

Annual change still negative at -2.9%...

- ...but price falls are getting ever smaller
- North West now closest to a positive rate
- South East has biggest fall in annual rates at -6.6%
- ...and transactions are at lowest levels since 1995

Note: Content and methodology are unchanged. Please refer to the Notes at the end for more information.

House Price	Index	Monthly Change %	Annual Change %	Annual % (excluding London and the SE)
£359,154	342.2	0.0	-2.9	-1.6

Richard Sexton, Director at e.surv, comments:

"Our index points to a fragile recovery this month. The average sale price of completed home transactions using cash and/or mortgages in England and Wales rose by a meagre £127 to £359,154.

"This means that the average sale price in April is £18,920 lower, or 5%, below the peak reached in October 2022, but crucially some £43,750 - or 13.9% - higher than at the start of the pandemic in March 2020, over 4 years ago.

"The expectation that any Bank of England base rate cut is imminent is becoming an increasingly distant prospect. This pushed mortgage rates higher in April and has undoubtedly given some buyers' pause for thought.

"So while increased competition from lenders has meant that the availability of mortgage finance has been good, going forward, we expect the dual effect of economic and political uncertainty (in advance of the general election later in the year) to weigh on buyer sentiment over the coming months which may, in turn, weigh on price growth."

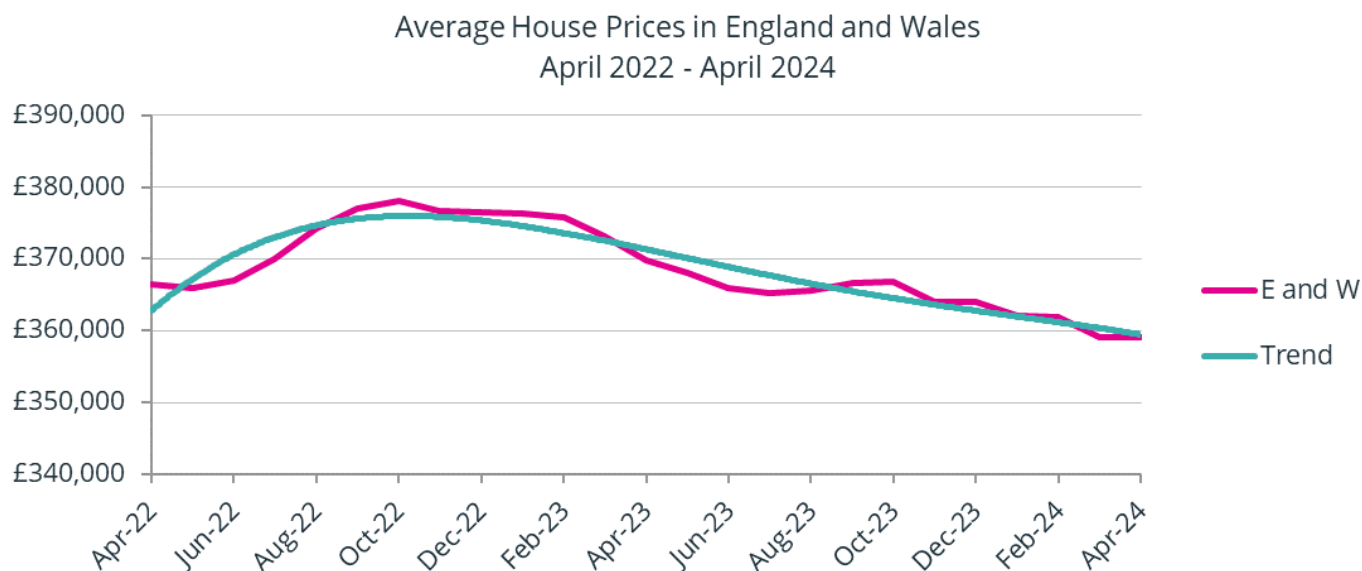
Table 1. Average House Prices in England and Wales for the period April 2023 – April 2024 [Link to source Excel](#)

Month	Year	House Price	Index	Monthly Change %	Annual Change %
April	2023	£369,880	354.4	-0.9	0.9
May	2023	£367,970	352.7	-0.5	0.6
June	2023	£365,976	351.0	-0.5	-0.3
July	2023	£365,275	350.7	-0.2	-1.3
August	2023	£365,664	351.2	0.1	-2.3
September	2023	£366,710	351.8	0.3	-2.7
October	2023	£366,741	351.5	0.0	-3.0
November	2023	£364,076	347.9	-0.7	-3.3
December	2023	£364,070	346.9	0.0	-3.3
January	2024	£362,132	345.1	-0.5	-3.8
February	2024	£361,845	344.8	-0.1	-3.7
March	2024	£359,027	342.1	-0.8	-3.8
April	2024	£359,154	342.2	0.0	-2.9

Note: The e.surv Acadata House Price Index provides the “average of all prices paid for domestic properties”, including those purchases made with cash.

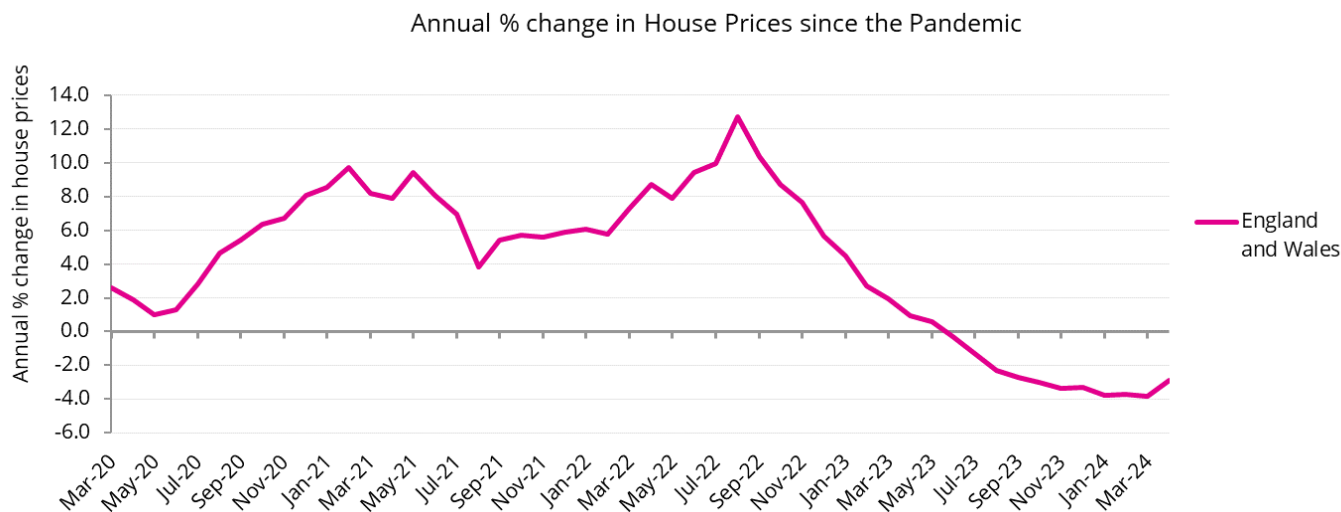
Commentary: John Tindale and Peter Williams, Acadata Senior Analysts

Figure 1. The average monthly house price in England and Wales, April 2022 – April 2024 [Link to source Excel](#)



In April 2024, the average sale price of completed home transactions using cash and/or mortgages in England and Wales rose by a minor £127, or 0.0%, to £359,154. The price in April 2024 is -£18,920, or -5.0%, below the peak reached in October 2022, some eighteen months earlier. Nevertheless, April's price still remains some £43,750- or 13.9%- higher than at the start of the pandemic in March 2020, over 4 years ago.

Figure 2_ The annual % change in house prices in England and Wales, March 2020 – April 2024 [Link to source](#)
[Excel](#)



In April 2024, the annual change in prices amounted to a fall of -£10,725, or -2.9%, over the previous twelve months.

Figure 2 shows that the annual rate of price change has been falling since its peak in August 2022, when it reached +12.7%. The rate turned negative in June 2023. This reduction in growth rates has been slowing since September 2023 (as shown by the flatter line), and then with an uptick in these rates being seen in both February and April 2024. The decline in the rate of change in House Prices since August 2022 largely corresponds to the period when mortgage interest rates in England and Wales were increasing on a near-monthly basis.

The housing market in April 2024

Mortgage rates edged slightly higher in April, reflecting shifts in global financial markets and somewhat reduced expectations of Bank of England rate cuts. This had the effect of slightly dampening rising confidence and activity in the England and Wales markets, notwithstanding that the underlying upward trend seemingly continues. The cost of living has begun to fall, unemployment remains relatively low and the backlog of demand remains high while new homes supply is faltering.

Without doubt, the UK economy is still adjusting to a new normal post-Brexit and post-Covid. Government and the Bank of England are continuing to unwind schemes put in place to help manage markets through those periods, and of course the impact of restraints on public spending have still to work through. If the forthcoming General Election is then added to that mix- along with the divergent plans being laid out by the main political parties- there is a clear basis for uncertainty and delay with respect to decisions firms and households might make while markets settle.

The esurv index continues to track well through the mix of price indices, as we report on here. Its underlying strengths are built around its ability to include both cash and mortgage-backed transactions, in a period where mortgage pricing and competition puts some strain on the single

provider mortgage-based indices. The esurv index points to a fragile recovery underway, even allowing for the monthly swings as we report.

Average Annual English Regions and Wales House Prices

Figure 3. The annual change in the average house price for the three months from February to April 2024, analysed by GOR [Link to source Excel](#)

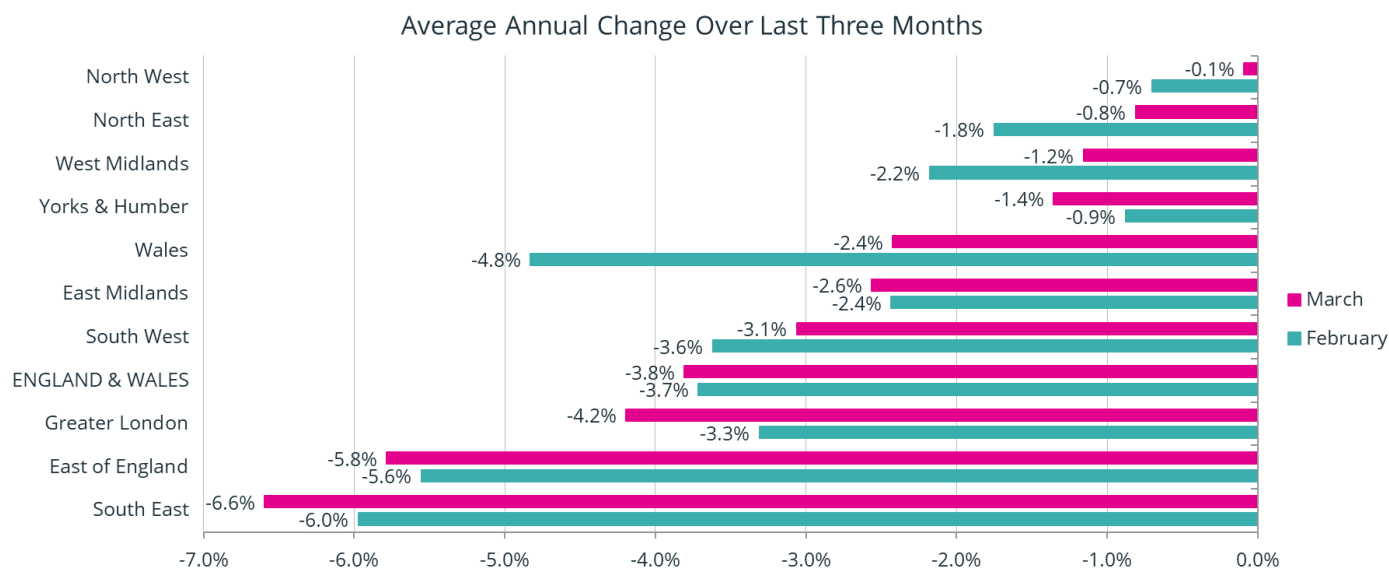


Figure 3 shows the percentage change in **annual** house prices on a regional basis in England and for Wales, **averaged over the three-month period of February to April 2024**, compared to the same three months in 2023. These figures are calculated on a rolling three-month basis to smooth out the minor changes in price which arise, and here are centred on March 2024 (pink line), with Figure 3 also showing the similarly averaged figures for February 2024 (blue line). The e.surv Acadata prices are also adjusted for seasonal variation.

The figure shows that in March 2024 all 10 GOR areas in England and Wales were still experiencing a negative movement in prices compared to twelve months earlier. The region with the least negative fall in prices in March was, for the second month running, the North West, at -0.1%. This region has now been in one of the top five places in the regional growth league (Figure 3) for the last eleven months. In the North West, five of its eleven constituent areas are showing a positive movement in their annual prices, these being Cheshire East (+2.8%), Lancashire (+2.1%), Merseyside (+0.4%), Blackpool (+0.4%) and Greater Manchester (+0.1%) , with these five areas accounting for some 80% of home sales in the region. The shire county of Lancashire is one of six unitary authorities / counties that have reached a new record average price in the month.

In March 2024, second place in the league table has been retaken by the North East, at -0.8%. The North East- along with Yorkshire and the Humber- are the only regions to have been in one of the top five places, in Figure 3, for each of the last twelve months. In the North East, four of its eight constituent areas are now showing a positive movement in their annual prices, being Northumberland (+5.2%), Middlesbrough (+1.4%), Redcar and Cleveland (+1.1%) and Darlington (+0.5%). Similar to Lancashire, the Unitary Authority of Northumberland, has also reached a new record in its average house price in March.

As reported last month, it should not go unnoticed that these top two regions in Figure 3 are located in the north of England. With affordability currently being a key factor, these two regions have the lowest and third-lowest average house prices of all the nine GOR areas in England. Little wonder then that they are attracting many purchasers, especially among first-time buyers and buy-to-let landlords.

At the other end of the “affordability” scale, the bottom three GOR regions in Figure 3 of Greater London (-4.2%), the East of England (-5.8%) and the South East (-6.6%) are all in the south east corner of England, where average house price levels are far higher than elsewhere in the UK. There is therefore a classic North/South divide across the country, reflecting the importance of “affordability” to prospective buyers. .

Greater London had the largest fall in annual rates in the month, of all 10 GOR areas, with a reduction of -0.9% from the previous month, to -4.2% in March 2024. In Greater London only 9 of its 33 boroughs saw price gains over the last twelve months, the same number as last month. However, in March 2024 only 2 of the top 11 boroughs by value saw prices increase, contrasting with December 2023 when the equivalent figure was 7. The two boroughs with the price rises in this high-value sector of the London market were Ealing (+9.3%) and Islington (+6.3%). Ealing has seen an increase in the price of detached and terraced homes, while the increase in prices in Islington has been due to flats, with several new apartment blocks being built to the north- east of Kings Cross. Both Ealing and Islington have set new record average prices in March 2024, with Ealing having benefitted from the new Elizabethan Line, with journey times from Ealing to Tottenham Court Road of 16 minutes, compared to a previous 30 minutes on the Piccadilly Line.

In the East of England, all 11 of the 11 constituent areas in the region have seen a year-on-year decrease in their average prices. The largest fall in the East of England is in Hertfordshire, down -8.1% over the year. In Hertfordshire, all property types have seen a fall in prices, with the most significant falls being in detached and semi-detached homes, down by an average £80k and £52k respectively over the year. It is likely that this is a result of both a reduction in the price of larger homes as demand has diminished, but also of a general trend in the market, with purchasers looking at less expensive- and consequently smaller properties- in order to counter the rise in interest rates that have taken place over the past few months.

There is a similar pattern in the South East, with 16 of its 19 constituent areas seeing prices fall over the last twelve months. The largest fall in the South East was on the Isle of Wight at -11.0%, with all property types, except for semi-detached homes, seeing a downturn in values over the year, especially so for detached and terraced properties with average prices falling by £65k and £46k respectively over the period.

As Figure 3 shows, the change in annual price growth from February to March 2024 is varied, with 5 of the 10 GOR areas showing an upward movement in their annual rates, and 5 with falls. Indeed, the largest increase in rates compared to the previous month, of +2.4%, was seen in Wales. In Wales, there were only four local authority areas in February with price rises over the previous twelve months, with that number increasing to seven in March 2024. The seven areas in March 2024 were Gwynedd (+5.2%), Caerphilly (+4.0%), Rhondda Cynon Taff (+2.3%), Blaenau Gwent (+2.2%), Swansea (+1.2%), Flintshire (+0.7%) and Bridgend (+0.4%).

Looking at the Regional **monthly**- as opposed to **annual**- rates only 2 of the 10 GOR areas saw an increase in prices over the month, being the North East at +1.0% and Wales at +0.7%. The largest fall in monthly rates in March was seen in Greater London at -2.0%.

England and Wales Regional Heat Map

These different trends are then evident in the Regional Heat Map shown below for **March 2024**.

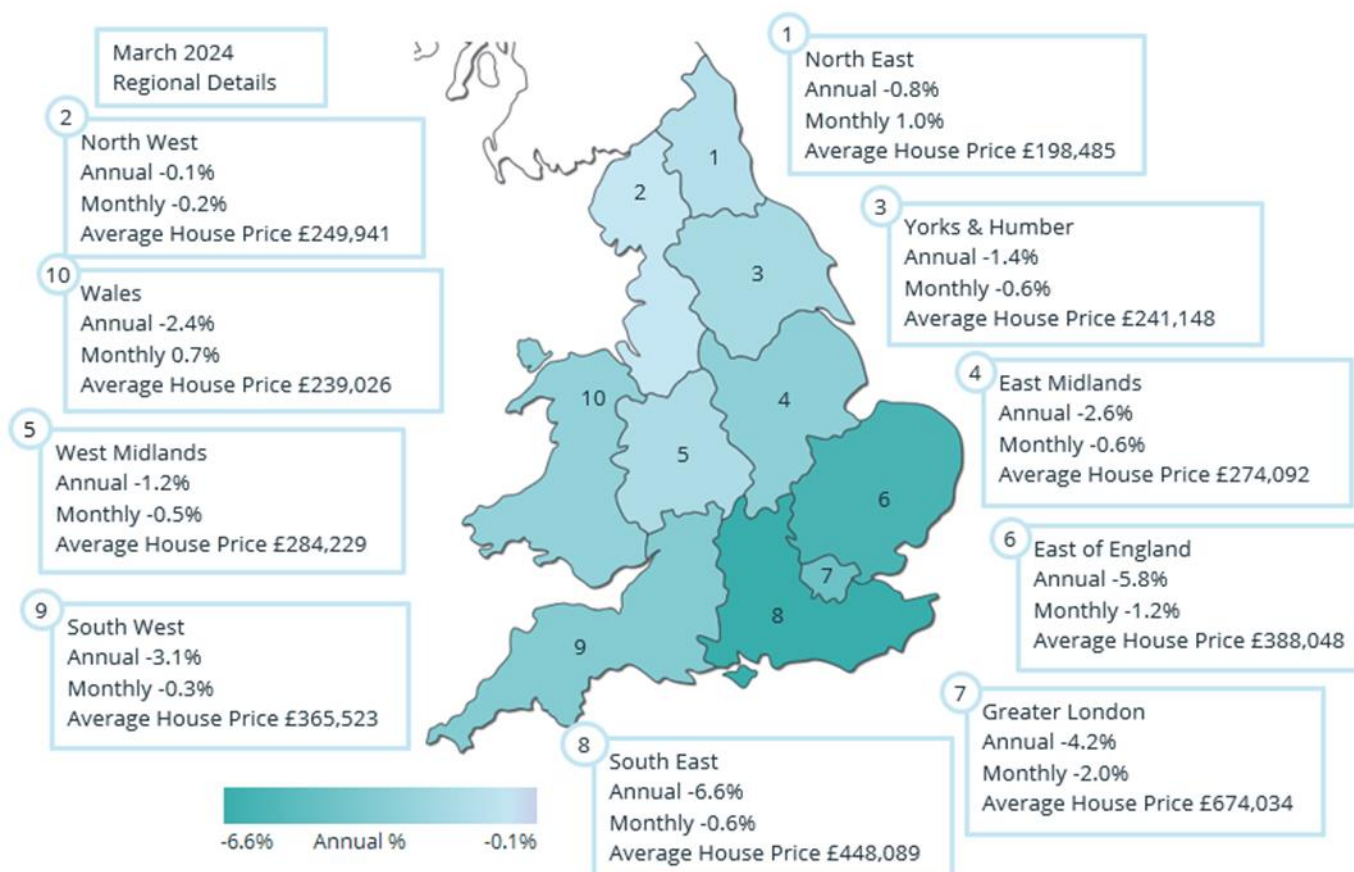
There is a near “classic” divide displayed on the map with respect to the North / The Midlands / The South – though one or two regions are slightly displaced from this traditional pattern. A four-way split is therefore considered more appropriate, as follows:

The first group consists of The North West and the North East, where the annual change in average prices ranges from -0.1% to -0.8%.

The second group consists of the West Midlands and Yorkshire and the Humber, where price falls range between -1.2% and -1.4%.

In the next group are 3 GOR areas where price falls range between -3.1% to -2.4%, being the South West, the East Midlands and Wales.

Finally, there is the south-east corner of England, where prices have been falling by -4.2% per annum, or even lower, consisting of the darker green areas of Greater London, the East of England and the South East, where prices fell by -4.2%, -5.8% and -6.6% respectively.



Annual Change in prices

The annual price change in England and Wales in April 2024, taking both mortgage and cash-based house purchases into account, was an arithmetic average of -2.9%. The rate of -2.9% in April is +0.9% higher than the revised rate of -3.8% for March 2024, and represents an upward and more positive shift in the annual rate of house prices, even though the annual rate itself still remains negative. Direction is all important here.

The average house price now stands at £359,154, some £10,725 lower than a year earlier, and is close to the price first seen in December 2021, some twenty-eight months earlier.

In March 2024, 30 of the 111 Unitary Authority areas in England and Wales were recording price gains over the previous twelve months, which is 11 more authorities with price rises over the year than in February 2024, providing evidence of the increase in demand for housing that has been prevalent during the first quarter of 2024.

The area with the highest annual increase in prices in March 2024 is, for the second month running, Rutland, up by 32%. However, as discussed many times in the past, since Rutland has the smallest number of houses sold in England and Wales in any month, it tends to have volatile movements in its average price. In second place is Northumberland, with a more modest annual growth of 5.2%. In Northumberland, detached homes and flats have seen an increase in prices over the last twelve months, with the most significant increase being in detached properties, assisted by the sale of an impressive 7-bedroom home in Wylam, close to Prudhoe Castle and the River Tyne, for £1.1 million.

By way of contrast, the area with the largest fall in prices over the last twelve months was Merthyr Tydfil, where prices have fallen by -27.5% over the year. Similar to Rutland, Merthyr Tydfil has the second-lowest property count in England and Wales and hence is prone to volatile movements in its average price. The second-largest fall in prices over the twelve months was in Denbighshire, where prices fell by -14.5%. The prime reason for this fall is that the highest-priced property to be sold in Denbighshire during Q1 2024 was a detached home in Ruthin, the county town of Denbighshire, which sold for £485k, whereas in Q1 2023 the highest priced home was sold for £834k – a classic example of how the lack of high value sales in Wales in 2024 compared to 2023 is resulting in the decline in average property prices in parts of the Principality.

Monthly Change in prices

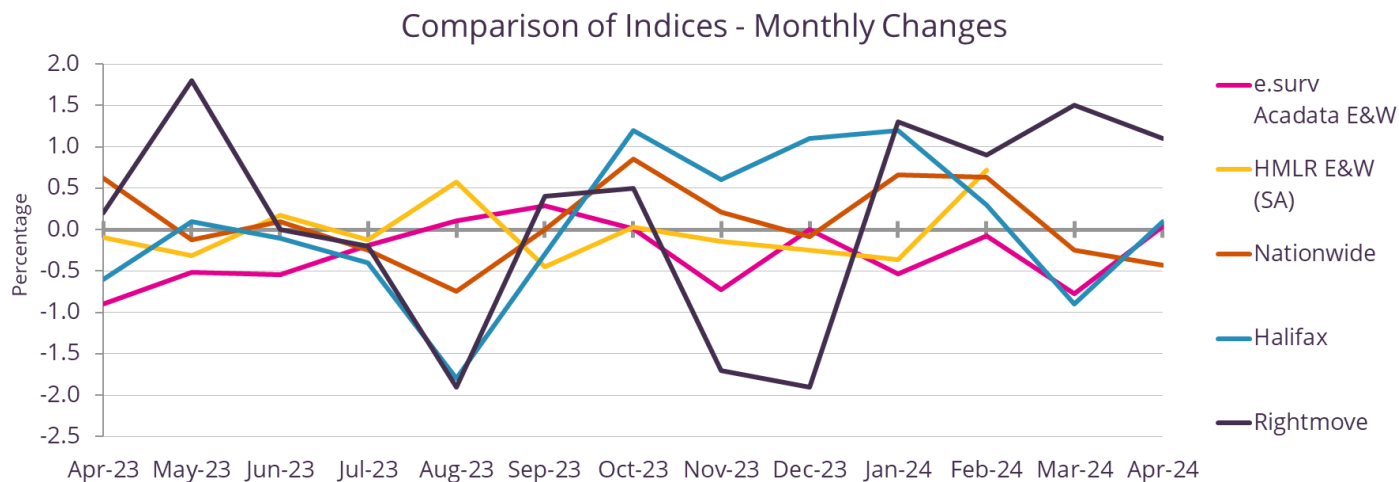
Average house prices rose by just £127, or +0.0%, in April 2024, although this was 0.8% higher than the £2,800 decrease in house prices seen in March 2024.

In March 2024, prices rose, on a monthly basis, in 51 of the 111 Unitary Authority areas, which is 23 fewer than in February. The area with the biggest increase in prices in March was the Vale of Glamorgan at 9.1%, although the Vale is still down by -2.2% on the average price seen twelve months earlier.

In the Vale, all property types saw an increase in prices in the month, with the highest increase being in terraced properties, up from an average £245k in February 2024 to £265k one month later, assisted by the sale of a 6-bedroom end-of-terrace home in Penarth, less than half a mile from Penarth's railway station, for £985k. Cardiff Central Station is just a 12 minute rail journey from Penarth.

Comparison of Indices

Figure 4. The monthly change in house prices April 2023 – April 2024 [Link to source Excel](#)



This month, Figure 4 compares the **monthly** rate of change in home prices as measured by the five different index providers (as listed to the right of the graph), for the period April 2023 to April 2024. The monthly index chart is typically more volatile and divergent than the annual chart as featured last month, and this month is no exception.

The range between the highest and lowest monthly rate was at a minimum in July 2023 at just 0.3%, with the HMLR UK HPI (formerly called the ONS UK HPI) at -0.1% while the Halifax was at -0.4%. The maximum range occurred in December 2023 at 3.0%, with Halifax at +1.1%, while Rightmove showed a fall of -1.9% - clearly in December 2023 Rightmove was out of line in comparison to the other four indices. In April 2024 – the latest month – the range is 1.5%, which is marginally lower than the 1.6% average across the thirteen months displayed.

Rightmove is the first index to publish its results in the month, indicating that its monthly rate showed that sellers' asking prices had increased by +1.1% in April 2024. Rightmove advise that this 1.1% rise is "in line with the ten-year average for this time of year". Rightmove also advises that the average price of property coming to the market for sale is now just £570 short of May 2023's record of £372,324.

Nationwide is the second to publish, reporting a monthly fall of -0.4% in April 2024 compared to a fall of -0.2% in March. Nationwide comment that "The slowdown [in house price growth] likely reflects ongoing affordability pressures, with longer term interest rates rising in recent months, reversing the steep fall seen around the turn of the year". In a recent survey undertaken for Nationwide, the results showed that "55% of respondents would be willing to buy in another part of the country where house prices are cheaper, or where they could buy a bigger property".

Third to publish is Halifax, reporting a monthly increase in prices of £168, or +0.1%, but this represents a change of +1.0% on its March figure of -0.9%. Halifax comment that "The average property now costs £288,949, compared to £287,244 at the start of the year. While there is always much scrutiny of monthly price changes – and a degree of volatility is to be expected given current market conditions – the reality is that average house prices have largely plateaued in the early part of 2024."

Lastly, similar to Halifax, the e.surv Acadata HPI also shows a minimal gain in average prices in April 2024, of just £127, or 0.0%. This zero % change was also 0.8% higher than the monthly rate seen in March. However, even if Halifax and eSurv Acadata agree on rates, they are likely to be referring to different time periods, since they use different definitions as to when a sale actually takes place.

Housing transactions per month

Figure 5. The total number of housing transactions per month, January 2019 – January 2024 [Link to source Excel](#)

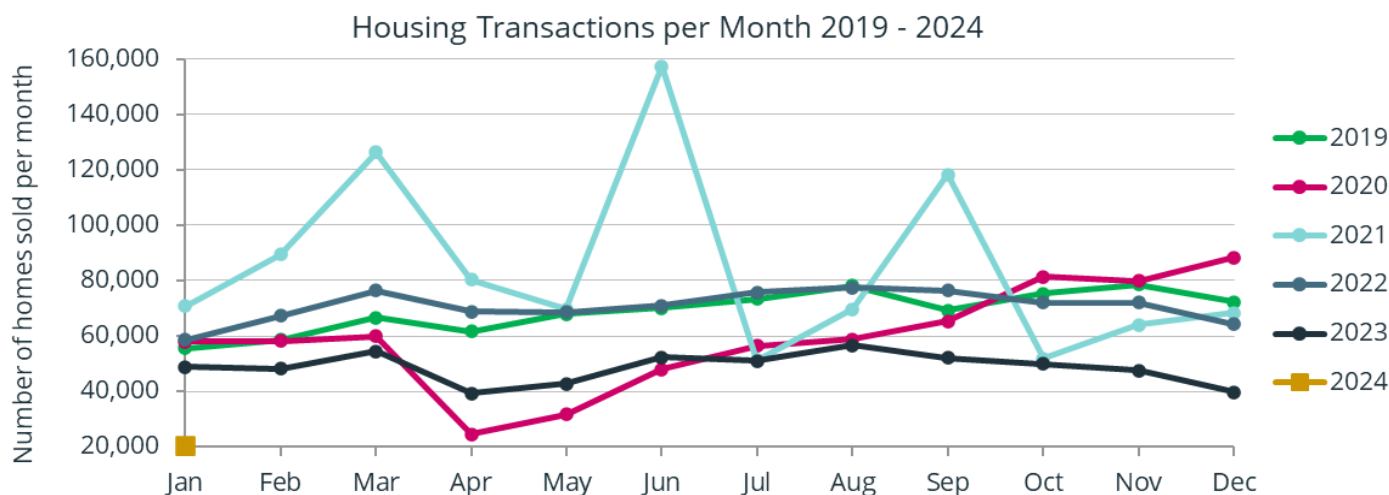


Figure 5 above shows the number of transactions recorded by Land Registry for the period from January 2019 to January 2024. The chart covers the period from pre-Covid 2019, the Covid years of 2020 and 2021 and the post-Covid years of 2022 and 2023.

2019 (the green line) is shown as being closest to a 'normal' pre-Covid year for housing transactions on the graph. There were some 827,450 domestic transactions in England and Wales in the year, an average of 69,000 sales per month.

In 2020 (the red line) the first Covid lockdown was announced in March, which had the effect of more than halving the number of transactions recorded in April and May of that year. However, house sales slowly built back up, and in the second half of the year exceeded the monthly totals seen in 2019, in part due to a "catch-up" of the lost sales experienced earlier in the year, and in part due to the tax-holidays that were introduced in England and Wales from July 2020. There was a total of 710,577 domestic transactions in England and Wales in the year, an average of 59,200 sales per month.

In 2021 (the light blue line), sales continued at the relatively high levels seen during the latter months of 2020, with the three peaks occurring the month before changes took place to the tax-holidays that were then in place. There was a total of 1,017,552 domestic transactions in England and Wales in the year, an average of 84,800 sales per month, the highest level recorded since 2007.

In 2022 (the dark blue line) transaction levels proved to be far more stable, but subdued compared to 2021, with the first nine months returning an average 71,000 sales per month. However, with the arrival of a new Prime Minister on 6th September 2022, there was an increase in the bank rate on 22nd September 2022 to 2.25%. Mrs Truss departed on 25th October 2022, with the bank rate being further increased twice in 2022, ending the year at 3.5%. Housing sales in December 2022 totalled

some 64,250 – the lowest level for the month since ten years earlier. There was a total of 848,544 domestic transactions in England and Wales in the year, an average of 70,700 sales per month.

During 2023 (the black line), the bank rate rose a further five times, and at the time of writing stands at 5.25%. This has reduced the number of transactions during 2023, with an average sales total of 48,500 per month to the end of December – the lowest level of annual transactions since records began in 1995.

The Land Registry is currently (May 2024) increasing its use of automation in its application processing – this has caused a temporary reduction in the number of current transactions being recorded – but will in the medium-to-long term enable higher monthly volumes to be processed. We have deliberately not shown the number of transactions recorded from February – April 2024 on the graph, as they do not represent the total sales that will ultimately be recorded at Land Registry.

The current total sales for January 2024 is 20,332 – the lowest recorded level in a month since records began in January 1995 – but further sales will be recorded for the month as Land Registry tackles its backlog of properties waiting to be processed.

About the e.surv Acadata House Price Index

1. The e.surv Acadata House Price Index was formerly the LSL Acadata House Price Index (e.surv is part of the LSL Property Services group) and is produced by Acadata. Content and methodology are unchanged.
2. The e.surv Acadata House Price Index (England and Wales):
 - ✓ uses the **actual** price at which every property in England and Wales was transacted, including prices for properties bought with cash, based upon the factual Land Registry data as opposed to mortgage-based prices, asking prices or prices based upon samples
 - ✓ is updated monthly so that prices of **all reported** relevant transactions are employed in our latest Acadata England and Wales House Price Index release
 - ✓ provides the arithmetic average of prices paid for houses, different from the geometric average prices used in the ONS UK House Price Index
3. The initial e.surv Acadata House Price Index for each month, employs an academic “index of indices” model, custom-built at Cambridge, pending release of further transacted prices from the Land Registry which are reflected in our monthly index updates.
4. All e.surv Acadata House Price Index numbers, published prior to receipt of all transaction data, are subject to change; we publish the precise numbers that result from our calculations but these numbers reflect our mix adjustment and seasonal adjustment methodologies and, initially, our index of indices model. Our indices also reflect our best endeavours and are issued in good faith without any claim as to precision, accuracy or fitness for any purpose. For more detail see www.acadata.co.uk.
5. The Acadata website enables comparisons of selected indices over selected timescales to be undertaken [here](#) with ease and provides historic results and other information.

For further footnotes and a description of the methodology used in the e.surv Acadata Index please click [here](#).

About Acadata

1. Acadata is an independent privately owned consultancy specialising in house price data. Our associated company MIAC Acadametrics Limited is an independent asset valuation service provider, specialising in behavioural modelling, stress testing and collateral valuation for the financial services industry.

2. The e.surv Acadata House Price Index may not be used for commercial purposes without written permission from Acadata. Specifically, it may not be used to measure the performance of investments or to determine the price at which investments may be bought or sold or for collateral valuation concerning which enquiries should be directed to MIAC Acadametrics.

About e.surv Chartered Surveyors

e.surv is the UK's largest valuation provider, directly employing over 600 residential surveyors across the UK, supported by a network of consultant valuers.

The business is appointed as Panel Manager for more than 20 mortgage lenders and other entities with interests in residential property, and also provides a number of private survey products direct to the home-buying public.

e.surv is part of [LSL Property Services](#) plc which includes household names Your Move, Reeds Rains and PRIMIS.

For further information, please visit our website: www.esurv.co.uk

Press contacts

Matt Beasley
Full Circle (PR agency for e.surv)
mbeasley@fullcirclecomms.co.uk
020 7265 7887

e.surv
communications@esurv.co.uk
07775 544 834

Richard Sumner
Acadata
richard.sumner@acadata.co.uk
020 8392 9082