

2007 City Movers and Shakers

- Almost one third of Nationwide's survey of 30 towns and cities saw double-digit house price growth in 2007
- St Albans remains the most expensive town in the UK with an average house price of almost £350,000
- Belfast saw the fastest rate of house price growth in the UK – house prices rose by £200 a day
- Oxford maintains its position as one of the most expensive places to live, while boat race rival Cambridge slips back in the rankings
- Newcastle and Durham both saw prices fall by 3% in the year

Commenting on the figures Fionnuala Earley, Nationwide's chief economist, said:

"House price growth recorded another strong year in 2007, but the national figures disguise movements in different parts of the country. Nationwide's house price survey of 30 major towns and cities in the UK shows how wide the disparities across the country can be.

House Price Growth in UK Towns and Cities, 2007						
	% change 2007	Price in 2007 Q4	Price in 2006 Q4	£ Change per day	Ranking by price 2007	Ranking by price 2006
Belfast	32%	£306,698	£233,222	£201	5	7
Aberdeen	25%	£234,041	£186,497	£130	11	19
London	16%	£329,007	£283,554	£125	3	3
Oxford	13%	£339,404	£299,209	£110	2	2
St Albans	13%	£347,563	£306,767	£112	1	1
Reading	12%	£256,439	£227,987	£78	8	9
Bristol	12%	£240,850	£215,530	£69	10	10
Brighton	11%	£307,606	£277,895	£81	4	5
Edinburgh	10%	£257,288	£232,927	£67	7	8
Plymouth	9%	£182,461	£167,240	£42	21	25
Cambridge	9%	£306,134	£281,227	£68	6	4
Glasgow	9%	£176,608	£162,284	£39	25	27
Southampton	7%	£215,585	£200,852	£40	14	14
Canterbury	7%	£231,122	£215,349	£43	12	11
York	6%	£224,872	£211,883	£36	13	12
Coventry	5%	£173,626	£164,777	£24	27	26
Bath	5%	£245,124	£233,811	£31	9	6
Bradford	4%	£175,331	£168,434	£19	26	24
Swindon	4%	£197,389	£189,808	£21	18	18
Manchester	4%	£206,181	£198,620	£21	16	15
Cardiff	4%	£209,230	£201,593	£21	15	13
Leicester	4%	£166,317	£160,557	£16	28	28
Norwich	3%	£203,371	£196,756	£18	17	16
Liverpool	3%	£157,632	£153,528	£11	29	30
Leeds	2%	£195,521	£191,012	£12	19	17
Northampton	2%	£187,927	£183,765	£11	20	20
Birmingham	1%	£179,726	£177,310	£7	23	23
Sheffield	1%	£181,630	£179,833	£5	22	22
Newcastle	-3%	£178,309	£183,653	-£15	24	21
Durham City	-3%	£152,902	£157,499	-£13	30	29

Source: Nationwide

***STRICTLY EMBARGOED UNTIL 07.00AM FRIDAY 28TH DECEMBER 2007 ***

"During 2007, a total of five towns and cities broke through the £300,000 barrier. Belfast, Oxford, London, Brighton and Cambridge joined St Albans as towns and cities in the UK where the average house price exceeds £300,000.

"**Belfast** saw the fastest rate of house price growth in 2007. Prices increased by 32% to take the average house price to £306,698. This is equivalent to an increase of £201 per day and brings Belfast up to fifth place in the ranking of most expensive towns and cities in our sample (up from seventh place this time last year), overtaking Edinburgh and Cambridge.

"**St Albans** is still the most expensive town in which to buy a house in the UK. The average price in St Albans is £347,563 – over £40,000 higher than in Belfast and just over £8,000 more than its closest rival Oxford. House prices in St Albans increased by 13% during the year, this is equivalent to a daily increase of £112.

"**Oxford** and **Cambridge** broke through the £300,000 barrier and Oxford maintained its position as the second most expensive town in our sample. However, its boat race rival Cambridge slipped back two places to sixth place. Oxford saw the fourth fastest rate of growth during 2007 (joint with St Albans), at 13% compared to the 9% rise in prices experienced by Cambridge.

"In the North, **Newcastle** and **Durham** both saw prices fall by 3% in 2007. Durham is the cheapest city in our sample with an average house price of £152,902. Newcastle slipped back three places to 24th place in 2007. House prices fell by the equivalent of £15 per day in 2007 taking the average price of a house in Newcastle to £178,309.

"With an average house price of £257,288, **Edinburgh** was the only Scottish city to appear in the top ten, coming in at seventh place. However, in terms of house price growth, **Aberdeen** was the stronger performer with an increase of 25% and an average daily rise of £130 – almost double that of Edinburgh.

Fionnuala Earley
Chief Economist
Tel: 01793 657134
Mobile: 07770 635531
fionnuala.early@nationwide.co.uk

Kate Cremin
External Affairs
Tel: 01793 656517
kate.cremin@nationwide.co.uk

Broadcast interviews with Nationwide's chief economist will be available from 7.30am Friday 28th December 2007.

Notes:

The methodology for towns and cities differs from the main Nationwide House Price Index. Prices of towns and cities are based on the average price per square foot in each of the cities grossed up by the average square footage to arrive at an average house price. Unlike Nationwide's main index, this methodology does not take into account the different mix of properties transacted and is therefore a simplification.

Annual house price growth is based on prices in the last two quarters compared with the same period in earlier years

The towns and cities included in our sample were: Bath, Belfast, Birmingham, Bradford, Brighton, Bristol, Cambridge, Canterbury, Cardiff, Coventry, Durham (City), Edinburgh, Glasgow, Greater London, Leeds, Leicester, Liverpool, Manchester, Newcastle, Northampton, Norwich, Nottingham, Oxford, Plymouth, Reading, Sheffield, Southampton, St Albans, Swindon, York.