, 12 are based in the South East, 8 are in the South West and 7 in the East of England. We should also perhaps give a mention to Greater Manchester which has set a new peak price in February 2016, indicating that of the major cities in England, it is not just Greater London that has seen house prices rise to new levels.

Monthly Trends

On a monthly basis, the headline rate for prices in England & Wales in February 2016 shows an increase of 0.8%, which is up from 0.4% seen in the previous month. In February, there were price rises over the month in 79 of the 108 unitary authority areas (this is up from the 56 areas seeing increases in the previous month).

Highest and lowest unitary authorities

Looking at the unitary authority areas on an individual basis, in February it is Luton at 17.7% that tops the league with the highest annual rate of change in prices. This is the fourth month in succession in which Luton has appeared at the top of the leader board. As we have previously commented, Luton’s transport infrastructure has been boosted by the introduction of fast train services to London St Pancras (23 minutes) and Blackfriars (42 minutes), which makes the town one of the most affordable areas with good access to London. The price of a semi-detached property, the most frequently purchased property type in Luton, has increased by £40k over the year to an average £240k.

By way of contrast, the authority with the largest reduction in annual prices is Halton, in the North West, where prices have fallen by 7.2%. In Halton, detached homes have fallen in value by £33k over the year to £210k, but the March 2015 prices were assisted by the sale of a number of up-market new build properties in Widnes, which did not occur in 2016. Consequently the average price of detached homes sold in the area has fallen in the first quarter of 2016.

Transactions

In terms of transactions, looking at the volume of sales for the three months December 2015 – February 2016 and comparing with the same three months one year earlier, 59 of the 108 unitary authorities in England & Wales have seen an increase in sales volumes over the period, compared with 63 one month earlier. The average increase in transactions in England & Wales over this period was 1%, although Greater London saw a decline of 6.5% over this same time frame.

The authority that recorded the highest increase in transactions for the period December 2015 – February 2016, compared to the same three months a year earlier, was Powys, up by 23%, or 72 homes. The property types with the largest increase in sales in Powys were terraces and detached properties, (both up by 28 units), suggesting perhaps that Buy-to-let landlords (terraces) and second home purchasers (detached) were both active over this period.



The area in England with the largest decline in transactions over the three months was Slough, down 28%, with a reduction in the number of flats sold from 184 units in the three months December 2014 – February 2015 to 112 units in the same three months one year later. However, the price of flats in Slough increased by 20% over this same period, suggesting that the fall in the number of flats sold may be a factor of supply as opposed to one of demand.

Largest and smallest price differences in each region

In our discussion of the London boroughs we picked up on the price factor differential of 6.8 between the highest (Kensington & Chelsea) and lowest priced boroughs (Barking & Dagenham) in the Greater London area. We considered that this might present an opportunity to look at a similar figure for each of the other regions in England & Wales in Table 5 below. What it shows is how different other parts of England and the whole of Wales are to Greater London.

Table 5: The highest and lowest priced Counties / Unitary Authorities per Region / Country in England & Wales as at February 2016

[link to source Excel](#)

Price differentials in the Regions - Feb 2016

| Region | Highest Price Area | | Lowest Priced Area | | Factor |
|-----------------|----------------------|------------|--------------------|----------|--------|
| North East | Northumberland | £183,196 | County Durham | £125,356 | 1.5 |
| North West | Cheshire | £233,907 | Blackpool | £108,681 | 2.2 |
| Yorks & Humber | York | £250,286 | Kingston Upon Hull | £110,673 | 2.3 |
| East Midlands | Rutland | £299,171 | Nottingham | £137,812 | 2.2 |
| West Midlands | Warwickshire | £265,422 | Stoke-on-Trent | £111,339 | 2.4 |
| East of England | Hertfordshire | £428,276 | Peterborough | £178,786 | 2.4 |
| Greater London | Kensington & Chelsea | £1,858,829 | Barking & Dagenham | £273,536 | 6.8 |
| South East | Windsor & Maidenhead | £541,625 | Portsmouth | £197,447 | 2.7 |
| South West | Bath & NE Somerset | £371,712 | Plymouth | £181,679 | 2.0 |
| Wales | Monmouthshire | £238,769 | Blaenau Gwent | £86,395 | 2.8 |

Regional data table



Table 6. 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 |
| Mar-15 | £153,680 | 0.4 | 2.9 | £170,794 | 0.3 | 4.0 | £169,440 | 0.2 | 3.3 | £183,646 | 0.5 | 5.0 |
| Apr-15 | £153,056 | -0.4 | 3.1 | £170,549 | -0.1 | 4.2 | £169,054 | -0.2 | 3.0 | £183,929 | 0.2 | 5.5 |
| May-15 | £150,480 | -1.7 | 0.6 | £170,207 | -0.2 | 3.3 | £170,492 | 0.9 | 3.6 | £184,854 | 0.5 | 5.8 |
| Jun-15 | £149,898 | -0.4 | 1.1 | £170,704 | 0.3 | 3.6 | £171,636 | 0.7 | 4.4 | £186,275 | 0.8 | 6.3 |
| Jul-15 | £149,381 | -0.3 | 1.2 | £171,294 | 0.3 | 3.4 | £172,616 | 0.6 | 4.7 | £186,300 | 0.0 | 5.4 |
| Aug-15 | £150,784 | 0.9 | 2.4 | £173,485 | 1.3 | 4.0 | £173,983 | 0.8 | 4.9 | £186,849 | 0.3 | 5.0 |
| Sep-15 | £150,671 | -0.1 | 2.7 | £173,709 | 0.1 | 3.5 | £174,740 | 0.4 | 4.7 | £188,639 | 1.0 | 5.2 |
| Oct-15 | £151,389 | 0.5 | 2.2 | £174,428 | 0.4 | 3.5 | £175,974 | 0.7 | 4.4 | £190,747 | 1.1 | 6.6 |
| Nov-15 | £151,463 | 0.0 | 2.9 | £172,911 | -0.9 | 3.1 | £175,537 | -0.2 | 3.6 | £190,426 | -0.2 | 6.3 |
| Dec-15 | £152,505 | 0.7 | 2.4 | £173,146 | 0.1 | 2.9 | £175,694 | 0.1 | 3.8 | £189,128 | -0.7 | 5.6 |
| Jan-16 | £153,627 | 0.7 | 2.5 | £172,939 | -0.1 | 2.0 | £175,863 | 0.1 | 3.7 | £189,276 | 0.1 | 4.7 |
| Feb-16 | £154,644 | 0.7 | 1.0 | £174,297 | 0.8 | 2.3 | £176,728 | 0.5 | 4.5 | £190,495 | 0.6 | 4.2 |

| | 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 |
| Mar-15 | £193,399 | 0.1 | 4.7 | £279,345 | 0.4 | 9.6 | £540,966 | -0.5 | 7.0 | £329,196 | 0.7 | 7.2 |
| Apr-15 | £192,872 | -0.3 | 4.3 | £280,473 | 0.4 | 9.0 | £544,948 | 0.7 | 6.6 | £329,926 | 0.2 | 6.8 |
| May-15 | £194,244 | 0.7 | 4.9 | £280,526 | 0.0 | 8.2 | £549,089 | 0.8 | 4.5 | £332,183 | 0.7 | 6.5 |
| Jun-15 | £195,856 | 0.8 | 5.4 | £282,061 | 0.5 | 7.6 | £557,004 | 1.4 | 3.6 | £333,205 | 0.3 | 5.9 |
| Jul-15 | £196,265 | 0.2 | 4.5 | £283,498 | 0.5 | 7.7 | £558,781 | 0.3 | 3.4 | £335,050 | 0.6 | 5.3 |
| Aug-15 | £197,106 | 0.4 | 4.1 | £288,299 | 1.7 | 8.3 | £569,230 | 1.9 | 4.8 | £336,872 | 0.5 | 5.2 |
| Sep-15 | £197,044 | 0.0 | 3.9 | £290,579 | 0.8 | 8.5 | £573,763 | 0.8 | 4.6 | £340,428 | 1.1 | 6.0 |
| Oct-15 | £198,672 | 0.8 | 4.0 | £293,135 | 0.9 | 8.7 | £579,347 | 1.0 | 5.4 | £344,673 | 1.2 | 7.3 |
| Nov-15 | £197,932 | -0.4 | 3.5 | £291,651 | -0.5 | 8.4 | £579,796 | 0.1 | 5.5 | £346,068 | 0.4 | 7.3 |
| Dec-15 | £199,693 | 0.9 | 4.1 | £293,468 | 0.6 | 8.2 | £581,567 | 0.3 | 6.8 | £347,827 | 0.5 | 7.5 |
| Jan-16 | £199,162 | -0.3 | 3.3 | £295,829 | 0.8 | 7.8 | £584,568 | 0.5 | 7.1 | £349,327 | 0.4 | 7.2 |
| Feb-16 | £200,940 | 0.9 | 4.0 | £300,248 | 1.5 | 7.9 | £588,027 | 0.6 | 8.2 | £353,133 | 1.1 | 8.0 |

| | South West | | | Wales | | | ENGLAND & WALES | | | |
|--------|------------|----------|---------|----------|----------|---------|-----------------|----------|---------|-----|
| | Av HP | %monthly | %annual | Av HP | %monthly | %annual | Av HP | %monthly | %annual | |
| Mar-15 | £249,168 | 0.5 | 5.0 | £166,151 | 0.1 | 3.8 | | £272,906 | 0.2 | 6.3 |
| Apr-15 | £251,000 | 0.7 | 4.8 | £164,688 | -0.9 | 3.1 | | £273,741 | 0.3 | 6.0 |
| May-15 | £251,640 | 0.3 | 4.9 | £164,070 | -0.4 | 3.4 | | £274,934 | 0.4 | 5.3 |
| Jun-15 | £251,443 | -0.1 | 5.1 | £163,601 | -0.3 | 2.2 | | £276,702 | 0.6 | 4.9 |
| Jul-15 | £253,434 | 0.8 | 5.4 | £164,555 | 0.6 | 2.8 | | £277,884 | 0.4 | 4.7 |
| Aug-15 | £254,379 | 0.4 | 4.5 | £164,946 | 0.2 | 1.6 | | £280,841 | 1.1 | 5.1 |
| Sep-15 | £255,159 | 0.3 | 4.1 | £166,431 | 0.9 | 2.2 | | £282,753 | 0.7 | 5.1 |
| Oct-15 | £257,104 | 0.8 | 4.5 | £167,617 | 0.7 | 1.8 | | £285,382 | 0.9 | 5.7 |
| Nov-15 | £258,125 | 0.4 | 5.4 | £167,923 | 0.2 | 2.3 | | £285,354 | 0.0 | 5.7 |
| Dec-15 | £260,319 | 0.9 | 5.6 | £168,597 | 0.4 | 2.5 | | £286,533 | 0.4 | 6.1 |
| Jan-16 | £260,770 | 0.2 | 6.3 | £169,461 | 0.5 | 2.9 | | £287,583 | 0.4 | 6.0 |
| Feb-16 | £262,097 | 0.5 | 5.7 | £171,232 | 1.0 | 3.1 | | £290,019 | 0.8 | 6.5 |
| Mar-16 | | | | | | | | £291,650 | 0.6 | 6.9 |



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 NOTE 6 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.

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