



Under embargo until 00:01 Monday 13th August 2018

July 2018

Average house price in England and Wales now £302,251

- All regions and 70% of unitary authorities record annual growth
- Smallest difference between the highest and lowest regional growth rates for 18 years
- Leicester tops growth in major cities at +4.8%

House Price	Index	Monthly Change %	Annual Change %	Annual % (excluding London & the SE)
£302,251	289.5	-0.2	1.6	1.2

On a monthly basis, prices fell again in July, for the fifth month in succession: down 0.2%, leaving the average house price at £302,251. The figure is still up on an annual basis, however, with prices increasing 1.6% and all regions in England and Wales recording modest, but positive growth.

Flat prices are largely down to slower activity. In July, there was an estimated 75,000 transactions: 2% down on June and 6% lower than the seasonal trend. Transactions in the first seven months of 2018 are estimated to be 4% below the same period in 2017.

The annual rate of house price growth of 1.6% is below inflation, meaning that we are seeing a modest real-term decline in prices in many areas. Moreover, while there's still some variation in the rate of growth between regions – from 3.3% in the West Midlands to 0.5% in the South East and East – the range is narrower than at almost any time since our records began in 2000.

What effect the Bank of England base rate rise at the start of August will have on this, however, remains to be seen.

Oliver Blake, Managing Director of Your Move and Reeds Rains estate agents said: “Whilst the market continues to be challenging all regions and most local authorities continue to show house price growth, proving its resilience.”

The average price of a property in London now stands at £625,529 at the end of June with prices falling in almost two thirds (21 out of 33) of the city's boroughs on an annual basis.

The biggest drops on an annual basis have been seen in the City of London, down 19.4% (albeit on a small number of transactions), Hammersmith and Fulham, and Southwark, both down 11.7%. In both Westminster and Hammersmith and Fulham, sales of new builds in previous months or years can explain much of the swing in prices.

Overall, the most expensive borough remains Kensington and Chelsea, where prices are down modestly (1.9%) on an annual basis to £1,765,033, while the cheapest borough is still Barking and Dagenham, with an average price of 308,547, up 1.8% annually.

London also saw the number of sales in the second quarter fall by 7% on last year, and it remains a mixed picture.

Of note are prices in the West Midlands which are up 3.3% on the year, led by strong performance in Warwickshire, up 6.3% annually, and Herefordshire, up 4.8%.

In addition the North East saw prices rise by 2.9% over the year, with Darlington up 7.5%. It was one of 6 unitary authorities to set a new peak in May, too, with others including Merseyside (up 2.5% annually) in the North West, Bournemouth (4.6%) in the South West, and Caerphilly (3.4%) and Monmouthshire (up 10.9% annually) in Wales.

West Berkshire in the South East also set a new peak price, and with growth of 11.5% has seen the highest annual increase of any area. This is in large part due to a £9 million sale near Newbury, however, and performance in the region as a whole is weak: prices in the South East are up just 0.5% annually, and it accounts for the lion's share of areas (7 out of 31) where prices have fallen over the year.

Growth in the East of England is similarly weak, also at 0.5% annually.

House price index: historical data



Overall, however, 77 out of 108 unitary authority areas (71%) are still recording price rises over the year. On a monthly basis, meanwhile, June 2018 saw prices fall in 69 of the 108 unitary authority areas, but this is down from 73 in May.

As well as West Berkshire, Monmouthshire in Wales has also seen strong growth, up 10.9% annually, despite already being Wales' most expensive local authority area by average house price (£283,144 against a Welsh average of £177,056).

At the other end of the scale, on an annual basis, the authority with the largest reduction in prices is Halton, in the North West, which includes the towns of Runcorn and Widnes. Prices were down 6.1% annually, largely due to an absence of the new build properties that helped boost prices last year.

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

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

Table 1. Average House Prices in England & Wales for the period July 2017 – July 2018

[link to source Excel](#)

		House Price	Index	Monthly Change %	Annual Change %
July	2017	£297,561	294.7	-0.1	4.7
August	2017	£297,887	294.7	0.1	4.5
September	2017	£299,787	295.3	0.6	4.5
October	2017	£301,321	294.3	0.5	4.0
November	2017	£302,730	293.2	0.5	3.9
December	2017	£304,883	292.1	0.7	3.8
January	2018	£307,335	294.4	0.8	3.8
February	2018	£308,814	295.8	0.5	3.7
March	2018	£308,060	295.1	-0.2	2.9
April	2018	£306,132	293.3	-0.6	2.3
May	2018	£304,447	291.7	-0.6	1.8
June	2018	£302,976	290.2	-0.5	1.7
July	2018	£302,251	289.5	-0.2	1.6

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

House Prices July 2018

All the evidence suggests that house prices are stabilising. The annual rate of house price growth now stands at 1.6% when including London and the South East, or at 1.2% when excluding these two areas. The change in this rate over the last two months amounts to just 0.2% when including London and the South East, or 0.9% if London and the South East are excluded. Whichever series is selected, the main story remains that house price growth at the national level is not changing significantly from month to month. Figure 1 shows that although there are monthly variations, the underlying trend is toward flatlining. Given that the rate of increase is below inflation, this means we have a very modest real-terms decline in prices.

As we show later in this report - in Figure 6 – although all ten GOR areas in England & Wales remain in positive territory in June with respect to house price growth, the rate of increase has slowed in six of them. The largest rise is just 3.3%, in the West Midlands, ie, above inflation, and the smallest of 0.5% occurs in the South East, well below the rate of inflation. In addition, the difference in the rates of price growth between the highest and lowest regions is thus 2.8% - and this is the second-smallest range since our records began in Jan 2000 (the smallest range, of 2.5%, having occurred in May 2018). This suggests that the housing markets across England & Wales are currently experiencing broadly the same circumstances – primarily a falling number of transactions with fewer homes on the market, along with lowered confidence.

Average House Prices in England & Wales
July 2016 - July 2018

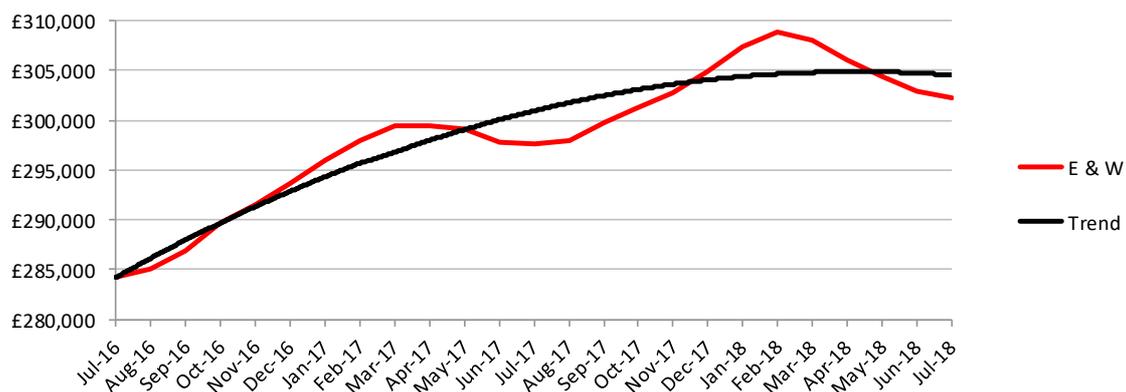


Figure 1. The annual percentage change in average house prices in England & Wales, July 2016 – July 2018

[link to source Excel](#)

Source LSL Acadata HPI. The figures are mix and seasonally adjusted

On a **monthly** basis, the overall rate of house price inflation in July fell again, and this month by -0.2%. This is the fifth month in succession in which the rate was negative, although the rate of decline has fallen over the last two months. Figure 2 below shows how monthly change has moved in a band roughly + or - 0.5% over the last 12 months.

Monthly House Price Change, including and excluding London

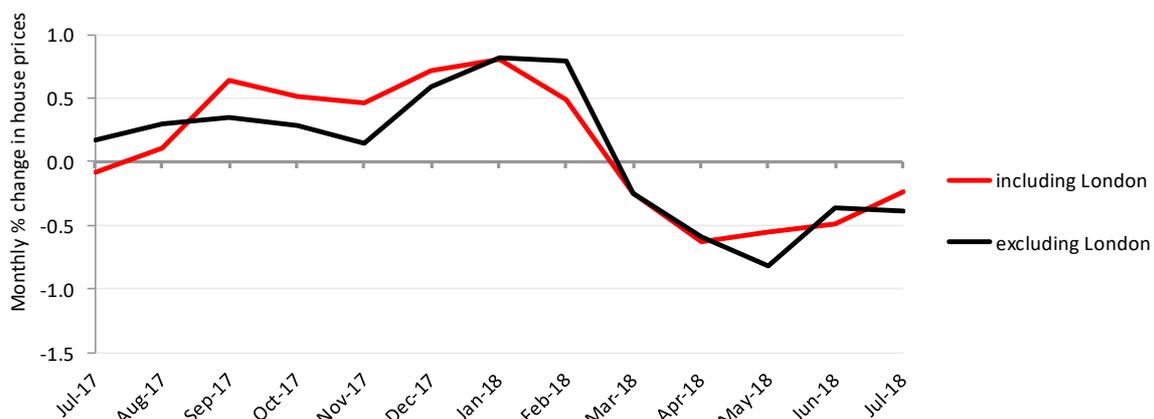


Figure 2. The monthly percentage change in average house prices in England & Wales, July 2017 – July 2018

[link to source Excel](#)



The Housing Market

Clearly, we are reporting on trends prior to the recent increase in the Bank of England base rate on 1st August, which we would expect to result in a further reduction in housing market activity. The picture painted by our own analysis above and below is of a market which is still - in broad terms - slowing and stabilising. The government's own quarterly data on stamp duty receipts issued on 31st July showed that transactions and receipts were down on those of 2017. Of course, the first time buyer exemption contributes to this. Over 52,000 buyers claimed the exemption in the latest period, making a total of more than 120,000 with relief granted, and having a value in excess of £280 million.

The Bank of England has also added its own commentary on the housing market in the latest Inflation Report (August), released as part of the MPC commentary around the interest rate decision. The Bank argues that "the weakness in the housing market appears to be concentrated in London". The Bank has suggested that although London has tended to lead other areas in the past in terms of market prices and activity, it sees the current weakness of London as specific to the capital, and thus having limited relevance to other parts of the UK. The Bank highlights the slowing Buy-to-Let market, Stamp duty and the range of Brexit-related effects - and not least migration as the key drivers. The Bank notes that 12% of households in London are EU nationals, and that they occupy 20% of the PRS in the capital. Looking ahead, the Bank concludes that in the near term, income growth should support the housing market and see HPI rise "to a little over 3% by mid-2019".

With Parliament now in recess there was the inevitable rush of publications in the last few weeks. One of great significance to housing was the release of the new National Planning Policy Framework (NPPF) for England. Government has sought to further improve the planning system, albeit by strengthening central controls which in turn pose challenges to the sensitive issues of local control. Although government recognises that household numbers are being adjusted downwards to reflect Brexit etc, it is still insisting on meeting the 300,000 homes target. The pressure to deliver more homes continues, and we can expect further announcements on housing supply over the next few months and not least at the Autumn budget.

The latest English Housing survey data highlight the reasons why. The percentage of home owners has remained stable at 63% over recent years, but it is down from 71% in the early 2000s. The number of mortgaged home owners is down from a peak of 8.5 million in 2000 to just over 6.5 million in 2016-17 – a fall of 2 million. This reflects not only the fall in younger people entering the tenure with a mortgage, but also the ageing of the population with more households becoming outright owners. The number of outright owners has gone up from 5.7 million in 2000 to 7.8 million in 2016-17.

Housing Transactions

In July 2018, we estimate that there were 75,000 transactions - based on Land Registry figures - 2% lower than our revised June total. This reduction in sales numbers needs to be viewed against the seasonal trend of the last twenty years, where a 4% **increase** in sales volumes is the 'norm' for this time of year, so on a seasonally-adjusted basis, sales have declined by some 6%. We estimate that transactions in the first seven months of 2018 are 4% below the same period in 2017. The recent rise in the Bank of England base interest rate is likely to further reduce activity, and to result in a widening of the shortfall between the 2018 figures and those achieved in 2017.

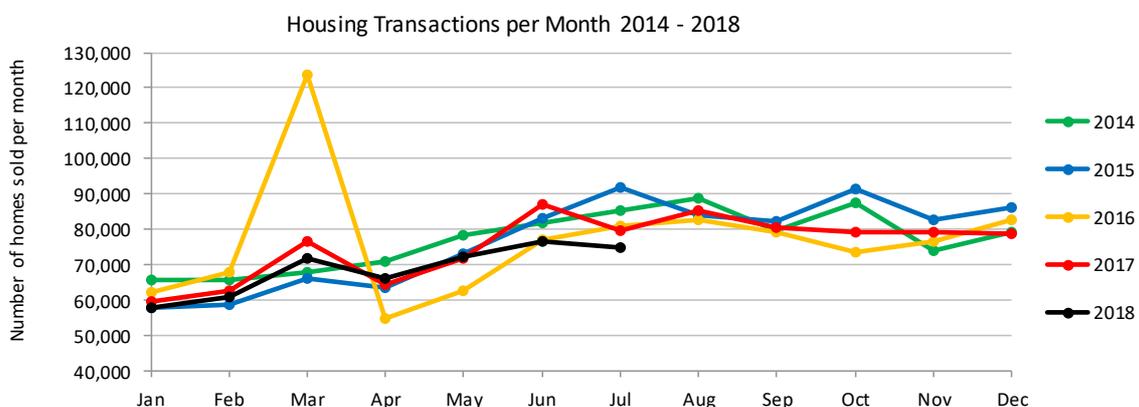


Figure 3. Number of properties sold per month in England & Wales, January 2014 – July 2018
Source Land Registry & Acadata estimates. The totals shown have not been seasonally adjusted

[link to source Excel](#)



Table 2 below analyses the number of transactions for Q2 in each of the last three years 2016, 2017 and 2018. The Table shows that the overall volume of sales in England & Wales for those three months was up by 12% compared to 2016, but subsequently has fallen by 4% in 2018. Certainly, we must not forget (and as Figure 3 above clearly demonstrates) that sales in March 2016 soared, being immediately prior to the introduction of the 3% surcharge on Buy-to-Let properties and second homes, pushing down sales in both April and May 2016. This explains the apparent dramatic rise in transactions seen in Q2 2017, as outlined in Table 2 below.

Table 2. Transaction counts at the end of July of each year, for the three months April - June

[link to source Excel](#)

REGION	Apr - Jun			Apr - Jun	
	2016	2017	2018	2016/18	2017/18
NORTH EAST	6,506	7,980	7,983	23%	0%
NORTH WEST	19,139	22,791	22,849	19%	0%
YORKS & HUMBERSIDE	15,097	17,434	17,315	15%	-1%
EAST MIDLANDS	14,571	16,520	15,983	10%	-3%
WEST MIDLANDS	14,721	16,927	16,535	12%	-2%
EAST OF ENGLAND	19,034	20,936	19,658	3%	-6%
GREATER LONDON	15,408	18,207	16,875	10%	-7%
SOUTH EAST	26,598	30,031	27,969	5%	-7%
SOUTH WEST	17,126	20,775	20,127	18%	-3%
ENGLAND	148,200	171,601	165,294	12%	-4%
WALES	7,818	9,974	9,630	23%	-3%
ENGLAND & WALES	156,018	181,575	174,924	12%	-4%

Source: Land Registry transaction counts of its emergent data.

The change in transaction levels between Q2 2017 and Q2 2018 follows the pattern of affordability ratios between the regions. The five most affordable areas in England & Wales are the North East, the North West, Yorkshire and the Humber, the West Midlands and Wales – which are in the top 5 positions of our transactions growth table above. It is also noticeable that the areas with the greatest reduction in transactions are all based in the south-east of England, where the stamp duty increases are having the greatest impact. Because these are the areas with the most sizeable number of sales this also then impacts on the total number of transactions in England and Wales as a whole.



Comparing Indices

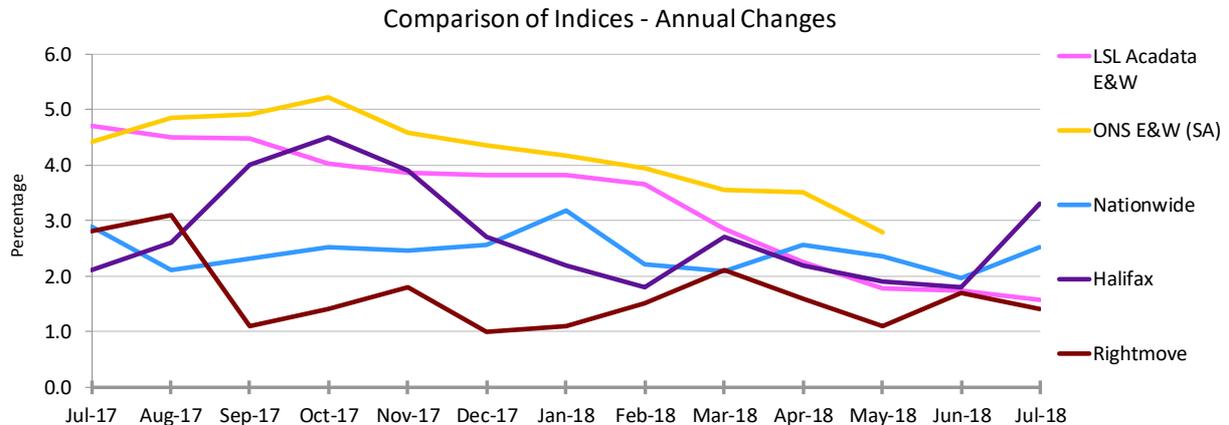


Figure 4. Annual change in house prices

[link to source Excel](#)

Following on from June’s near agreement in the annual rate among the indices providers, July is showing a more divergent pattern, with the two lender indices showing an increase in their annual rates, with Nationwide up by +0.5% to 2.5% and Halifax up by 1.5% to 3.3%. Meanwhile both LSL Acadata and Rightmove are reporting lower figures than in June, with LSL Acadata rates down by -0.1% to 1.6% and Rightmove down by -0.3% to 1.4%. Both LSL Acadata and Rightmove have a larger content of high value properties than the lender indices in their base data, which may suggest that it is the mid-range properties by value that are witnessing the highest rise in prices, while the top-end of the market is seeing a fall in values.

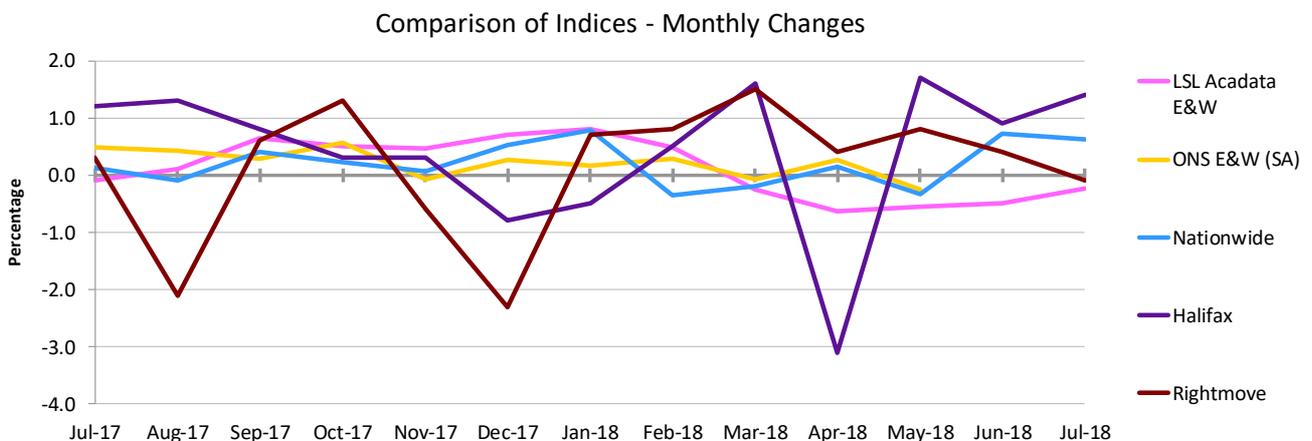


Figure 5. Monthly change in house prices

[link to source Excel](#)

The monthly indices are showing a similar pattern to the annual indices, with Rightmove and LSL Acadata both reporting negative rates, of -0.1% and -0.2% respectively in July, compared to Nationwide and Halifax’s +0.6% and +1.4%. Again this suggests that it is the high-value properties that have seen prices fall in the month while the mid-range properties continue to see prices climb.

If we measure volatility in the monthly index by its standard deviation, then Halifax, at 1.3, has the greatest volatility of the five indices which we monitor, followed by Rightmove at 1.2, LSL Acadata at 0.5, Nationwide at 0.4, with the ONS index being the least volatile at 0.3.

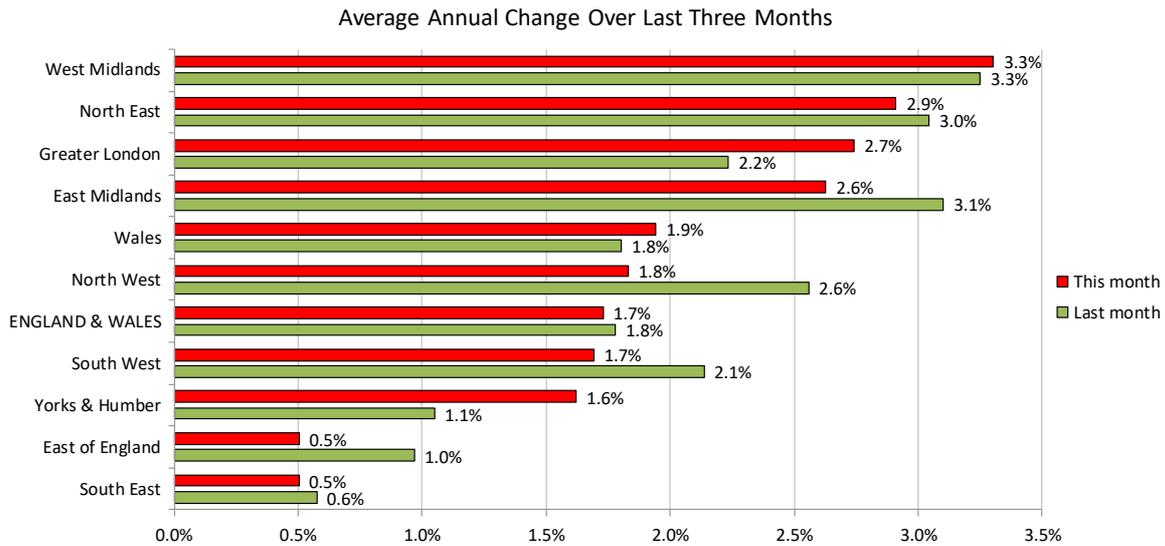


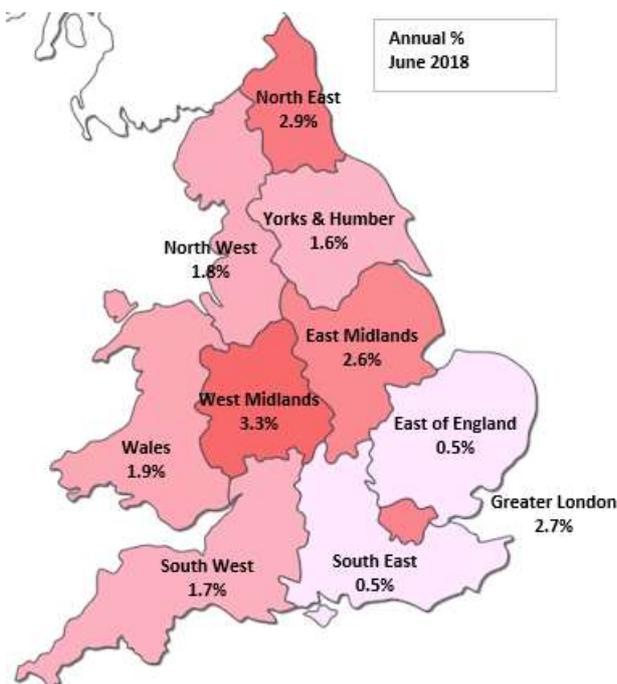
Figure 6. The annual change in the average house price for the three months centred on June 2018, analysed by GOR [link to source Excel](#)

Figure 6 shows the annual change in house prices, averaged over a three-month period centred on June 2018, and contrasts these movements with one month earlier. The West Midlands takes over the number one position for price growth at 3.3%, with the North East in second place at 2.9%. Over the last five years the West Midlands has been in the number one position in our league table on 5 occasions, as has the East Midlands, with London being the most frequent occupier of this top position with 25 appearances followed by the East of England with 21.

This month there are four GOR areas with an increase in their annual growth rates and six areas where prices have slowed. The highest rise in rates was seen in Yorkshire and the Humber, up by an additional 0.5% compared to last month, with North Lincolnshire seeing a boost of 1.4% in its prices during the month.

At the other end of the scale, the largest reduction in the rate of growth occurred in the North West, down 0.8% from last month, with the largest fall in the region being seen in Warrington, where prices fell by 5.2% in the month, with lower average prices for both detached and semi-detached properties.

The South East remains at the bottom of the league table, having held this position for the last five months. There are three GOR areas in June that have recorded their lowest rates of annual house price growth for the last five years, being the North West, the East of England and the South East. The same is also true for England and Wales overall.



Heat Map

This month the heat map is coloured entirely in red, indicating that prices are continuing to rise in all regions of England and in Wales.

The 'hottest' area is the West Midlands where prices on an annual basis are climbing by 3.3%.

The second grouping consists of the areas where prices are rising at rates between 2.0% and 2.9%, being the North East, the East Midlands and Greater London.

The third grouping is where prices are rising between 1.0% and 1.9%, which are mainly located on the west coasts of England and Wales, plus Yorkshire and the Humber.

Finally we have two regions where prices are rising at rates below 1.0%, being the South East and the East of England.

As we discussed earlier, this picture gives some support to the Bank of England's view about the delinking of trends in the London housing market and other parts of the UK.

Figure 7. Heat Map of the annual change in the average house price of English regions and Wales, June 2018

London boroughs, counties and unitary authorities



Table 3. The change in house prices, for the 33 London boroughs, comparing June 2017 and May 2018 with June 2018

[link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	LONDON BOROUGH	Jun-17	May-18	Jun-18	Month % Change	Annual % Change
1	1	KENSINGTON AND CHELSEA	1,798,864	1,908,825	1,765,033	-7.5%	-1.9%
2	2	CITY OF WESTMINSTER	1,524,886	1,728,703	1,529,938	-11.5%	0.3%
3	3	CAMDEN	1,029,994	1,054,077	981,570	-6.9%	-4.7%
4	4	HAMMERSMITH AND FULHAM	968,002	870,731	854,606	-1.9%	-11.7%
6	5	RICHMOND UPON THAMES	826,885	758,467	760,016	0.2%	-8.1%
5	6	CITY OF LONDON	909,140	813,364	733,025	-9.9%	-19.4%
8	7	ISLINGTON	754,042	717,898	732,971	2.1%	-2.8%
7	8	WANDSWORTH	803,070	715,413	721,572	0.9%	-10.1%
12	9	LAMBETH	628,695	643,763	648,470	0.7%	3.1%
10	10	HARINGEY	644,760	657,934	646,911	-1.7%	0.3%
13	11	MERTON	600,871	617,887	630,990	2.1%	5.0%
11	12	BARNET	635,208	625,998	598,064	-4.5%	-5.8%
9	13	SOUTHWARK	657,904	585,229	580,952	-0.7%	-11.7%
16	14	HACKNEY	568,889	586,019	578,795	-1.2%	1.7%
17	15	KINGSTON UPON THAMES	555,517	567,577	564,679	-0.5%	1.6%
15	16	BRENT	572,125	549,648	547,689	-0.4%	-4.3%
14	17	EALING	575,087	542,434	534,939	-1.4%	-7.0%
18	18	TOWER HAMLETS	552,097	546,089	530,958	-2.8%	-3.8%
22	19	HOUNSLOW	482,144	497,906	509,855	2.4%	5.7%
19	20	HARROW	525,309	514,959	501,776	-2.6%	-4.5%
20	21	BROMLEY	510,100	494,322	491,709	-0.5%	-3.6%
27	22	REDBRIDGE	443,699	466,252	472,061	1.2%	6.4%
26	23	WALTHAM FOREST	446,999	457,166	461,259	0.9%	3.2%
24	24	ENFIELD	459,851	454,856	459,998	1.1%	0.0%
21	25	LEWISHAM	493,319	457,242	453,548	-0.8%	-8.1%
23	26	HILLINGDON	464,472	450,241	438,470	-2.6%	-5.6%
25	27	GREENWICH	455,047	436,641	427,007	-2.2%	-6.2%
28	28	NEWHAM	424,770	423,314	411,568	-2.8%	-3.1%
30	29	SUTTON	404,387	403,256	403,957	0.2%	-0.1%
31	30	HAVERING	387,255	392,191	400,069	2.0%	3.3%
29	31	CROYDON	406,820	391,856	390,226	-0.4%	-4.1%
32	32	BEXLEY	356,933	357,758	356,152	-0.4%	-0.2%
33	33	BARKING AND DAGENHAM	303,150	308,343	308,547	0.1%	1.8%
		ALL LONDON	608,842	630,942	625,529	-0.9%	2.7%

London

The analysis of Greater London house prices in Table 3 relates to June 2018, and compares these prices to one month and one year earlier. The annual rate of change in London has risen to 2.7% from the revised 2.2% seen in the previous month, although this still represents the fourth lowest annual rate recorded over the last six years. Prices have risen by £16,687 over the last twelve months, taking the new average price to £625,529. On a monthly basis, average prices fell by some £5,400, or -0.9%, being the second largest fall of the last twelve months.

Highest and lowest London Boroughs

On an annual basis, prices in June fell in most boroughs, (21 out of 33, and three less than the previous month). Over the year, the highest fall was seen in the City of London, down 19.4%, but here the number of transactions is very small, just 12 being recorded so far for June, which tends to result in large changes to average prices, particularly when expressed in percentage terms. In second place is Hammersmith and Fulham, down -11.7%, but this borough is prone to large swings in prices dependant on the number of new-build properties registered in a particular month. For example, in June 2017 there were 54 new-build properties in Hammersmith and Fulham registered at the Land Registry, of which 46 were flats, whereas in June 2018 only 1 new-build property has been registered to date, although we anticipate that this number will increase substantially over the next four months.

The highest annual increase in prices was seen in Redbridge, at 6.4%. Here, it is the price of detached homes that has had the largest influence on the change in average prices for the area, despite being the property class with the lowest number of sales in the borough.

London boroughs, counties and unitary authorities



On a monthly basis, prices in June have fallen again, in 21 of the 33 London boroughs (two less than the previous month). The largest increase in growth rates was seen in Hounslow at +2.4%, but this was assisted by the purchase of a detached home in the borough for £4.25 million, compared to the borough's average price for detached properties of £600k.

The largest fall in the month was seen in the City of Westminster at -11.5%. Here again it is the influence of new-build properties that is causing the large changes in average prices. In 2018 there have been 220 new-build flats registered by the Land Registry for the City of Westminster at an average price of £2.6 million. This compares with the sale of 792 existing flats for the same period at an average cost of £1.4 million. However, to date only 2 new-build flats have been registered for the month of June – one can therefore anticipate that further registrations will be reported by the Land Registry shortly, which will raise the average price above that currently stated.

London borough peak prices

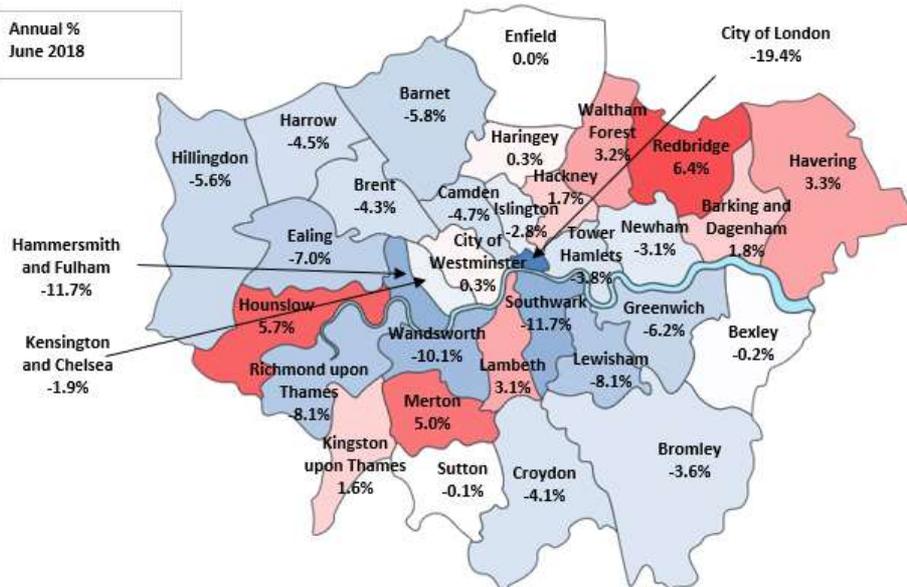
In June 2018, two London boroughs recorded a new peak price, being Redbridge (discussed above) and Havering. Havering is the most easterly of all the London boroughs and has the fourth lowest average house price. The most frequently purchased property type in Havering is a semi-detached home, followed by terraces and then flats. Over the last year the average price of a semi-detached home in Havering has increased from £415k to £450k (+8%), the average terraced home has increased in price from £350k to £367k (+5%) while the price of an average flat has fallen from £254k to £242k (-5%).

London borough transactions

In terms of Greater London transactions, sales for Q2 2018 are (-7%) lower than Q2 2017. The major downturn has been in the sale of semi-detached properties (-13%), followed by detached properties (-9%), then terraced properties (-7%) and finally flats (-6%). The three boroughs having the highest increase in transactions over this period are Southwark (+17%), Hammersmith and Fulham (+10%) and Greenwich (+8%); in each of these boroughs it was the sale of flats that had the largest influence on the increased transaction counts.

The three boroughs with the largest decline in transaction numbers over this period were Croydon (-33%), the City of Westminster (-25%) and Enfield (-22%); in Croydon and the City of Westminster it is flats that have seen the greatest fall in sales volumes, whereas in Enfield it was the sale of terraces that saw the largest decline.

London house price heat map



The heat map is showing an interesting geographical split with the boroughs displaying an increase in prices (shaded red) largely lying to the north-east of the capital, plus Hounslow and Merton, while the boroughs shaded blue (indicating a fall in prices) are mainly located to the south of the Thames, or along the north-western outer suburbs.

London boroughs, 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 June 2017 and May 2018 with June 2018

[link to source Excel](#)

PRIOR YR RANK	RANK BY PRICE	COUNTY / UNITARY AUTHORITY / REGION	Jun-17	May-18	Jun-18	Monthly change	Annual Change
101	101	COUNTY DURHAM	£133,058	£131,341	£132,754	1.1%	-0.2%
92	86	DARLINGTON	£154,578	£162,627	£166,219	2.2%	7.5%
97	100	HARTLEPOOL	£140,345	£134,349	£134,619	0.2%	-4.1%
96	95	MIDDLESBROUGH	£141,698	£146,557	£146,972	0.3%	3.7%
65	60	NORTHUMBERLAND	£194,471	£204,446	£203,216	-0.6%	4.5%
99	98	REDCAR AND CLEVELAND	£138,847	£138,609	£138,153	-0.3%	-0.5%
88	89	STOCKTON-ON-TEES	£159,767	£167,106	£162,184	-2.9%	1.5%
86	83	TYNE AND WEAR	£162,163	£169,557	£168,768	-0.5%	4.1%
		NORTH EAST TOTAL	£157,407	£162,412	£161,989	-0.3%	2.9%
100	99	BLACKBURN WITH DARWEN	£133,301	£136,354	£135,575	-0.6%	1.7%
106	105	BLACKPOOL	£120,329	£119,188	£119,445	0.2%	-0.7%
42	40	CHESHIRE	£248,087	£261,299	£258,175	-1.2%	4.1%
85	93	HALTON	£162,673	£157,464	£152,817	-3.0%	-6.1%
56	57	WARRINGTON	£209,840	£221,796	£210,170	-5.2%	0.2%
67	71	CUMBRIA	£189,015	£187,526	£184,780	-1.5%	-2.2%
69	68	GREATER MANCHESTER	£184,973	£191,291	£190,276	-0.5%	2.9%
80	81	LANCASHIRE	£169,573	£171,329	£169,268	-1.2%	-0.2%
82	80	MERSEYSIDE	£165,824	£168,738	£169,972	0.7%	2.5%
		NORTH WEST TOTAL	£185,411	£190,366	£188,806	-0.8%	1.8%
59	63	EAST RIDING OF YORKSHIRE	£200,338	£200,361	£199,746	-0.3%	-0.3%
107	107	KINGSTON UPON HULL, CITY OF	£119,652	£119,120	£118,327	-0.7%	-1.1%
94	97	NORTH EAST LINCOLNSHIRE	£144,631	£142,867	£141,985	-0.6%	-1.8%
93	91	NORTH LINCOLNSHIRE	£152,896	£158,738	£160,977	1.4%	5.3%
34	36	YORK	£272,862	£271,182	£269,470	-0.6%	-1.2%
46	47	NORTH YORKSHIRE	£240,743	£246,964	£245,106	-0.8%	1.8%
89	88	SOUTH YORKSHIRE	£157,463	£163,499	£162,568	-0.6%	3.2%
73	73	WEST YORKSHIRE	£177,083	£180,879	£180,200	-0.4%	1.8%
		YORKS & HUMBER TOTAL	£183,545	£187,383	£186,521	-0.5%	1.6%
78	77	DERBY	£172,028	£172,214	£173,191	0.6%	0.7%
79	74	LEICESTER	£171,885	£180,629	£180,142	-0.3%	4.8%
91	92	NOTTINGHAM	£155,232	£154,174	£153,516	-0.4%	-1.1%
16	14	RUTLAND	£329,327	£358,524	£345,880	-3.5%	5.0%
60	62	DERBYSHIRE	£196,210	£200,090	£200,097	0.0%	2.0%
48	46	LEICESTERSHIRE	£235,644	£246,635	£245,378	-0.5%	4.1%
62	66	LINCOLNSHIRE	£195,106	£196,171	£197,240	0.5%	1.1%
44	43	NORTHAMPTONSHIRE	£243,847	£252,438	£253,248	0.3%	3.9%
63	64	NOTTINGHAMSHIRE	£194,978	£197,481	£199,171	0.9%	2.2%
		EAST MIDLANDS TOTAL	£207,552	£212,703	£213,006	0.1%	2.6%
45	41	HEREFORDSHIRE	£243,383	£254,205	£255,163	0.4%	4.8%
49	50	SHROPSHIRE	£234,862	£239,947	£238,474	-0.6%	1.5%
103	106	STOKE-ON-TRENT	£123,301	£120,381	£118,543	-1.5%	-3.9%
74	75	TELFORD & WREKIN	£176,568	£177,195	£179,362	1.2%	1.6%
57	56	STAFFORDSHIRE	£208,044	£209,675	£210,458	0.4%	1.2%
32	27	WARWICKSHIRE	£275,664	£291,989	£293,128	0.4%	6.3%
61	59	WEST MIDLANDS	£195,680	£202,833	£203,399	0.3%	3.9%
37	38	WORCESTERSHIRE	£255,685	£263,524	£262,504	-0.4%	2.7%
		WEST MIDLANDS TOTAL	£215,194	£221,988	£222,304	0.1%	3.3%
21	20	BEDFORDSHIRE	£315,816	£319,909	£319,841	0.0%	1.3%
39	44	LUTON	£252,687	£254,587	£251,823	-1.1%	-0.3%
58	58	PETERBOROUGH	£207,378	£206,850	£208,773	0.9%	0.7%
23	23	SOUTHEND-ON-SEA	£305,251	£307,609	£310,708	1.0%	1.8%
29	32	THURROCK	£279,255	£283,143	£283,114	0.0%	1.4%
15	17	CAMBRIDGESHIRE	£334,675	£331,773	£329,528	-0.7%	-1.5%
14	15	ESSEX	£346,073	£345,346	£344,320	-0.3%	-0.5%
4	4	HERTFORDSHIRE	£456,548	£462,645	£460,887	-0.4%	1.0%

London boroughs, counties and unitary authorities



43	45	NORFOLK	£245,562	£250,026	£249,761	-0.1%	1.7%
35	35	SUFFOLK	£266,772	£273,349	£271,177	-0.8%	1.7%
		EAST OF ENGLAND TOTAL	£327,156	£329,835	£328,807	-0.3%	0.5%
		GREATER LONDON TOTAL	£608,842	£630,942	£625,529	-0.9%	2.7%
8	10	BRACKNELL FOREST	£392,143	£379,798	£372,568	-1.9%	-5.0%
6	7	BRIGHTON AND HOVE	£397,650	£406,553	£408,546	0.5%	2.7%
52	49	ISLE OF WIGHT	£229,617	£241,384	£240,978	-0.2%	4.9%
36	37	MEDWAY	£256,454	£265,513	£262,980	-1.0%	2.5%
25	26	MILTON KEYNES	£298,691	£302,552	£297,265	-1.7%	-0.5%
51	51	PORTSMOUTH	£230,965	£236,779	£237,183	0.2%	2.7%
17	16	READING	£329,181	£332,915	£332,109	-0.2%	0.9%
18	22	SLOUGH	£323,880	£318,037	£311,895	-1.9%	-3.7%
55	55	SOUTHAMPTON	£214,181	£218,732	£216,215	-1.2%	0.9%
9	6	WEST BERKSHIRE	£382,714	£419,568	£426,752	1.7%	11.5%
1	1	WINDSOR AND MAIDENHEAD	£588,111	£543,325	£552,426	1.7%	-6.1%
5	5	WOKINGHAM	£449,637	£454,544	£452,625	-0.4%	0.7%
3	3	BUCKINGHAMSHIRE	£487,065	£477,179	£476,376	-0.2%	-2.2%
22	19	EAST SUSSEX	£307,267	£322,869	£321,858	-0.3%	4.7%
13	13	HAMPSHIRE	£352,114	£357,023	£356,523	-0.1%	1.3%
19	18	KENT	£323,834	£330,608	£328,850	-0.5%	1.5%
7	8	OXFORDSHIRE	£393,539	£412,850	£407,872	-1.2%	3.6%
2	2	SURREY	£529,654	£520,649	£515,436	-1.0%	-2.7%
12	12	WEST SUSSEX	£362,218	£361,886	£361,493	-0.1%	-0.2%
		SOUTH EAST TOTAL	£372,603	£376,206	£374,478	-0.5%	0.5%
11	9	BATH AND NORTH EAST SOMERSET	£368,007	£386,909	£378,817	-2.1%	2.9%
30	29	BOURNEMOUTH	£276,605	£288,074	£289,242	0.4%	4.6%
26	25	BRISTOL, CITY OF	£297,356	£301,741	£298,408	-1.1%	0.4%
40	39	CORNWALL	£249,164	£261,818	£262,129	0.1%	5.2%
33	34	NORTH SOMERSET	£273,730	£285,837	£282,127	-1.3%	3.1%
70	67	PLYMOUTH	£184,778	£193,413	£192,478	-0.5%	4.2%
10	11	POOLE	£375,683	£365,810	£369,718	1.1%	-1.6%
28	30	SOUTH GLOUCESTERSHIRE	£282,969	£288,983	£285,379	-1.2%	0.9%
50	52	SWINDON	£231,741	£233,169	£231,335	-0.8%	-0.2%
53	53	TORBAY	£219,706	£223,664	£221,494	-1.0%	0.8%
24	24	WILTSHIRE	£301,931	£311,947	£308,687	-1.0%	2.2%
31	33	DEVON	£275,877	£284,550	£282,878	-0.6%	2.5%
20	21	DORSET	£318,066	£315,860	£313,113	-0.9%	-1.6%
27	28	GLOUCESTERSHIRE	£290,134	£289,337	£290,738	0.5%	0.2%
41	42	SOMERSET	£249,071	£258,905	£254,991	-1.5%	2.4%
		SOUTH WEST TOTAL	£278,180	£284,666	£282,888	-0.6%	1.7%
68	72	ISLE OF ANGLESEY	£185,436	£184,004	£184,406	0.2%	-0.6%
77	85	GWYNEDD	£172,390	£168,129	£166,502	-1.0%	-3.4%
71	76	CONWY	£183,035	£173,282	£177,436	2.4%	-3.1%
87	79	DENBIGHSHIRE	£160,116	£171,853	£171,019	-0.5%	6.8%
76	78	FLINTSHIRE	£173,993	£172,509	£172,720	0.1%	-0.7%
81	84	WREXHAM	£167,924	£170,191	£168,617	-0.9%	0.4%
66	61	POWYS	£194,387	£202,176	£201,640	-0.3%	3.7%
64	65	CEREDIGION	£194,733	£194,410	£197,810	1.7%	1.6%
72	70	PEMBROKESHIRE	£183,027	£188,195	£185,727	-1.3%	1.5%
98	96	CARMARTHENSHIRE	£139,425	£147,628	£144,628	-2.0%	3.7%
83	90	SWANSEA	£164,801	£163,025	£161,720	-0.8%	-1.9%
104	103	NEATH PORT TALBOT	£120,754	£124,899	£125,109	0.2%	3.6%
84	87	BRIDGEND	£163,841	£165,132	£165,577	0.3%	1.1%
47	48	VALE OF GLAMORGAN	£239,861	£239,396	£241,214	0.8%	0.6%
54	54	CARDIFF	£216,859	£218,512	£219,374	0.4%	1.2%
102	102	RHONDDA CYNON TAF	£124,414	£127,943	£125,954	-1.6%	1.2%
105	104	MERTHYR TYDFIL	£120,352	£122,021	£121,765	-0.2%	1.2%



95	94	CAERPHILLY	£143,251	£143,965	£148,071	2.9%	3.4%
108	108	BLAENAU GWENT	£100,921	£102,642	£102,481	-0.2%	1.5%
90	82	TORFAEN	£155,828	£167,812	£168,858	0.6%	8.4%
38	31	MONMOUTHSHIRE	£255,318	£277,123	£283,144	2.2%	10.9%
75	69	NEWPORT	£174,560	£187,163	£187,644	0.3%	7.5%
		WALES TOTAL	£173,682	£176,779	£177,056	0.2%	1.9%
		ENGLAND & WALES TOTAL	£297,823	£304,447	£302,976	-0.5%	1.7%

Table 4 shows the average property price for each of the 108 unitary authorities and counties in England & Wales, together with a regional summary based on the GOR, for June 2017 and May and June 2018. It also records the percentage change in these prices over the last month and year, highlighting the great diversity that exists across housing markets in England & Wales. In this table, Regions, Counties and Unitary Authorities highlighted in turquoise are currently at a peak price.

Annual Trends

On an annual basis, prices in June 2018 have increased in England & Wales by some £5,153, or 1.7%, which is a tiny 0.1% less than the previous month. In June, 77 of the 108 unitary authority areas recorded price **rises** over the year (5 more than the previous month). Of the 31 areas where prices have fallen, 7 are located in the South East, 5 are in Wales, with 4 each in the North West and Yorkshire and the Humber, 3 each in the North East, the East of England and the South West, and 1 each in the East and West Midlands.

We can note that in June 2018, 31 of the 108 unitary authorities in England & Wales outside of London were witnessing price falls on an annual basis, compared with the position in London, where 21 of the 33 boroughs saw prices decline over the same period. In general, we can conclude that the majority of unitary authorities in England & Wales continue to experience rising house prices, while in London only a minority of boroughs are doing so.

Peak Prices

In Table 4, those areas highlighted in turquoise have set a new peak price in the month; there are 6 such locations, compared with 8 seen in May. Of the 6 unitary authority areas that recorded a new peak, 2 are in Wales, with 1 each in the North East, the North West, the South East and the South West. This month, for the third month running, no GOR region established a new peak average price.

Monthly Trends

On a monthly basis, the average price of a home in England & Wales in June 2018 fell by £1,471 which equates to a -0.5% change. This is the fourth month in succession in which prices have fallen. In June 2018, prices fell in 69 of the 108 unitary authority areas, compared with 73 falls in May.

Highest and lowest unitary authorities

In June, looking at the unitary authority areas on an individual basis, West Berkshire has the highest annual rate of change in prices at 11.5%. However, this rise in prices has been assisted by the purchase of The Old Rectory for £9 million in West Woodhay, a village to the south west of Newbury. In second place behind West Berkshire, we have Monmouthshire at 10.9%. Monmouthshire is Wales' most expensive local authority area by average house price. In Monmouthshire, the average price paid for a detached home has risen from £320k in June 2017 to £370k one year later. In part, the increase in prices in Monmouthshire is probably due to an increase in the number of people willing to commute to Bristol from the area. Taking Caldicot, Monmouthshire as an example, detached prices in the town currently stand at £310k, having increased from £280k one year earlier, but even at these higher levels they contrast strongly with the average price of a detached home in Bristol of £540k. Caldicot is a 35 minute drive to Bristol City centre across the Second Severn Bridge, or a 25-minute train journey from the nearby Severn Tunnel Junction to Bristol Temple Meads station.

On an annual basis, the authority with the largest reduction in prices is Halton, which straddles the River Mersey and includes the towns of Runcorn and Widnes. In 2017 there were a total of 220 new-build properties sold in the area, having a price premium of £40k over the existing housing stock. In the first six months of 2018 only 53 new-build homes have been registered as sold, and although the price premium of those sold has increased to £90k, the reduction in new-build sales has resulted in the observed fall in average prices.



The Conurbations

Table 5. The annual percentage change in mix adjusted house prices, for 12 conurbations in England & Wales, comparing April – June 2018

Table 5 is based on three month averages centred on the named month

[link to source Excel](#)

THE CONURBATIONS	Annual rates of change %		
	April	May	June
Leicester	4.1	4.7	4.8
Tyne & Wear	4.2	3.9	4.1
West Midlands	5.5	5.6	3.9
South Yorkshire	4.8	3.6	3.2
Greater Manchester	4.9	3.2	2.9
Greater London	1.6	2.2	2.7
Merseyside	2.5	2.9	2.5
West Yorkshire	2.2	1.6	1.8
Cardiff	7.5	1.9	1.2
Southampton	0.3	-0.5	0.9
Bristol	2.2	2.7	0.4
Nottingham	1.4	0.2	-1.1

Table 5 shows the relative movement in the rates of house price growth of 12 conurbation areas/cities in England & Wales.

Leicester tops the conurbation league table at 4.8%, coming up from second place last month - it is one of only four areas that have seen the rate of change in prices increase since April.

Greater London has seen the largest positive change in its annual rate of growth, up by 1.1% since April, while Cardiff has seen the largest fall over this period, down by -6.3%. Cardiff is something of a special case, as during the period being analysed, SDLT has been replaced by LTT in Wales, which gave an incentive to purchase higher-value properties early in the year, prior to the introduction of the new tax.

This month Nottingham is bottom of the league, having been in eleventh position for the previous two months. Nottingham is the only conurbation with negative growth in June with the price of detached homes in the City having fallen from £270k in June 2017 to £250k in June 2018.

Transactions

As shown in Table 2 earlier, there was an overall fall of 4% in transactions in England & Wales between the three months April-to-June 2018 compared to the same three months in 2017. Analysing this fall by property type, there was a 5% decline in the sale of flats, mostly associated with an 11% decline in the South East, and a 6% decline in London; similarly there was a 5% reduction in the sale of detached properties, particularly in Greater London and the East of England; with a 4% fall in the sale of terraced properties, also due to a decline in sales volumes in Greater London and the East of England; and finally a 2% fall in the sale of semi-detached homes, with the largest reduction in sales being seen in Greater London.

Analysing the change in transactions in England & Wales by unitary authority area, the five areas with the highest % increase in transactions are Redcar & Cleveland (+16%), Halton (+12%), Rutland (+11%), the Isle of Anglesey (+11%) and Blaenau Gwent (+10%).

Four of the five areas mentioned above have a low monthly transaction count, which tends to result in high volatility of monthly sales when expressed in percentage terms. The odd one out of the five areas mentioned above is Redcar & Cleveland, where a relatively high number of new-build properties have already been sold in 2018, which helps to explain the observed increase in transaction numbers in this location.

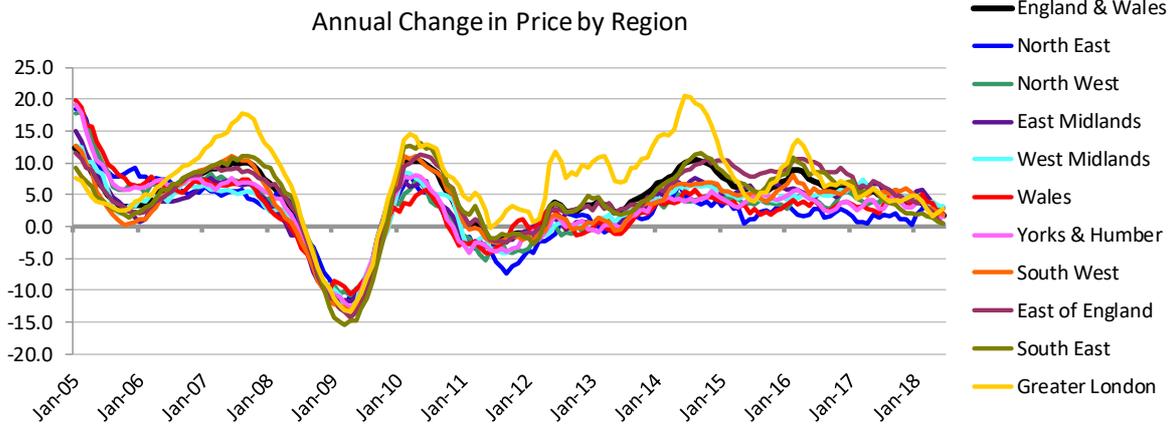


Figure 8. A comparison of the annual change in house prices, by region for the period January 2005 – June 2018 [link to source Excel](#)

Note that individual regions can be compared using our “National and Regional series from 2005 with Interactive Charts”, linked from NOTE 4 below and from our covering email; timescales can be varied for clarity. Numerous other comparisons are facilitated in this and other interactive charts available through the same links.

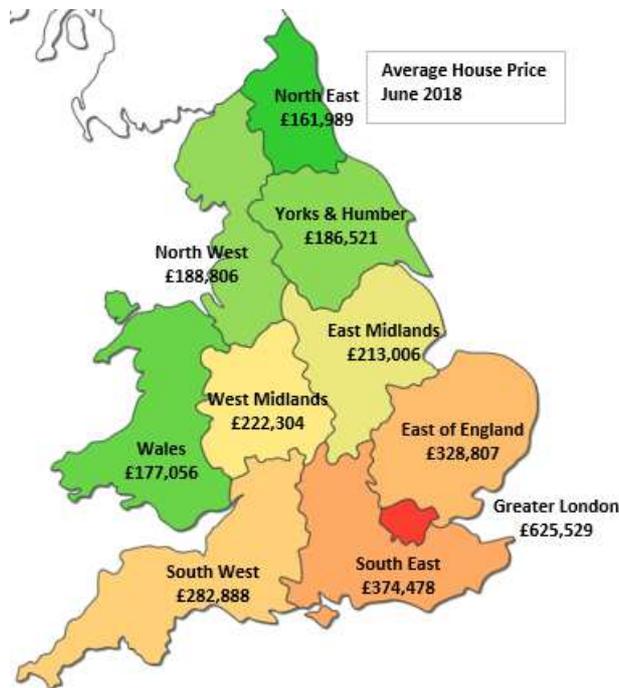


Figure 9. Heat Map of the average house price for England & Wales, analysed by region, June 2018

Regional data



Table 6. Average house prices by region, July 2017 – July 2018, 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
Jul-17	£157,411	0.0	1.7	£187,131	0.9	4.9	£183,624	0.0	2.7	£207,369	-0.1	5.6
Aug-17	£156,551	-0.5	1.6	£188,519	0.7	5.2	£185,810	1.2	4.1	£208,375	0.5	5.6
Sep-17	£157,525	0.6	2.1	£189,340	0.4	5.6	£188,257	1.3	5.1	£208,746	0.2	5.0
Oct-17	£157,979	0.3	1.2	£190,074	0.4	4.3	£188,440	0.1	3.8	£209,443	0.3	4.7
Nov-17	£158,831	0.5	1.0	£190,591	0.3	4.2	£188,363	0.0	2.9	£210,251	0.4	4.6
Dec-17	£158,511	-0.2	0.2	£192,683	1.1	4.6	£188,915	0.3	2.9	£210,887	0.3	4.5
Jan-18	£161,803	2.1	1.8	£193,106	0.2	5.1	£190,434	0.8	3.6	£214,897	1.9	5.5
Feb-18	£164,081	1.4	2.8	£194,186	0.6	4.6	£190,736	0.2	4.0	£216,637	0.8	5.8
Mar-18	£165,547	0.9	4.2	£193,421	-0.4	3.8	£189,959	-0.4	2.8	£216,258	-0.2	4.9
Apr-18	£163,183	-1.4	3.5	£192,305	-0.6	3.3	£188,764	-0.6	1.9	£214,130	-1.0	3.7
May-18	£162,412	-0.5	3.0	£190,366	-1.0	2.6	£187,383	-0.7	1.1	£212,703	-0.7	3.1
Jun-18	£161,989	-0.3	2.9	£188,806	-0.8	1.8	£186,521	-0.5	1.6	£213,006	0.1	2.6

	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
Jul-17	£215,278	0.0	4.6	£326,223	-0.3	6.2	£603,204	-0.9	4.7	£372,654	0.0	4.2
Aug-17	£216,550	0.6	5.0	£326,432	0.1	5.7	£600,236	-0.5	4.0	£372,818	0.0	3.8
Sep-17	£217,848	0.6	5.5	£325,951	-0.1	4.7	£609,749	1.6	4.0	£372,556	-0.1	3.3
Oct-17	£218,768	0.4	4.8	£328,582	0.8	4.7	£617,397	1.3	4.0	£371,721	-0.2	2.7
Nov-17	£219,183	0.2	4.6	£328,159	-0.1	4.1	£626,663	1.5	4.3	£371,060	-0.2	2.1
Dec-17	£219,671	0.2	3.8	£329,028	0.3	4.2	£633,466	1.1	4.9	£374,064	0.8	1.9
Jan-18	£222,378	1.2	4.1	£330,511	0.5	3.7	£638,222	0.8	4.7	£378,194	1.1	1.8
Feb-18	£224,288	0.9	4.3	£333,509	0.9	3.8	£635,199	-0.5	3.8	£381,566	0.9	2.0
Mar-18	£223,762	-0.2	3.4	£334,328	0.2	3.0	£633,685	-0.2	2.7	£381,099	-0.1	1.5
Apr-18	£223,305	-0.2	3.8	£332,305	-0.6	2.3	£629,013	-0.7	1.6	£379,269	-0.5	1.3
May-18	£221,988	-0.6	3.3	£329,835	-0.7	1.0	£630,942	0.3	2.2	£376,206	-0.8	0.6
Jun-18	£222,304	0.1	3.3	£328,807	-0.3	0.5	£625,529	-0.9	2.7	£374,478	-0.5	0.5

	South West			Wales			ENGLAND & WALES			
	Av HP	%monthly	%annual	Av HP	%monthly	%annual	Av HP	%monthly	%annual	
Jul-17	£279,927	0.6	5.5	£175,550	1.1	3.4		£297,561	-0.1	4.7
Aug-17	£280,026	0.0	5.1	£177,188	0.9	4.7		£297,887	0.1	4.5
Sep-17	£282,355	0.8	5.8	£179,623	1.4	5.2		£299,787	0.6	4.5
Oct-17	£283,588	0.4	5.4	£181,028	0.8	4.6		£301,321	0.5	4.0
Nov-17	£285,951	0.8	6.0	£181,490	0.3	4.1		£302,730	0.5	3.9
Dec-17	£289,074	1.1	5.4	£181,191	-0.2	3.3		£304,883	0.7	3.8
Jan-18	£289,208	0.0	4.5	£182,650	0.8	3.7		£307,335	0.8	3.8
Feb-18	£290,237	0.4	4.0	£186,689	2.2	5.0		£308,814	0.5	3.7
Mar-18	£287,690	-0.9	3.0	£184,330	-1.3	3.8		£308,060	-0.2	2.9
Apr-18	£286,547	-0.4	2.8	£181,649	-1.5	3.6		£306,132	-0.6	2.3
May-18	£284,666	-0.7	2.1	£176,779	-2.7	1.8		£304,447	-0.6	1.8
Jun-18	£282,888	-0.6	1.7	£177,056	0.2	1.9		£302,976	-0.5	1.7
Jul-18								£302,251	-0.2	1.6



NOTES

1. LSL Acadata E&W HPI:
 - uses the **actual** price at which every property in England & Wales was transacted, including prices for properties bought with cash, based upon the factual Land Registry data as opposed to mortgage-based prices, asking prices or prices based upon samples
 - is updated monthly so that prices of **all reported** relevant transactions are employed in our latest LSL Acadata E&W HPI release
 - provides the arithmetic average of prices paid for houses, different from the geometric average prices used in the ONS UK HPI
2. the initial LSL Acadata E&W HPI for each month employs an academic “index of indices” model, custom-built at Cambridge, pending release of further transacted prices from the Land Registry which are reflected in our monthly index updates.
3. all LSL Acadata E&W HPI numbers, published prior to receipt of all transaction data, are subject to change; we publish the precise numbers that result from our calculations but these numbers reflect our mix adjustment and seasonal adjustment methodologies and, initially, our index of indices model. Our indices also reflect our best endeavours and are issued in good faith without any claim as to precision, accuracy or fitness for any purpose. For more detail see www.acadata.co.uk.
4. the Acadata website enables comparisons of selected indices over selected timescales to be undertaken [here](#) with ease and provides historic results and other information.
5. Acadata is an independent privately owned consultancy specialising in house price data. Our associated company MIAC Acadametrics Limited is an independent asset valuation service provider, specialising in behavioural modelling, stress testing and collateral valuation for the financial services industry.
6. LSL Acadata E&W HPI may not be used for commercial purposes without written permission from Acadata. Specifically it may not be used to measure the performance of investments or to determine the price at which investments may be bought or sold or for collateral valuation concerning which enquiries should be directed to MIAC Acadametrics.

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