

Nationwide HOUSE PRICE INDEX



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Q3 2013

Embargoed until 0700 Fri 27 Sep 2013

London house price growth reaches double digits

- All UK regions saw annual price rises in the third quarter of 2013
- London continues to lead annual price growth, reaching 10% in Q3
- North weakest performing region in Q3

UK Fact File	
Average UK House Price	£170,918
Annual percentage change	4.3%
Quarterly change*	2.2%
Most expensive region	London
Least expensive region	N Ireland
Strongest annual price change	London
Weakest annual price change	North

* Seasonally adjusted

(Note that quarterly % changes are revised when seasonal adjustment factors are re-estimated)

Please note that these figures are for the three months to September, therefore will show a different UK average price and annual percentage change to our *monthly* house price report.

Text in blue indicates hyperlink

Regions over the quarter

Region	Average Price	Quarterly % change*
London	£331,338	4.0%
Yorks & Humberside	£137,634	2.8%
East Midlands	£145,930	2.7%
Wales	£137,169	2.6%
North West	£138,375	2.5%
Outer Metropolitan	£261,090	2.4%
Outer South East	£207,129	1.9%
East Anglia	£175,323	1.6%
Scotland	£135,192	1.5%
West Midlands	£151,035	1.4%
Northern Ireland	£108,671	1.1%
South West	£191,422	1.0%
North	£116,909	0.9%
UK	£170,918	2.2%

Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said:

"The price of a typical house rose by 2.2% in Q3 2013, after allowing for seasonal effects. Prices were up 4.3% compared with the same quarter of the previous year.

"House price growth accelerated in London to reach 10%, the first time the capital has seen double digit growth since 2010. Prices in London are now 8% above their 2007 peak, with the price of a typical London home at £331,338.

"Wales saw a pick-up in annual price growth to 3.6%, from 1.2% in Q2. Scotland saw a 2.2% annual increase in prices. Northern Ireland saw its first annual price rise since 2007, albeit a modest 0.9% increase, though the prices appear to have stabilised following five consecutive years of decline.

"Amongst the English regions, the South of England and the Midlands continued to outperform the North. Outside of London, East Anglia was the strongest performing region, with annual price growth of 6.6%, whilst the North was the weakest English and also UK region, with prices up 0.2% over the year."

Regions over the last 12 months

Region	Average Price	Annual % change
London	£331,338	10.0%
East Anglia	£175,323	6.6%
Outer Metropolitan	£261,090	5.5%
East Midlands	£145,930	5.0%
Wales	£137,169	3.6%
Outer South East	£207,129	3.4%
North West	£138,375	3.2%
West Midlands	£151,035	3.2%
South West	£191,422	2.7%
Yorks & Humberside	£137,634	2.2%
Scotland	£135,192	2.2%
Northern Ireland	£108,671	0.9%
North	£116,909	0.2%
UK	£170,918	4.3%

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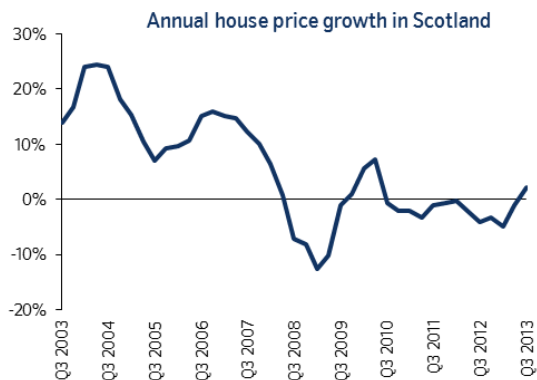
Scotland	
Average house price	£135,192
Annual percentage change	2.2%
Quarterly change*	1.5%
Most expensive area	Aberdeen City
Least expensive area	Southern Scotland
Strongest annual price change	Aberdeenshire & Moray
Weakest annual price change	Southern Scotland

* Seasonally adjusted

Scotland saw a 1.5% seasonally adjusted price rise in the third quarter of the year, resulting in the annual rate of change improving from -1.2% to 2.2%.

Aberdeenshire & Moray was the best performing area, with prices up 7% on the previous year. Southern Scotland (Ayrshire, the Borders and Dumfries & Galloway) was again the worst performing area, with a 2% year-on-year fall.

[Click here for Scotland's sub-regional data](#)



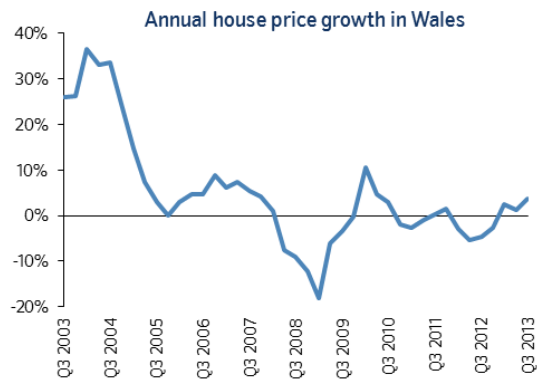
Wales	
Average house price	£137,169
Annual percentage change	3.6%
Quarterly change*	2.6%
Most expensive area	Cardiff
Least expensive area	Mid & West Wales
Strongest annual price change	South Wales (West)
Weakest annual price change	Mid & West Wales

* Seasonally adjusted

Prices in Wales increased by 2.6% in Q3 on a seasonally adjusted basis, and were up 3.6% compared with the previous year.

South Wales (West), which includes Bridgend, Neath, Port Talbot & Swansea, was the best performing area, with prices up 4% year-on-year. Mid & West Wales, the least expensive area, saw a 2% year-on-year decline.

[Click here for Wales' sub-regional data](#)



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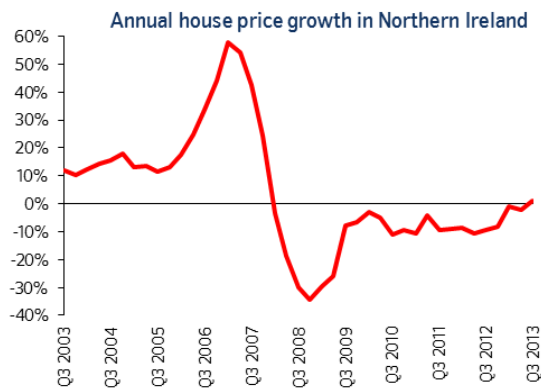
Northern Ireland	
Average house price	£108,671
Annual percentage change	0.9%
Quarterly change*	1.1%
Most expensive area	City of Belfast
Least expensive area	Northern Ireland (West)
Strongest annual price change	City of Belfast
Weakest annual price change	Northern Ireland (South East)

* Seasonally adjusted

Northern Ireland recorded its first annual price rise since 2007, albeit a modest 0.9% increase. Nonetheless, the average price level appears to have stabilised following five consecutive years of decline. At £108,671, average prices are 52% below their 2007 peak.

Belfast was the best performing area, with annual growth of 3%.

[Click here for Northern Ireland's sub region data](#)



London	
Average house price	£331,338
Annual percentage change	10.0%
Quarterly change*	4.0%
Most expensive area	Westminster
Least expensive area	Barking and Dagenham
Strongest annual price change	Lambeth
Weakest annual price change	Redbridge

* Seasonally adjusted

London continued to see the strongest annual price growth of all the UK regions, with prices up 10% year-on-year. Prices climbed to a new record high of £331,338, 8% above their 2007 peak.

Lambeth saw the strongest growth, with prices up 16% year-on-year, whilst Redbridge was the worst performing area, with zero growth over the last 12 months.

[Click here for London borough data](#)



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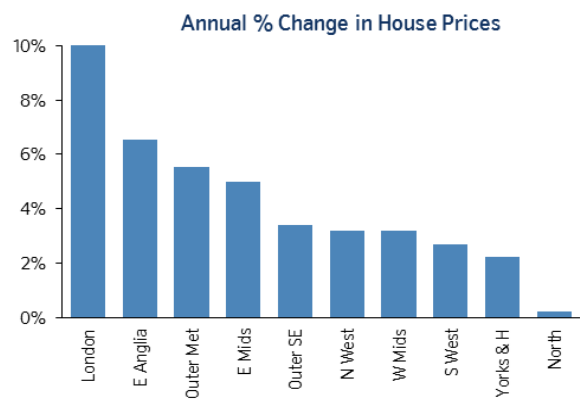
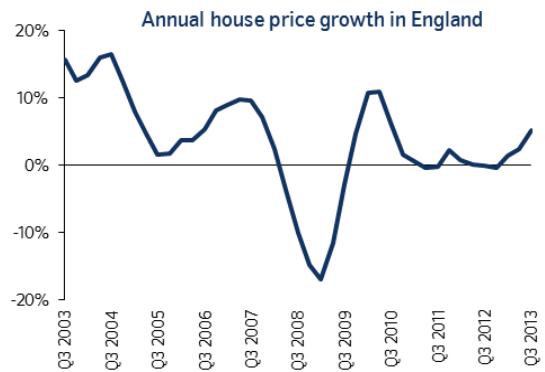
England	
Average house price	£200,165
Annual percentage change	5.2%
Quarterly change*	2.6%
Most expensive region	London
Least expensive region	North
Strongest annual price change	London
Weakest annual price change	North

* Seasonally adjusted

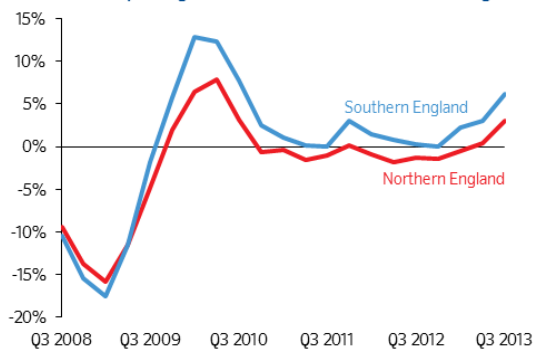
Average house prices in England increased by 2.6% in the third quarter of 2013, and were up 5.2% compared with the same quarter in 2012. The annual rate of house price growth accelerated in all English regions except the North.

London was the best performing region, with prices up 10% year-on-year. For the second quarter running, East Anglia was the best performing region outside of the capital, with annual price growth of 6.6%. The North was the weakest performing English region, although it still saw a modest annual increase of 0.2%.

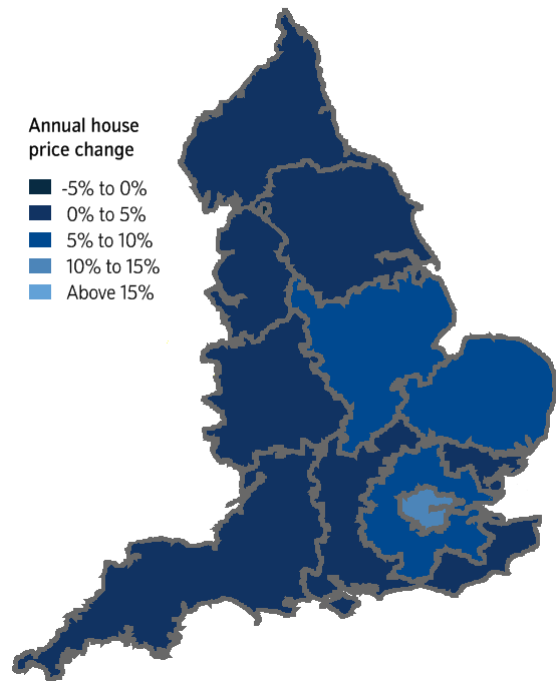
Southern England (South West, Outer South East, Outer Metropolitan, London and East Anglia) has seen stronger price growth than northern England (West Midlands, East Midlands, Yorkshire & Humberside, North West and North) in every quarter since Q2 2009. Prices in the South of England were up 6.1% year-on-year, whilst in the North they rose by 3.1%.



Annual house price growth in Southern & Northern England



Amongst England's other major towns and cities, Manchester was the top performer, with prices up 10% over the last twelve months. Carlisle was the worst performing city, with prices down 3% year-on-year.



Major Towns and Cities

Best performing regional towns / cities

Rank	Town / City	Annual % change	Average Price
1	Manchester	10%	£193,753
2	Newcastle	8%	£172,663
3	London*	7%	£368,812
4	Brighton	7%	£336,816
5	Birmingham	6%	£177,020

Worst performing regional towns / cities

Rank	Town / City	Annual % change	Average Price
1	Carlisle	-3%	£133,833
2	Southampton	-2%	£204,718
3	Glasgow	-1%	£155,511
4	Bradford	-1%	£146,902
5	Sheffield	0%	£171,273

* This figure is on a different basis to the London regional index to enable a direct comparison with other towns and cities

Sub Regional Analysis

Just as the national data disguises differences in house prices throughout the UK, looking at the regions disguises movements in local house prices. To look at these developments more closely the areas can be divided into sub-regions.

Scotland

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Aberdeen City	£238,100	105%	0%	3%
Aberdeenshire & Moray	£178,883	116%	4%	7%
Dunbartonshire & North Lanarkshire	£146,243	46%	-4%	-1%
Dundee & Angus	£146,667	77%	-1%	4%
Edinburgh City	£236,343	31%	1%	1%
Fife	£134,339	48%	3%	4%
Glasgow City	£155,511	29%	-5%	-1%
Highlands & Islands	£150,406	66%	-1%	-1%
Lothian & Falkirk	£152,421	40%	-5%	-1%
Perthshire & Stirling	£154,016	44%	5%	1%
Renfrewshire & Inverclyde	£155,866	47%	-1%	4%
South Lanarkshire	£132,214	42%	-3%	-1%
Southern Scotland	£123,806	45%	-6%	-2%

Yorkshire & Humberside

[click here to return to commentary](#)

Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Bradford	£146,902	31%	-4%	-1%
East Yorkshire	£148,100	35%	-1%	1%
Leeds	£180,934	19%	0%	3%
North Lincolnshire	£128,252	32%	-3%	1%
North Yorkshire	£189,765	26%	2%	1%
Sheffield	£171,273	36%	0%	0%
South Yorkshire	£134,906	32%	0%	0%
West Yorkshire	£145,712	24%	-2%	1%
York	£220,492	31%	4%	4%

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Northern Ireland

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
City of Belfast	£154,330	11%	4%	3%
Northern Ireland (North East)	£117,653	13%	-2%	-2%
Northern Ireland (South East)	£129,222	9%	-6%	-3%
Northern Ireland (West)	£107,208	18%	-7%	0%

Wales

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Cardiff	£213,171	37%	5%	3%
Mid & West Wales	£146,704	30%	-6%	-2%
North Wales	£153,790	24%	1%	0%
South Wales (East)	£157,626	38%	1%	3%
South Wales (West)	£152,726	39%	-3%	4%

South West

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Bath	£254,968	32%	0%	1%
Bournemouth	£249,358	23%	4%	4%
Bristol	£237,937	36%	4%	4%
Cheltenham	£255,252	35%	10%	8%
Cornwall and Isles of Scilly	£201,085	21%	-3%	1%
Dorset	£239,409	23%	0%	0%
Gloucestershire	£201,530	21%	5%	4%
North Devon	£199,020	27%	5%	6%
Plymouth	£169,612	28%	4%	1%
Poole	£253,652	29%	4%	5%
Somerset	£197,896	24%	0%	3%
South Devon	£218,910	27%	-2%	3%
South Gloucestershire	£223,646	29%	3%	3%
Swindon	£186,611	10%	4%	3%
Wiltshire	£212,831	17%	-1%	0%

North West

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Cheshire	£181,799	27%	-3%	-1%
City of Manchester	£193,753	30%	-1%	10%
Greater Manchester	£163,581	31%	-1%	3%
Lancashire	£148,186	32%	0%	3%
Merseyside	£150,945	27%	-1%	4%
Warrington & Halton	£167,211	32%	1%	4%

West Midlands

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Birmingham	£177,020	20%	1%	6%
Coventry	£166,215	27%	4%	3%
Greater Birmingham	£168,474	21%	1%	3%
Herefordshire	£185,105	23%	2%	-2%
Shropshire	£174,768	24%	2%	3%
Staffordshire	£162,084	26%	0%	4%
Warwickshire	£203,832	23%	-3%	4%
Worcestershire	£194,104	21%	0%	5%

East Midlands

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Derby	£167,225	32%	-2%	4%
Derbyshire	£164,633	26%	-4%	1%
Leicestershire	£176,459	19%	2%	3%
Mid Lincolnshire	£150,081	22%	-1%	3%
Northampton Town	£176,914	18%	1%	2%
Northamptonshire	£172,869	14%	-2%	1%
Nottingham	£149,282	17%	1%	3%
Nottinghamshire	£160,785	24%	4%	4%
South Lincolnshire	£152,481	17%	-1%	3%

Outer Metropolitan

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Bracknell Forest	£278,565	27%	1%	5%
Central Kent	£250,948	24%	5%	5%
East Surrey	£330,273	35%	3%	2%
Hart & Rushmoor	£268,134	22%	2%	2%
Hertfordshire	£290,990	27%	1%	4%
Luton	£194,488	14%	1%	2%
Medway	£193,620	19%	2%	4%
North Surrey	£339,565	35%	0%	2%
Reading	£262,975	27%	5%	4%
Slough	£271,970	25%	2%	4%
South Buckinghamshire & Chilterns	£316,738	30%	-1%	2%
South Essex	£248,810	27%	0%	4%
St Albans	£386,540	43%	5%	5%
West Kent	£258,340	25%	3%	5%
West Surrey	£333,628	34%	3%	2%
West Sussex (North)	£274,414	27%	0%	3%
Windsor & Maidenhead	£349,957	34%	4%	5%
Wokingham	£299,253	30%	4%	5%

London

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London Boroughs	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Barking and Dagenham	£204,032	19%	8%	7%
Barnet	£369,755	45%	5%	6%
Bexley	£246,017	32%	5%	9%
Brent	£437,688	72%	3%	13%
Bromley	£294,214	39%	9%	8%
Camden	£627,054	85%	8%	10%
Croydon	£252,356	31%	0%	5%
Ealing	£395,035	52%	6%	5%
Enfield	£308,128	42%	7%	10%
Greenwich	£310,497	51%	5%	5%
Hackney	£495,170	100%	11%	16%
Hammersmith and Fulham	£643,037	96%	8%	14%
Haringey	£412,390	70%	3%	5%
Harrow	£317,545	30%	2%	3%
Havering	£231,419	27%	4%	5%
Hillingdon	£307,698	35%	3%	6%
Hounslow	£328,007	41%	3%	7%
Islington	£582,223	107%	12%	13%
Kingston upon Thames	£358,515	46%	5%	2%
Lambeth	£436,444	77%	14%	16%
Lewisham	£333,764	62%	10%	12%
Merton	£384,091	55%	5%	12%
Newham	£274,216	45%	16%	14%
Redbridge	£287,367	36%	-5%	0%
Richmond upon Thames	£465,805	62%	7%	7%
Southwark	£453,063	88%	12%	11%
Sutton	£277,625	33%	5%	7%
Tower Hamlets	£447,932	66%	0%	6%
Waltham Forest	£303,953	51%	8%	12%
Wandsworth	£529,722	84%	5%	11%
Westminster	£786,111	114%	7%	8%

Note: City of London and Kensington & Chelsea excluded due to low sample size

East Anglia

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Nationwide Sub Regions	Price in 2013 Q2	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Cambridgeshire	£224,722	28%	1%	5%
Norfolk	£182,942	24%	2%	4%
Peterborough	£157,663	14%	-6%	-2%
Suffolk	£195,109	25%	1%	3%

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Outer South East

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
Basingstoke & Deane	£247,472	24%	1%	3%
Bedford	£197,449	22%	-2%	3%
Brighton & Hove	£336,816	43%	3%	7%
Central Bedfordshire	£224,559	21%	5%	5%
East Kent	£204,126	27%	4%	5%
East Sussex	£227,976	26%	0%	1%
Isle of Wight	£177,894	13%	-12%	-10%
Mid Hampshire	£274,512	25%	1%	2%
Milton Keynes & Aylesbury	£233,614	19%	1%	3%
New Forest	£267,690	24%	-1%	4%
North Essex	£220,179	23%	3%	5%
Oxfordshire	£284,465	34%	1%	5%
Portsmouth Area	£192,037	16%	-1%	-1%
Southampton Area	£224,748	17%	-2%	1%
West Berkshire	£272,156	22%	2%	5%
West Sussex (South)	£252,327	27%	3%	0%

North

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Nationwide Sub Regions	Price in 2013 Q3	% change over 10 years	Annual % change last quarter	Annual % change this quarter
County Durham	£131,970	35%	-3%	1%
Cumbria	£153,444	45%	-7%	0%
Northumberland	£154,599	25%	0%	1%
Teeside	£144,835	33%	0%	3%
Tyne and Wear	£157,374	30%	4%	5%

Notes

1. Indices and average prices for the UK and the regions are produced using Nationwide's updated mix adjusted House Price Methodology which was introduced with effect from the first quarter of 1995. All changes are nominal and do not allow for inflation. The methodology can be found on our website: <http://www.nationwide.co.uk/hpi/>

2. Price indices are seasonally adjusted using the US Bureau of the Census X12 method. Quarterly series are seasonally adjusted using data since 1973. The seasonal adjustment is recalculated quarterly and may lead to revisions.

3. The price changes in the sub regional, local authority and major towns and cities tables are based on the price per unit area of the properties in the sample rather than the mix-adjusted methodology used for the 13 regions. The average price per square foot in each of the sub-regions is grossed up by the average square footage in a particular region 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.

4. Sub-regional figures are therefore not directly comparable with regional prices. Samples are substantially smaller than at a regional level and figures should not be relied upon for any critical application. Due to greater volatility, sub-regional prices are smoothed over two quarters.

5. The Nationwide House Price Index is prepared from information which we believe is collated with care, but no representation is made as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the whole or any part of the Index at any time, for regulatory or other reasons. Persons seeking to place reliance on the Index for their own or third party commercial purposes do so entirely at their own risk.

Photographs of our economist are available at: www.nationwide.co.uk/mediacentre/economist.asp

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