

# The Rightmove House Price Index

The largest monthly sample of residential property prices

*Under embargo for 00:01 hours: Monday, 17<sup>th</sup> June 2013*

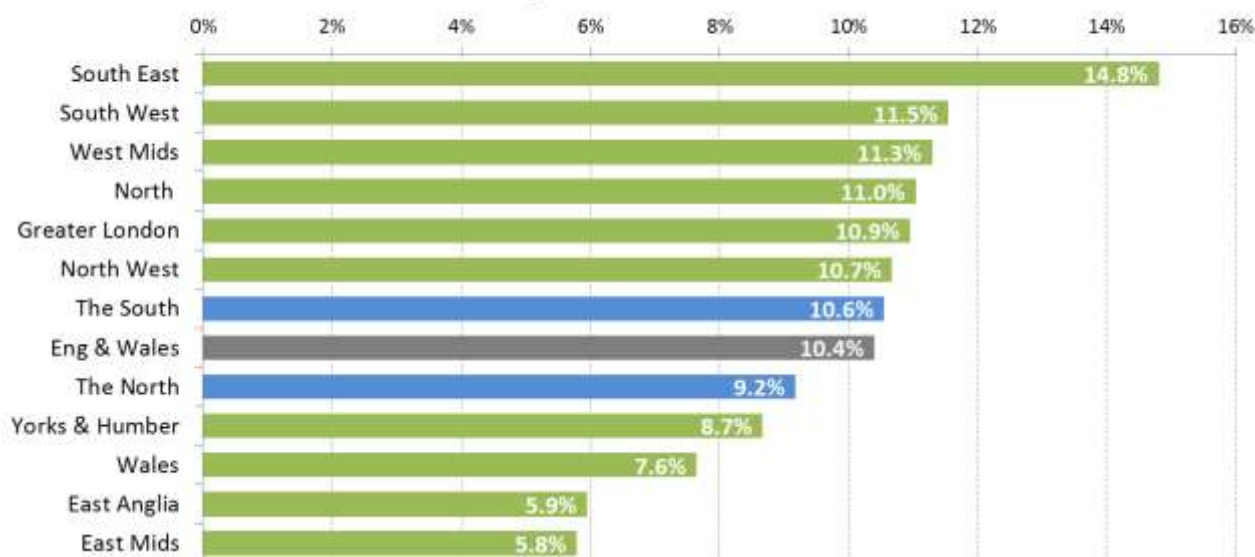
## New sellers ask over £250,000 for first time as South East 'lifts off'

	June	May
Average Property Asking Price	£252,798	£249,841
% Change in Month	+1.2%	+2.1%
% Change in Past Year	+2.7%	+2.5%
Monthly Index (Jan 2002=100)	205.7	203.3

- Price of new to market property up by 1.2% (+£2,957) in June, breaking £250,000 for the first time
- Despite another record in the capital, the biggest winner in 2013 is the 'under-priced' South East where prices have soared by 14.8% (+£42,548) since the start of the year
- Each and every region records a strong half-year rise in new seller asking prices, as they start to ride the wave of London's buoyancy
- Evidence of a wider pick up reinforced as the north shows signs of keeping pace with the south – up 9.2% and 10.6% respectively over the first six months of 2013
- Higher confidence, lower mortgage rates and inflation-eroded prices encourage more housing market activity

### Change in Asking Prices over first six months of 2013

Source: Rightmove House Price Index



Rightmove measured 115,883 asking prices – circa 90% of the UK market. The properties were put on sale by estate agents from 12<sup>th</sup> May 2013 to 8<sup>th</sup> June 2013 and advertised on Rightmove.co.uk.

Rightmove.co.uk is the UK's largest property web site, advertising around 90% of all homes for sale via estate agents across the UK. The site attracts over 40 million visits from home movers each month who view in excess of 400 million pages. Each month Rightmove uses asking price data of up to 200,000 properties coming onto the market to produce this House Price Index - the largest, most accurate and up-to-date monthly index.

Released 17<sup>th</sup> June 2013

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press@rightmove.co.uk or 020 7087 0605

## Overview

The national average asking price of a property coming to market is over a quarter of a million pounds for the first time. The new record was achieved as prices rose 1.2% (+£2,957) in June, the sixth consecutive monthly rise this year. While London sets another new record of £515,243, continuing its upward trajectory, the biggest winner is the South East which sees a record price of £329,968 as a result of a whopping 14.8% increase over the first six months of 2013.

There is also early evidence of a wider recovery as asking prices in the north (North, North West, Yorks & Humber, East Midlands, West Midlands, and Wales) rose by 9.2% , almost keeping pace with the 10.6% seen in the south (Greater London, South East, South West and East Anglia) over the first half of the year. Given asking prices reflect the aspirations of both sellers and local estate agents they are a leading measure of market confidence. These increases, along with reports from agents and developers of a pick-up in transactions, suggest a wider and more sustainable recovery as the price buoyancy of the London market shows signs of spreading across the country.

Miles Shippside, director and housing market analyst at Rightmove comments: *“While this month sees several new price records, it’s the South East that has really started to lift-off. On top of that, the first half of 2013 saw little sign of the traditional north-south divide with the first-half asking price surge in the north almost equal to that of the south. The good news is that this indicates a wider upturn, albeit at historically low but increasing volumes. The bad news for would be buyers is that it has helped propel the average price of a property coming to market through the quarter of a million quid milestone for the first time. It is worth remembering that while the asking price and the eventual sale price may differ by a small margin, the asking price is a very strong indicator of perceived market value and direction. It will take account of local supply and demand, as well as wider economic forces such as interest rates and consumer confidence.”*

The national average asking price of a property coming to market is £252,798, beating the previous record of £249,841 set in May. Property market recoveries are traditionally led by London and, belatedly, the trend set in the capital now appears to be spreading as a broader housing market recovery is potentially on the cards. In price terms, this is the strongest start to a year since 2004, with both the south and north playing their parts with increases of 10.6% and 9.2% respectively. Unusually, London’s 10.9% (+£50,845) jump year to date has been surpassed by two northern regions; the North region at 11.0% (+£15,134) and the West Midlands at 11.3% (+£19,665). The South East is, however, the main beneficiary of the London boom, with the ripple effect contributing to a 14.8% (+£42,548) hike in the first six months of 2013.

Shippside observes: *“London’s new sellers are asking an average of 30% more than they were four years ago compared to those in the South East who are asking less than 15% more. Although the South East has lagged behind the capital in recent years it is the biggest winner so far this year as, frankly, it has become ‘under-priced’. It offers real comparative value for buyers needing access to London but with housing needs or aspirations that leave them priced out of London itself. While some northern regions outpaced London this year, the price gap remains daunting for those looking to up sticks and head to the bright but dazzlingly expensive lights of the capital. The average price of a property in London is still more than three times higher than in the north.”*

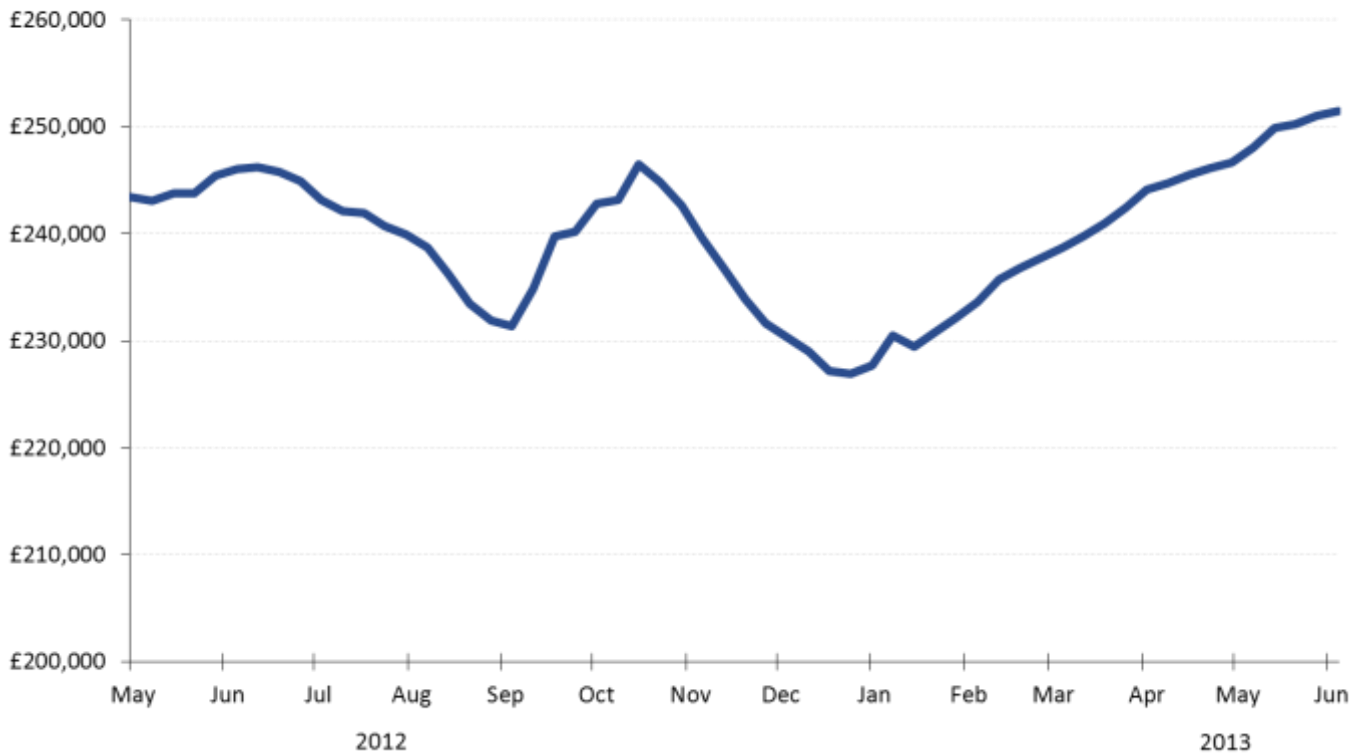
Several factors have contributed to such a strong first half of 2013:

- **Consumer Confidence** is key in the housing market. After a period of apparent economic stability internationally – or at least, less widely-reported turmoil and uncertainty – and some positive signs of an economic upturn in the UK, more home-movers appear willing and able to increase their financial commitments.

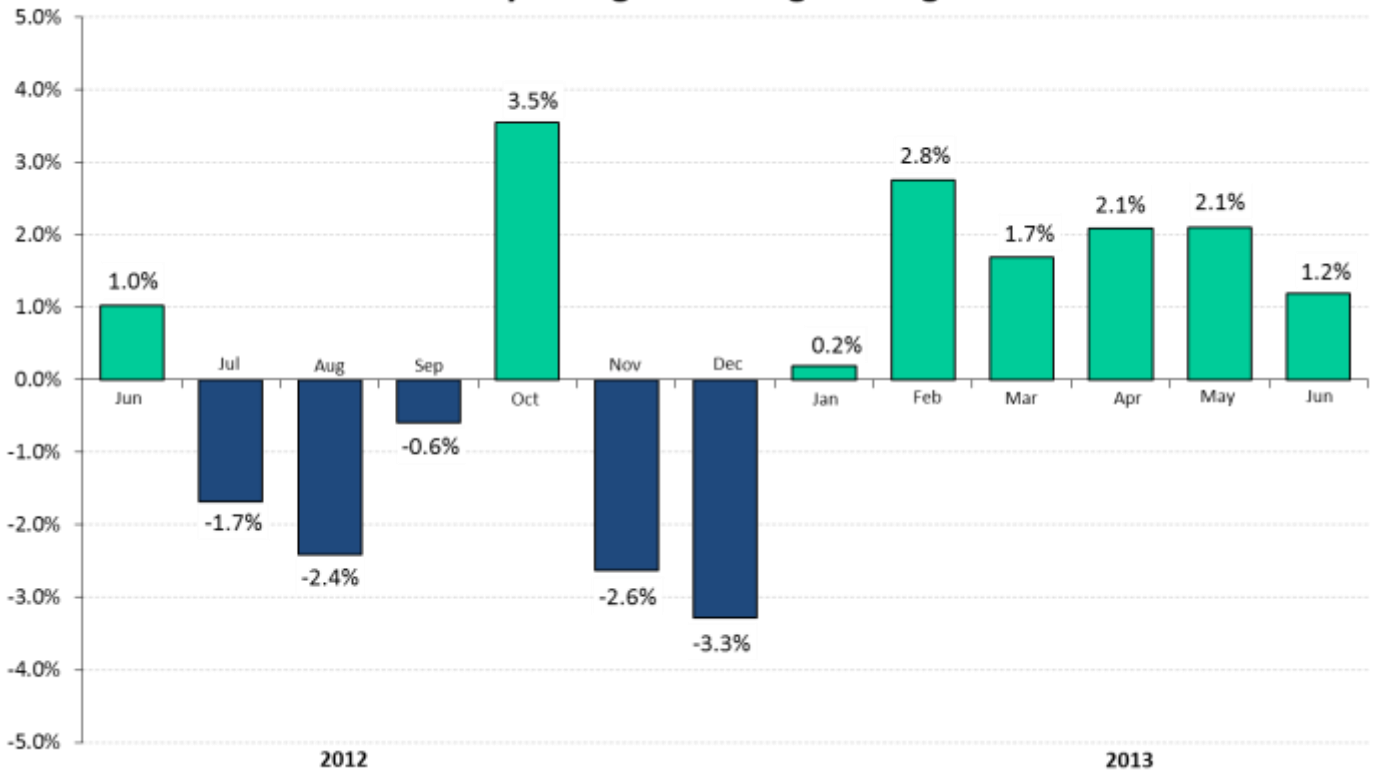
- **Increasing competition among lenders**, underpinned by the Funding for Lending scheme, has encouraged new and repeat buyers to enter the market as they benefit from both lower interest rates and deposit requirements.
- **In real terms, national house prices have actually fallen over the last five years.** While nominal asking prices are at record levels, adjusting for inflation shows that, bar London, they have actually fallen in every region since 2008.
- **Search activity on Rightmove continues to grow.** More than 6 billion pages of property were viewed on Rightmove in the first five months of 2013 – up more than 20% on the same period last year.

Shipside adds: *“The true signs of a wider housing market recovery are an increase in transaction numbers and more new homes being built, not just increasing prices. Agents report that with Help to Buy for the wider market due in January, some buyers are pre-empting any potential scheme-induced price rises by doing a deal now. It seems like the bubbling south is being joined by some fermentation activity further north, perhaps encouraged by prospective buyers in the north seeing prices still well below their peak in nominal terms and nearly 20% down in real terms. We have seen a strong northern rebound in the first half of this year, virtually keeping pace with the southern regions in spite of the strong London market and price lift-off in the South East. It remains to be seen whether the northern momentum has enough legs to last the course for the remainder of 2013.”*

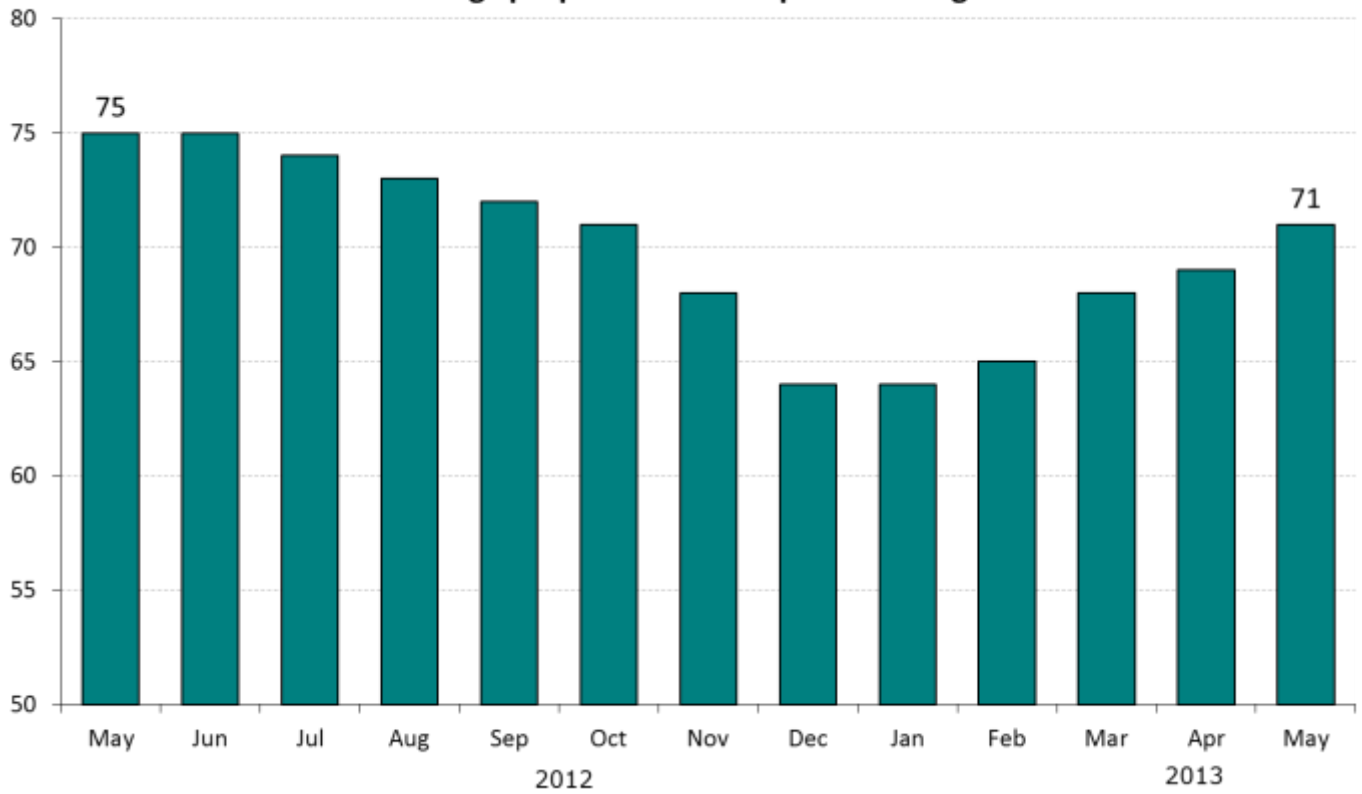
## Rightmove Monthly Asking Price Trend



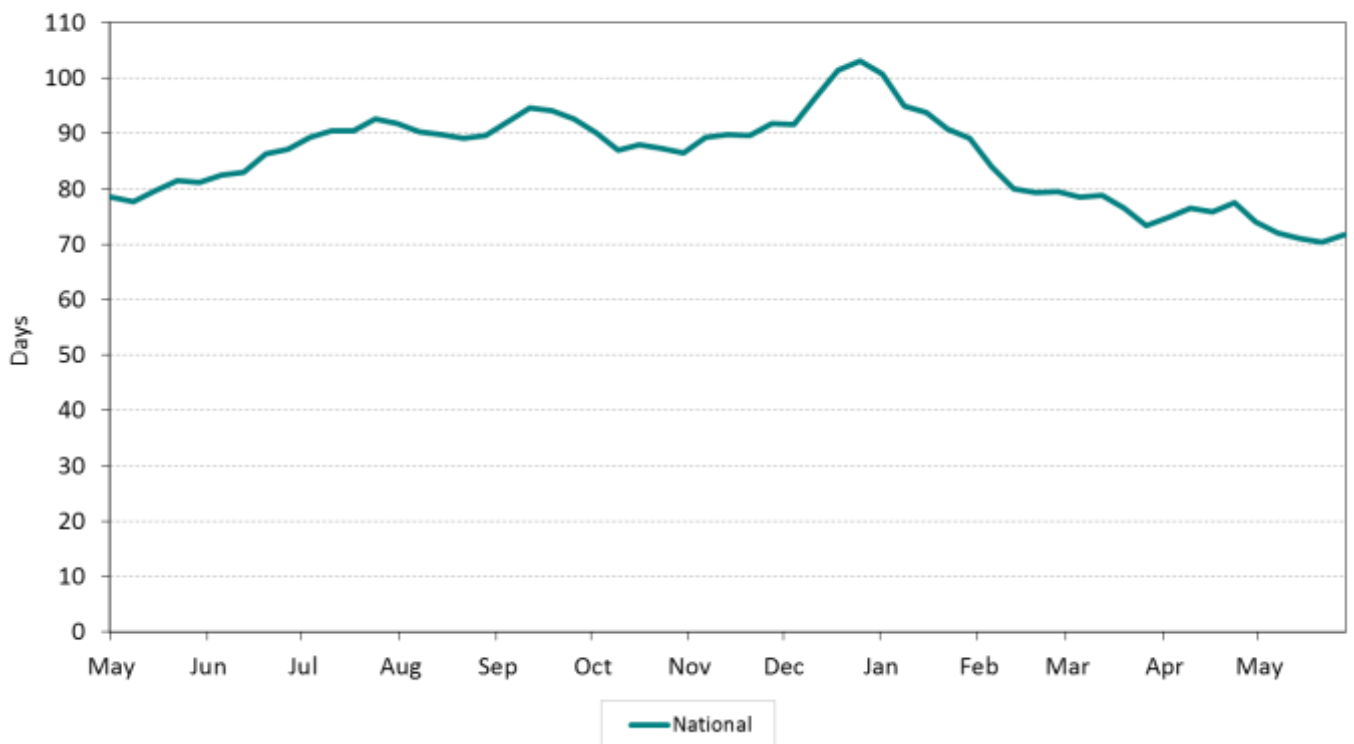
## % Monthly Change in Average Asking Prices




### Average properties for sale per Estate Agent




### Time on Market Indicator (National)



# Regions of England & Wales

 **Increases**

 **Decreases**  
from previous month

North	
Avg. Price Jun 13	£152,241
Avg. Price May 13	£152,689
Monthly Change	-0.3%
Avg. Price Jun 12	£152,080
Annual Change	0.1%

North West	
Avg. Price Jun 13	£168,013
Avg. Price May 13	£165,165
Monthly Change	1.7%
Avg. Price Jun 12	£166,543
Annual Change	0.9%

Yorkshire & Humberside	
Avg. Price Jun 13	£157,183
Avg. Price May 13	£158,020
Monthly Change	-0.5%
Avg. Price Jun 12	£159,418
Annual Change	-1.4%

West Midlands	
Avg. Price Jun 13	£193,763
Avg. Price May 13	£192,958
Monthly Change	0.4%
Avg. Price Jun 12	£187,294
Annual Change	3.5%

East Midlands	
Avg. Price Jun 13	£167,643
Avg. Price May 13	£166,991
Monthly Change	0.4%
Avg. Price Jun 12	£167,660
Annual Change	0.0%

Wales	
Avg. Price Jun 13	£171,378
Avg. Price May 13	£171,824
Monthly Change	-0.3%
Avg. Price Jun 12	£167,875
Annual Change	2.1%

East Anglia	
Avg. Price Jun 13	£231,621
Avg. Price May 13	£233,447
Monthly Change	-0.8%
Avg. Price Jun 12	£227,555
Annual Change	1.8%

South West	
Avg. Price Jun 13	£268,185
Avg. Price May 13	£265,532
Monthly Change	1.0%
Avg. Price Jun 12	£270,380
Annual Change	-0.8%

Greater London	
Avg. Price Jun 13	£515,243
Avg. Price May 13	£509,870
Monthly Change	1.1%
Avg. Price Jun 12	£477,440
Annual Change	7.9%

South East	
Avg. Price Jun 13	£329,968
Avg. Price May 13	£325,489
Monthly Change	1.4%
Avg. Price Jun 12	£318,717
Annual Change	3.5%

If you are a journalist and would like a further breakdown on these regional statistics please contact \*\*\*\*\*

## National Asking Price Trend

Month	Index (Jan 2002 = 100)	% Change	Avg. Price
June 2012	200.3	+1.0%	£246,235
July 2012	197.0	-1.7%	£242,097
August 2012	192.2	-2.4%	£236,260
September 2012	191.1	-0.6%	£234,858
October 2012	197.8	+3.5%	£243,168
November 2012	192.6	-2.6%	£236,761
December 2012	186.3	-3.3%	£228,989
January 2013	186.7	+0.2%	£229,429
February 2013	191.8	+2.8%	£235,741
March 2013	195.0	+1.7%	£239,710
April 2013	199.1	+2.1%	£244,706
May 2013	203.3	+2.1%	£249,841
June 2013	205.7	+1.2%	£252,798
<b>Annual Change</b>	<b>+5.4</b>	<b>+2.7%</b>	<b>£6,563</b>

(National asking price includes other property types that are not classified below)

## National Asking Price Trend by Property Type

Month	Detached	Semi-Detached	Terraced	Flats/Apartments
June 2012	£360,247	£202,219	£185,370	£201,994
July 2012	£357,128	£199,599	£182,407	£198,658
August 2012	£349,561	£196,995	£180,496	£198,012
September 2012	£347,664	£197,600	£178,989	£193,154
October 2012	£349,561	£196,995	£180,496	£198,012
November 2012	£345,138	£197,954	£181,633	£201,735
December 2012	£338,638	£193,365	£175,489	£196,819
January 2013	£333,054	£196,896	£180,824	£200,063
February 2013	£343,849	£199,232	£182,093	£200,813
March 2013	£354,003	£202,379	£187,489	£204,685
April 2013	£362,582	£205,691	£188,865	£202,867
May 2013	£369,582	£207,039	£191,161	£207,442
June 2013	£373,926	£206,670	£192,638	£208,792
<b>Annual Change</b>	<b>+3.8%</b>	<b>+2.2%</b>	<b>+3.9%</b>	<b>+3.4%</b>

## London's Best Performers June 2013

London's Top 5	Avg. Price Jun 13	Avg. Price May 13	Monthly Change
Camden	£1,103,943	£1,052,183	4.9%
Sutton	£371,268	£359,954	3.1%
Greenwich	£318,873	£309,490	3.0%
Hounslow	£554,252	£539,807	2.7%
Tower Hamlets	£444,291	£433,322	2.5%

## London's Worst Performers June 2013

London's Bottom 5	Avg. Price Jun 13	Avg. Price May 13	Monthly Change
Haringey	£584,815	£601,067	-2.7%
Kensington and Chelsea	£2,321,666	£2,371,633	-2.1%
Kingston-upon-Thames	£665,382	£676,912	-1.7%
Hammersmith and Fulham	£970,108	£985,112	-1.5%
Barking and Dagenham	£219,942	£222,840	-1.3%

## London Time on Market

Time on Market Indicator (London)



Released 17<sup>th</sup> June 2013

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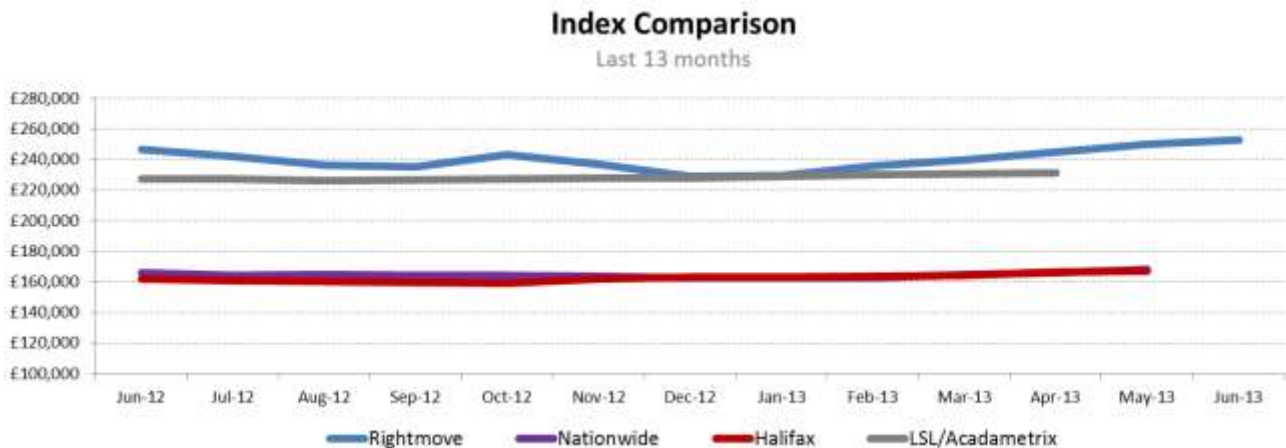


## London Boroughs

Borough	Avg. Price Jun 13	Avg. Price May 13	Monthly Change	Avg. Price Jun 12	Annual Change
Kensington and Chelsea	£2,321,666	£2,371,633	-2.1%	£2,082,767	11.5%
City of Westminster	£1,687,247	£1,669,590	1.1%	£1,488,892	13.3%
Camden	£1,103,943	£1,052,183	4.9%	£926,629	19.1%
Hammersmith and Fulham	£970,108	£985,112	-1.5%	£904,643	7.2%
Brent	£750,249	£732,587	2.4%	£678,362	10.6%
Islington	£732,327	£720,120	1.7%	£667,653	9.7%
Richmond-upon-Thames	£715,781	£717,812	-0.3%	£691,400	3.5%
Wandsworth	£712,286	£718,460	-0.9%	£668,786	6.5%
Kingston-upon-Thames	£665,382	£676,912	-1.7%	£688,728	-3.4%
Barnet	£611,065	£617,296	-1.0%	£555,912	9.9%
Hackney	£605,173	£601,539	0.6%	£533,170	13.5%
Haringey	£584,815	£601,067	-2.7%	£539,843	8.3%
Hounslow	£554,252	£539,807	2.7%	£516,842	7.2%
Lambeth	£534,760	£529,328	1.0%	£482,682	10.8%
Ealing	£508,781	£497,146	2.3%	£457,444	11.2%
Southwark	£501,049	£493,145	1.6%	£441,556	13.5%
Merton	£476,806	£481,096	-0.9%	£465,395	2.5%
Tower Hamlets	£444,291	£433,322	2.5%	£443,673	0.1%
Lewisham	£386,417	£384,340	0.5%	£366,361	5.5%
Bromley	£371,774	£363,563	2.3%	£356,799	4.2%
Hillingdon	£371,589	£375,906	-1.1%	£357,595	3.9%
Sutton	£371,268	£359,954	3.1%	£357,989	3.7%
Enfield	£364,241	£360,496	1.0%	£342,189	6.4%
Harrow	£356,609	£359,435	-0.8%	£341,172	4.5%
Waltham Forest	£322,987	£318,773	1.3%	£301,521	7.1%
Greenwich	£318,873	£309,490	3.0%	£289,340	10.2%
Redbridge	£307,977	£307,572	0.1%	£295,995	4.0%
Croydon	£307,023	£304,542	0.8%	£281,117	9.2%
Havering	£263,892	£267,095	-1.2%	£264,579	-0.3%
Newham	£245,179	£247,240	-0.8%	£243,870	0.5%
Bexley	£225,794	£227,776	-0.9%	£224,895	0.4%
Barking and Dagenham	£219,942	£222,840	-1.3%	£222,199	-1.0%

(City of London excluded due to small number of residential properties.)

## Index Comparison



**Rightmove:** compiled from asking prices of properties as they come on the market via Rightmove's member estate agents over the previous month, covering over 90% the market. Not seasonally adjusted. (Seasonally adjusted figure used for the Halifax from Nov 2003, as no unadjusted figure has been published.)

**Halifax:** based on mortgage approvals of loans agreed by Halifax Bank of Scotland over the previous month, seasonally adjusted.

**Nationwide:** based on mortgage approvals of loans agreed by Nationwide Building Society over the previous month. Figure quoted for monthly change is seasonally adjusted.

**LSL/Acadametrics:** based sold prices for properties transacted in England and Wales using Land Registry.

Rightmove measures asking prices and does not seasonally adjust its figures, while Nationwide and Halifax both report data based on mortgage offers, seasonally adjusted. The index offered by the CLG (Department of Communities and Local Government) measure prices at completion stage, not seasonally adjusted.

### Editors' notes

Advertising property for over 90% of all UK estate agents, Rightmove is in a unique position to identify any immediate changes in the market. Using a larger sample than any other house price reports, Rightmove's **House Price Index** is compiled from the asking prices of properties coming onto the market via the c.10,000 estate agency branches listing on Rightmove.co.uk. Rather than being a survey of opinions as with some other indices, it is produced from factual data of actual prices of properties currently on the market. The sample includes up to 200,000 homes each month – representing circa 90% of the market, the largest and most up-to-date monthly sample of any house price indicator in the UK. 95% of properties are sold via an agent, while only 75% are purchased with a mortgage. The index differs from other house price indicators in that it reflects asking prices when properties first come onto the market, rather than those recorded by lenders during the mortgage application process or final sales prices reported to the Land Registry. In essence, Rightmove's index measures prices at the very beginning of the home buying and selling process while other indices measure prices at points later in the process. Having a large sample size and being very up-to-date, the Rightmove Index has established itself as a reliable indicator of current and future trends of the housing market.

This month 17,533 properties have been excluded due to being anomalies.

### **About Rightmove.co.uk:**

Rightmove.co.uk is the UK's leading property website, displaying details of homes for sale or rent to the largest online audience. It has around 90% of all properties for sale and at any time displays a stock of over one million properties to buy or rent, worth around £270 billion. All eight corporate estate agents (those with 100 or more branches) list their properties on the site. The Rightmove.co.uk site receives over 30 million visits every month and is consistently ranked number one property website in the UK (source: Experian Hitwise).

For further information on methodology please contact the Press Office on [press@rightmove.co.uk](mailto:press@rightmove.co.uk) or call 0845 456 8439.