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The **Halifax House Price Per Square Metre Survey** examines the movement in house prices on an average price per square metre (m<sup>2</sup>) basis in 479 GB towns (including 31 London boroughs which have been classified as towns for this research). Average price per square metre is a useful measure for house price comparison, helping to adjust for differences in property size and type across areas. The average price per square metre is calculated by dividing the average house price by the average square metres per property (excluding external space). **The price per square metre can be converted into price per square foot by dividing by 10.7639104.**

## Greater London house prices per square metre stall for first time in eight years

- Prices per m<sup>2</sup> rose by less than 1% in Greater London
- Westminster the most expensive place at £9,379 per m<sup>2</sup>
- Aberdare in Wales the least expensive at £969 per m<sup>2</sup>

**House prices per square metre (m<sup>2</sup>) stalled for the first time in eight years in Greater London, the latest research from Halifax has revealed.**

Greater London house prices per m<sup>2</sup> experienced the lowest growth in Great Britain over the last 12 months, whilst the North and South East had the second lowest, growing just 2% each to £1,364 and £3,215 per m<sup>2</sup> respectively. In comparison, Greater London grew less than 1% (£25) over the same period to £5,131 per m<sup>2</sup> as the boom in the capital's house prices slowed down sharply. (Table 1)

The greatest increase over the last 12 months was in East Anglia where house prices per m<sup>2</sup> rose by 7% to £2,256. (Table 1)

### **Greater London prices more than double national average**

Despite this stall in growth per m<sup>2</sup> over the past year, house prices in Greater London (£5,131) are on average £2,788 per m<sup>2</sup> more than the rest of Great Britain (£2,342). (Table 1)

Only 11 of London's 31 boroughs increased in terms of price per m<sup>2</sup> in the last year, ranging from an average increase of 1% and 4% per m<sup>2</sup> – Kingston upon Thames and Newham both had the largest average house price per m<sup>2</sup> rise (4%). The 15 London boroughs that fell in price per m<sup>2</sup> ranged between 1% and 3% over the last 12 months. Camden had the largest decrease (5%), whilst five boroughs did not change in price at all.

### **Northern regions see greatest rise in price per m<sup>2</sup>**

The average house price per m<sup>2</sup> in Burnley in the North West and Market Harborough in the East Midlands have increased by 24% and 20% respectively in the past year – significantly more than the rest of Great Britain (3%).

Linlithgow in Scotland and Neath in Wales both experienced significant increases (16%) per m<sup>2</sup> over the last year, despite being in traditionally slower growth regions of Scotland and Wales. (Table 2)

### **Best and worst value for money**

The Welsh town of Aberdare is the best value for money per m<sup>2</sup> in Great Britain at £969 per m<sup>2</sup> for an average size of 121m<sup>2</sup>, the size of 10 and a half standard UK parking spaces<sup>1</sup>, making it the least expensive for the most space. (Table 3)

Westminster is the poorest value for money per m<sup>2</sup> in Great Britain at £9,379 per m<sup>2</sup> for an average size of 67m<sup>2</sup>. The average house size in Westminster could not even fit in six standard UK parking spaces. It also costs a whopping £8,410 more per m<sup>2</sup> than Aberdare for 54m<sup>2</sup> less space. (Table 4)

**Russell Galley, Managing Director, Halifax, said:** “It is no surprise that Greater London is substantially more expensive than anywhere else in the country. Should recent trends persist, prices in the capital will continue to tread water whilst the rest of the country slowly plays catch up.

“While cheaper locations such as Scotland and Wales have started to increase more rapidly over the last 12 months, the prices per square metre in Scotland and Wales mean home buyers can get a lot of house for their money in these regions compared to Southern England.”

### **Longer term trend watch**

The longer term trend shows that boroughs and towns in Greater London and the South East have raced ahead of the rest of Great Britain over the last 20 years per m<sup>2</sup>, with Newham seeing a 574% increase of £4,072 per m<sup>2</sup> since 1998. Outside of Southern England<sup>2</sup>, Sale in the North West saw a 275% increase of £1,953 per m<sup>2</sup> since 1998. (Table 5)

The rise in house prices per m<sup>2</sup> continued over the last decade, with Waltham Forest seeing a 79% increase of £2,365 since 2008. The only towns outside of Greater London to keep pace with its growth levels over the last 10 years were South Ockendon and Grays, both in the South East, seeing a rise of 78% (£1,422) and 57% (£1,252) respectively. (Table 6)

The average house price per m<sup>2</sup> in Newham grew the largest over the last five years, seeing a 96% increase of £2,337 since 2013.

**ENDS**

### **Note to editors**

<sup>1</sup>The standard UK parking space size is 4.8m by 2.4m (11.52m<sup>2</sup>)

<sup>2</sup>Southern England covers East Anglia, South East, South West and Greater London

The average price per square metre is sourced from the Halifax House Price Index database and is calculated by dividing the average house price by the average square metres per property (excluding external space). The price per square metre can be converted into price per square foot by dividing by 10.7639104. Square metre per dwelling is based purely on the size of the house and does not take account of outdoor space attached to a dwelling.

All property prices are based on the average prices per square metre for transactions during the 12 month period to May for each year.

**Table 1: Regional House Prices per Square Metre, 2017-2018**

	Price per M <sup>2</sup> (£) 2017	Price per M <sup>2</sup> (£) 2018	2017-2018 change - %	Average size per M <sup>2</sup> 2018
East Anglia	2,104	2,256	7%	115
West Midlands	1,829	1,929	5%	109
East Midlands	1,694	1,782	5%	116
South West	2,224	2,338	5%	112
Wales	1,390	1,456	5%	121
Yorkshire and the Humber	1,550	1,622	5%	111
North West	1,604	1,668	4%	112
Scotland	1,537	1,579	3%	111
South East	3,147	3,215	2%	107
North	1,339	1,364	2%	118
Greater London	5,106	5,131	0%	93
<b>Great Britain</b>	<b>2,280</b>	<b>2,342</b>	<b>3%</b>	<b>110</b>

Source: Halifax; 12 months to May

**Table 2: Biggest Price Increases per Square Metre (%), 2017-2018**

Town/Borough	Region	Average House Price 2018 £	Price per M <sup>2</sup> (£)		1 Year %	1 Year £	Average size per M <sup>2</sup> 2018
			2017	2018			
Burnley	North West	144,706	1,056	1,304	24%	248	110
Market Harborough	East Midlands	335,025	2,089	2,513	20%	424	133
Newton Le Willows	North West	165,832	1,308	1,546	18%	238	107
Melksham	South West	288,389	2,077	2,428	17%	351	118
Bideford	South West	234,152	1,777	2,073	17%	297	112
Neath	Wales	148,285	1,044	1,214	16%	170	122
Buxton	East Midlands	207,636	1,632	1,892	16%	260	109
Linlithgow	Scotland	244,599	1,795	2,076	16%	282	117
Poole	South West	302,605	2,630	3,012	15%	382	100
Carlisle	Scotland	152,553	1,168	1,336	14%	167	114

Source: Halifax; 12 months to May

**Table 3: 10 Most Expensive towns per Square Metre in Great Britain**

Town/ Borough	Region	Price per M <sup>2</sup> (£) 2018	Average size per M <sup>2</sup> 2018
Westminster	Greater London	9,379	67
Camden	Greater London	8,653	78
Hammersmith and Fulham	Greater London	7,868	80
Islington	Greater London	7,692	78
Hackney	Greater London	7,119	75
Wandsworth	Greater London	7,033	89
Tower Hamlets	Greater London	6,723	72
Richmond upon Thames	Greater London	6,521	100
Southwark	Greater London	6,461	77
Lambeth	Greater London	6,436	81

Source: Halifax; 12 months to May

**Table 4: 10 Least Expensive towns per Square Metre in Great Britain**

Town	Region	Price per M <sup>2</sup> (£) 2018	Average size per M <sup>2</sup> 2018
Aberdare	Wales	969	121
Nelson	North West	971	106
Merthyr Tydfil	Wales	980	112
Peterlee	North	985	104
Stanley	North	997	132
Grangemouth	Scotland	1,016	96
Port Talbot	Wales	1,024	114
Bootle	North West	1,025	101
Bellshill	Scotland	1,030	97
Greenock	Scotland	1,090	106

Source: Halifax; 12 months to May

**Table 5: Biggest Price Increases per Square Metre (%), 1998-2018**

Town/Borough	Region	Average House Price 2018 £	Price per M <sup>2</sup> (£)		20 Year %	20 Year £	Average size per M <sup>2</sup> 2018
			1998	2018			
Newham	Greater London	389,830	709	4,781	574%	4,072	81
Hackney	Greater London	538,262	1,125	7,119	533%	5,994	75
Waltham Forest	Greater London	454,720	847	5,348	531%	4,501	85
Lewisham	Greater London	438,758	920	5,166	461%	4,246	84
Southwark	Greater London	502,662	1,175	6,461	450%	5,285	77
Hove	South East	371,874	795	4,188	427%	3,393	88
Lambeth	Greater London	524,118	1,229	6,436	424%	5,207	81
Tower Hamlets	Greater London	489,288	1,296	6,723	419%	5,427	72
Greenwich	Greater London	434,797	951	4,842	409%	3,892	89
Brent	Greater London	529,883	1,149	5,809	406%	4,661	91

Source: Halifax; 12 months to May

**Table 6: Biggest Price Increases per Square Metre (%), 2008-2018**

Town/Borough	Region	Average House Price 2018 £	Price per M <sup>2</sup> (£)		1 Year %	1 Year £	Average size per M <sup>2</sup> 2018
			2008	2018			
Waltham Forest	Greater London	454,720	2,983	5,348	79%	2,365	85
South Ockendon	South East	277,488	1,833	3,256	78%	1,422	85
Hackney	Greater London	538,262	4,116	7,119	73%	3,003	75
Lewisham	Greater London	438,758	3,001	5,166	72%	2,165	84
Newham	Greater London	389,830	2,850	4,781	68%	1,931	81
Greenwich	Greater London	434,797	2,893	4,842	67%	1,950	89
Lambeth	Greater London	524,118	3,978	6,436	62%	2,457	81
Barking And Dagenham	Greater London	312,426	2,271	3,666	61%	1,396	85
Bexley	Greater London	367,010	2,348	3,780	61%	1,432	97
Grays	South East	291,099	2,195	3,447	57%	1,252	84

Source: Halifax; 12 months to May

"This report is prepared from information that we believe is collated with care, however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own or third party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance." © Bank of Scotland plc all rights reserved 2018.

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