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To commemorate the start of the 26th Premier League season, the annual **Halifax Premier League Football Grounds House Prices Review** tracks house price movements in the postal districts of the 49 all-time Premier League football clubs. The review is based on data from the Land Registry. The 26th Premier League season kicks off on Friday 11th August.

Spurs finally top Premier League – at least in terms of house price growth

- **Average house price close to White Hart Lane increases seven fold in past 20 years**
- **Last year's champions Chelsea take title for most expensive Premier League homes**
- **Despite their League One status, average house prices near Charlton Athletic have increased the most over past five years**

To mark the start of the 26th Premier League season, new research reveals Tottenham Hotspur as early champions when it comes to house price growth in the areas surrounding White Hart Lane.

The house prices of properties near the grounds of all 49 football clubs that have played in the Premier League since 1992 were looked at over the past 20 years to see which area had hit the back of the net for football fans or potentially scored an own goal.

Halifax's research found that, since 1997, the average home value in the postal district surrounding Tottenham Hotspur's stadium has risen over seven and a half times (655%), from £59,638 in 1997 to £450,104 in 2017. (Table 1)

Martin Ellis, Halifax housing economist said:

"As we welcome the 26th Premier League season, it appears that success on the field has rubbed off on property prices in the areas surrounding the grounds of many of the nation's top flight clubs.

"In the last 20 years, average house prices immediately outside some of the country's top clubs have seen rises that far outstrip the country as a whole, with some areas also benefiting from the associated infrastructure improvements that come with clubs moving to new stadiums."

House prices quadruple near all Premier League clubs since 1997

The average house price for all 49 past and present Premier League football clubs has risen by an average of £243,591 (equivalent to 326%) from £74,733 in 1997 to £318,324 in 2017. Current Premier League sides have performed better than those relegated with a rise of £234,226 (336%) compared to £249,709 (320%), although both outpace the average growth of £207,230 (283%) for England & Wales as a whole.

West Ham United were runners up with house price growth of 611% (£284,011) from £46,448 in 1997 to £330,459 in 2017; whilst Charlton Athletic, with growth of 583% (equivalent to £396,206), has the highest for a club no longer in the top flight (relegated 2007).

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The top 20 clubs in terms of house price growth are split evenly between previous and current Premier League sides.

Huge variations in house prices around the current Premier League grounds

Last year's Premier League champions Chelsea take the title for the most expensive area to live, with an average house price of £1,108,649 for homes around Stamford Bridge. North London rivals Arsenal (£763,401) and Tottenham Hotspur (£450,104) are in second and third place respectively.

At the opposite end of the table, homes in the area close to the grounds of Liverpool and Everton have an average price of £76,072 – 14 times less than top of the table Chelsea. (Table 2)

Biggest House Price Growth from 2012

Meanwhile, over the last five years average prices of homes close to Premier League clubs have grown by £41,262 (15%), slower than the rest of England and Wales which has grown by £49,775 (22%). South East London side Charlton Athletic may have been relegated at the end of the 2006/2007 season, but are winners in terms of house price growth over the past five years. The average house price in the local area surrounding The Valley has risen by 85% from £250,579 in 2012 to £464,208 in 2017 – considerably higher than the England and Wales average at 22%.

The joint runners up, in terms of house price growth since 2012, are Tottenham Hotspur and West Ham United – both 75%, followed by Crystal Palace (65%). (Table 3)

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Table 1: 20 year highest % change in house prices of past/current PL Teams

Club	Premier League Status	Total Seasons	Average House Price 1997(£)	Average House Price 2017 (£)	20 year % Change
Tottenham Hotspur	Current	26	59,638	450,104	655%
West Ham United	Current	22	46,448	330,459	611%
Charlton Athletic	Past	8	68,002	464,208	583%
Queens Park Rangers	Past	7	108,702	704,042	548%
Chelsea	Current	26	177,565	1,108,649	524%
Fulham	Past	13	177,565	1,108,649	524%
Wimbledon	Past	8	106,022	654,141	517%
Watford	Current	5	59,839	365,209	510%
Crystal Palace	Current	9	53,651	327,074	510%
Manchester City	Current	21	20,510	123,351	501%
Brighton & Hove Albion	Current	1	66,516	399,127	500%
Arsenal	Current	26	128,656	763,401	493%
Manchester United	Current	26	41,641	200,729	382%
Norwich City	Past	8	45,586	213,835	369%
Reading	Past	3	111,695	474,821	325%
Ipswich Town	Past	5	49,077	198,748	305%
Bournemouth	Current	3	76,000	297,042	291%
Cardiff City	Past	1	50,698	195,901	286%
Nottingham Forest	Past	5	68,499	262,247	283%
Portsmouth	Past	7	59,359	223,428	276%
All Football Club Averages¹			74,733	318,324	326%
England and Wales			73,129	280,359	283%

Source: Land Registry

¹Average of the 47 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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Table 2 – Current Premiership League Average House Prices, 2017

Club	Total Seasons	Average House Price 2017 (£)
Chelsea	26	1,108,649
Arsenal	26	763,401
Tottenham Hotspur	26	450,104
Brighton & Hove Albion	1	399,127
Watford	5	365,209
West Ham United	22	330,459
Crystal Palace	9	327,074
Bournemouth	3	297,042
Southampton	19	206,316
Leicester City	12	201,678
Manchester United	26	200,729
Newcastle United	23	148,775
West Bromwich Albion	12	135,501
Stoke City	10	128,981
Manchester City	21	123,351
Swansea City	7	118,180
Huddersfield Town	1	115,821
Burnley	4	105,555
Everton	26	76,072
Liverpool	26	76,072
All Football Club Averages¹		318,324
England and Wales		280,359

Source: Land Registry ¹Average of the 49 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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Table 3: 5 year highest % change in house prices of past/current PL Teams

Club	Premier League Status	Total Seasons	Average House Price 2012(£)	Average House Price 2017 (£)	5 year % Change
Charlton Athletic	Past	8	250,579	464,208	85%
Tottenham Hotspur	Current	26	256,637	450,104	75%
West Ham United	Current	22	188,984	330,459	75%
Crystal Palace	Current	9	198,337	327,074	65%
Watford	Current	5	223,723	365,209	63%
Wimbledon	Past	8	423,663	654,141	54%
Queens Park Rangers	Past	7	470,238	704,042	50%
Chelsea	Current	26	749,757	1,108,649	48%
Fulham	Past	13	749,757	1,108,649	48%
Reading	Past	3	326,157	474,821	46%
Arsenal	Current	26	538,253	763,401	42%
Brighton & Hove Albion	Current	1	283,165	399,127	41%
Norwich City	Past	8	152,316	213,835	40%
Ipswich Town	Past	5	146,491	198,748	36%
Sheffield United	Past	3	86,780	116,021	34%
Nottingham Forest	Past	5	196,205	262,247	34%
Manchester City	Current	21	94,684	123,351	30%
Manchester United	Current	26	155,744	200,729	29%
Derby County	Past	7	106,639	136,214	28%
Swindon Town	Past	1	153,289	195,159	27%
All Football Club Averages¹			277,062	318,324	15%
England and Wales			230,584	280,359	22%

Source: Land Registry

¹Average of the 49 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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Editors' Notes:

¹ Halifax Premier League Grounds Review tracks house price movements in postal districts of the 47 football clubs that have played in the Premiership League since its formation in 1992. Liverpool and Everton football clubs (L4) share the same postal districts. Chelsea and Fulham football clubs (SW6) also share the same postal districts.

House price data is from the Land Registry and all price figures refer to the arithmetic average of house prices. The data covers the 12 months to April for the period between 1997 and 2017. These prices are not standardised and therefore can be affected by changes in the sample from year to year.

Details of the 49 Premier League grounds have been sourced from official club websites.

Data produced by Land Registry © Crown copyright 2017.

"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 2017.

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