

House Price Index

England and Wales

Under embargo until 00:01

Monday 16th April 2018

MAR
2018Average House Price
in England and Wales

£301,490

AVERAGE MONTHLY CHANGE:

0.0%

AVERAGE ANNUAL CHANGE:

0.7%

Regional peaks while London slowdown persists

- Six regions set new peak average prices and North West still tops the table for growth
- London and the south-east struggle, but Kensington and Chelsea surges 30% annually
- Bristol, up 8.4% year-on-year, among the major cities still growing strongly

Headline News

The rate of annual house price growth slowed for the tenth successive month in March to 0.7%, compared to 5.1% a year ago. The average house price in England and Wales is now £301,490, up £130 on a month earlier and just £1,985 up on a year ago.

The market remains starkly divided, however, with prices falling in London and the South East but continuing to grow elsewhere. In fact, six out of the ten regions have recently set new peak average prices.

Key Insights

The market's significantly slowed since its peak in February 2016, when house prices were growing at 9.0% annually, but the slowdown is much more pronounced in London and the South East than elsewhere. Excluding those two regions, the rest of England and Wales has seen prices grow at a more solid 2.6%, and other cities continue to power on, such as Bristol, with 8.4% annual growth.

Even within London, there are striking exceptions to the general trend: Kensington and Chelsea, for instance, has seen prices increase by close to a third in the last year.

And, whilst transactions levels are down, with an estimated 63,500 completed in March, that's 6% higher than February.

Quick Quotes

Oliver Blake,
Managing Director
of Your Move and
Reeds Rains estate
agents said:

"The slowdown in London and the South East is now well established. Yet the performance of many of our key cities and regions elsewhere shows that there's still life in the market yet."

Regional update

Outside London, it is hard to spot the slowdown in property prices. At least nine of the major cities in England & Wales set new peak prices in February, led by Bristol in the South West with 8.4% annual growth, but with cities across England and Wales showing strong growth. They include Merseyside (up 5.7%) and Greater Manchester (5.1%) in the North West; Leicester (5.8%) and Derby (4.0%) in the East Midlands; the West Midlands conurbation, which includes Birmingham (3.5%); West Yorkshire, with Leeds, in Yorks and Humber (3.7%); and Cardiff in Wales (up 5.8%).

More generally, many of the country's regions continue to record solid growth in prices, with the North West still leading the

way. Growth in its two major population centres is supported by strong performance elsewhere, with 10.3% annual growth in Warrington and 14.1% in Blackburn with Darwen, the fastest annual growth outside Rutland – up 16.5%, but based on the smallest monthly number of transactions of any of the 108 unitary authorities in the country.

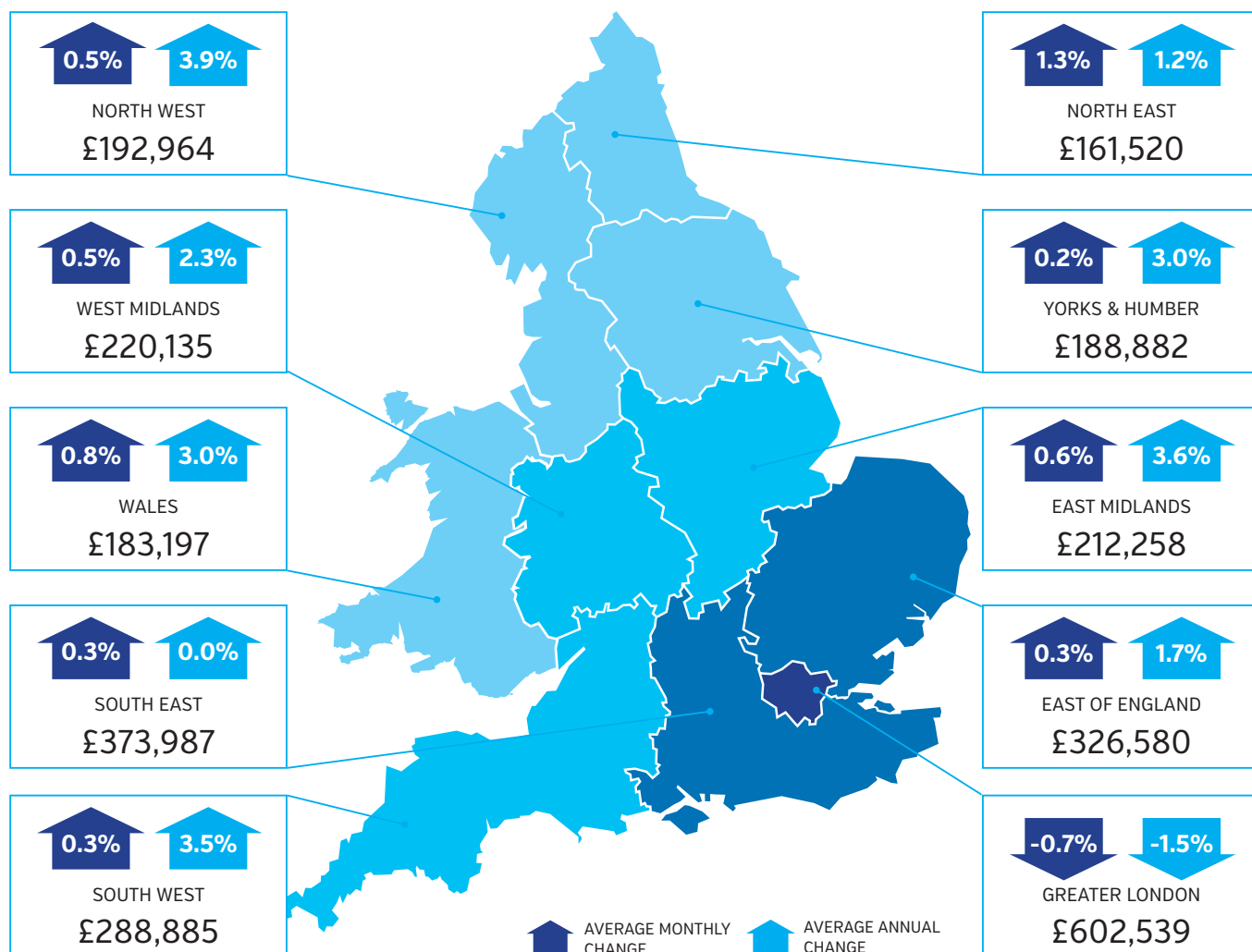
The East Midlands also has more than Rutland to sustain it, though. Nottingham (up 6.9% annually), Nottinghamshire (5.6%) and Leicester (5.8%) have all grown strongly in the last year. As a result, the region has now overtaken the South West as the second fastest growing market – if only just. Average prices in the latter are up 3.5% annually, due not only to Bristol's

performance, but also good performance from Bournemouth (6.2%), Cornwall (5.6%), Torbay (8.4%) and North Somerset (12.7%).

The last of these is among those bucking the downward trend in transactions, too: over the three months to the end of February 2018, it saw an 18% increase in transactions compared the same period the year before – equal to the increase in Hartlepool and second only to the increase in Hull, where transactions rose 67%, following a slow period the year before.

Overall there's significant strength across the market in England and Wales. Almost three quarters (79 of 108) unitary authority areas recorded price rises over the last year, and 35 set a new peak average price in February.

Average house prices by region February 2018 with monthly and annual % growth.



Average House Prices in England and Wales, March 2017 - March 2018

MONTH	YEAR	HOUSE PRICE	INDEX	MONTHLY CHANGE %	ANNUAL CHANGE %
March	2017	£299,505	297.1	0.5	5.1
April	2017	£299,369	296.9	0.0	5.1
May	2017	£299,111	296.6	-0.1	5.7
June	2017	£297,794	295.1	-0.4	4.9
July	2017	£297,496	294.7	-0.1	4.7
August	2017	£297,775	294.7	0.1	4.5
September	2017	£299,711	295.3	0.7	4.5
October	2017	£301,204	294.3	0.5	4.0
November	2017	£301,722	293.2	0.2	3.5
December	2017	£301,437	292.1	-0.1	2.7
January	2018	£300,938	291.6	-0.2	1.7
February	2018	£301,361	292.0	0.1	1.2
March	2018	£301,490	292.1	0.0	0.7

London

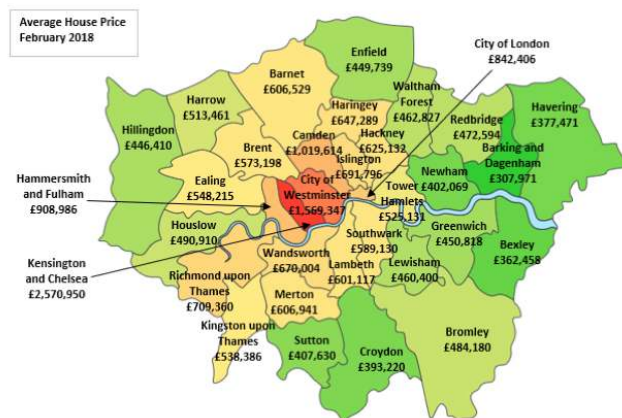
Prices in London fell for the third month in a row in February, dropping by 0.7% to leave the average property in the capital worth £602,539, down 1.5% on last year.

Unlike previous months, price falls are no longer concentrated in the most expensive boroughs: the top 11 of London's 33 boroughs have actually seen the smallest fall over the twelve months to March, down just 0.2%, compared to 4% among the mid-priced boroughs and 0.3% in the cheapest 11.

This is, however, almost entirely due to a massive 30.7% annual increase in the average price in Kensington and Chelsea, London's most expensive borough - and that largely the result of just seven high value property sales. These transactions, each for prices over £10 million, pushed the average price in the borough to a new peak of £2,570,950. By contrast, other high end areas have seen big falls in the last 12 months, including a 15.9% drop in prices in Wandsworth, 14.7% for Richmond upon Thames and 11.4% in the City of London.

Overall, cheaper property in London does remain more robust,

with the 11 lowest priced areas accounting for almost half the 11 boroughs to still report increases in the last year. That includes the two very cheapest - Bexley, and Barking and Dagenham (with prices up 3.4% and 3.3%, respectively). Only Redbridge, the 12th cheapest borough in London, grew stronger, up 6.2%. Redbridge was also the only borough, other than Kensington and Chelsea, to set a new peak average price in the month.



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For the full report, please see: <http://www.acadata.co.uk/acadataHousePrices.php>