

# Nationwide HOUSE PRICE INDEX



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March 2021

## UK annual house price growth slows in March as North West sees strongest growth in first quarter of 2021

- Prices down 0.2% month-on-month, after taking account of seasonal factors
- Policy support likely to boost housing market over the next six months, longer-term outlook remains highly uncertain
- London sees the weakest growth in all of the UK in Q1

Headlines	Mar-21	Feb-21
Monthly Index*	463.3	464.3
Monthly Change*	-0.2%	0.7%
Annual Change	5.7%	6.9%
Average Price (not seasonally adjusted)	£232,134	£231,068

\* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

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

"Annual house price growth slowed to 5.7% in March, from 6.9% in February. Prices fell by 0.2% month-on-month, after taking account of seasonal effects, following a 0.7% rise in February.

"Given that the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget.

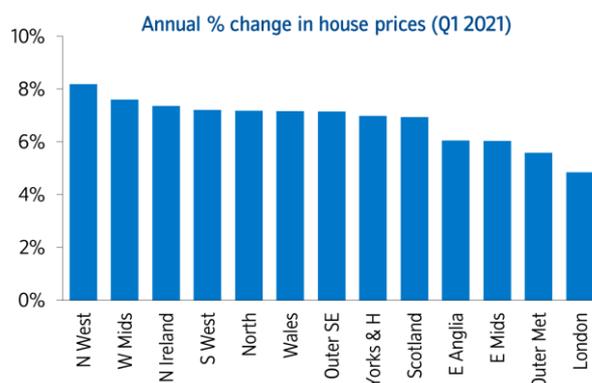
"Recent signs of economic resilience and the stimulus measures announced in the Budget, including the extension of the furlough scheme and the stamp duty holiday, as well as the introduction of a mortgage guarantee scheme, suggest that housing market activity is likely to remain buoyant over the next six months.

"The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is

withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply.

### Mixed picture across regions in Q1

"Overall UK annual house price growth in Q1 was similar to Q4, although there was a mixed picture across the regions, with around half seeing a slowdown in growth.



"Northern Ireland saw the highest growth of the home nations, with a 7.4% increase. Meanwhile, Wales and Scotland both saw an acceleration in annual price growth to 7.2% and 6.9% respectively.

"England was the weakest performing home nation in the three months to March 2021, with annual house price growth of 6.4% - a slight slowing compared with last quarter (Q4 2020), when prices rose at an annual rate of 6.9%.

"The North West was the strongest performing region, with prices up 8.2% year-on-year. This is the strongest price growth seen in the region since 2005 and average prices reached a record high of £181,999. There was also a further pick up in price growth in the neighbouring North, which saw a 7.2% annual increase.

"London was the weakest performing region, with annual price growth softening to 4.8%, from 6.2% in Q4 last year (see full table of regional house price data on page 3).

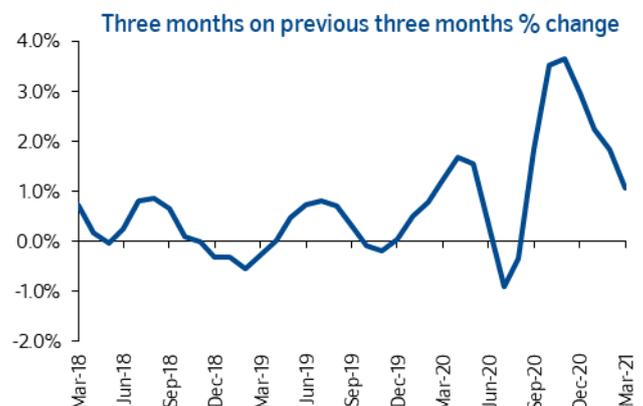
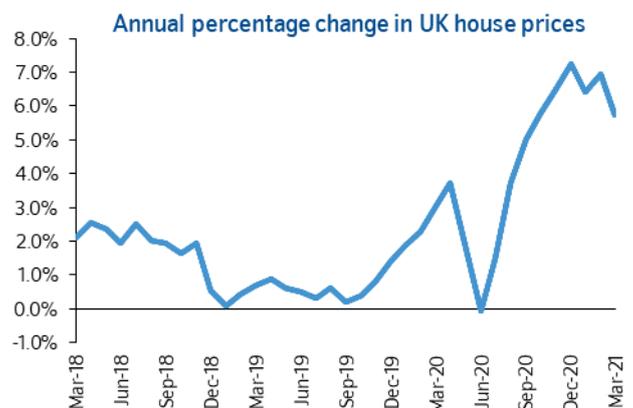
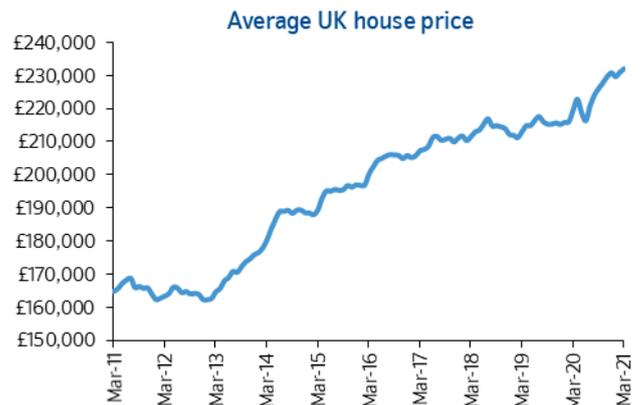
“The surrounding Outer Metropolitan region, which includes places such as Slough, Guildford, Crawley and Chelmsford, saw annual price growth remain stable at 5.6%.

“The South West was the only southern region to see an acceleration in annual price growth, which picked up to 7.2% in Q1, from 6.6% in Q4.

“Annual house price growth remained broadly stable in West Midlands at 7.6%, but the East Midlands, the top performing region last quarter, saw slower annual growth of 6.0%.”

## Monthly UK House Price Statistics

	Monthly % Change Seasonally Adjusted	3 Month on 3 Month % Change	Annual % Change	Average Price
Mar-19	0.1	-0.3	0.7	213,102
Apr-19	0.5	0.0	0.9	214,920
May-19	0.2	0.5	0.6	214,946
Jun-19	0.3	0.7	0.5	216,515
Jul-19	0.3	0.8	0.3	217,663
Aug-19	-0.2	0.7	0.6	216,096
Sep-19	-0.3	0.3	0.2	215,352
Oct-19	0.1	-0.1	0.4	215,368
Nov-19	0.3	-0.2	0.8	215,734
Dec-19	0.1	0.0	1.4	215,282
Jan-20	0.6	0.5	1.9	215,897
Feb-20	0.2	0.8	2.3	216,092
Mar-20	0.9	1.2	3.0	219,583
Apr-20	1.2	1.7	3.7	222,915
May-20	-1.6	1.6	1.8	218,902
Jun-20	-1.5	0.3	-0.1	216,403
Jul-20	1.8	-0.9	1.5	220,936
Aug-20	1.9	-0.3	3.7	224,123
Sep-20	0.9	1.8	5.0	226,129
Oct-20	0.8	3.5	5.8	227,826
Nov-20	0.9	3.6	6.5	229,721
Dec-20	0.9	2.9	7.3	230,920
Jan-21	-0.2	2.2	6.4	229,748
Feb-21	0.7	1.8	6.9	231,068
Mar-21	-0.2	1.1	5.7	232,134



Source: Nationwide, ONS

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# Quarterly Regional House Price Statistics

Q1 2021

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

## Regions over the last 12 months

Region	Average Price (Q1 2021)	Annual % change this quarter	Annual % change last quarter
North West	£181,999	8.2%	8.0%
West Midlands	£208,806	7.6%	7.5%
N Ireland	£154,012	7.4%	5.9%
South West	£263,033	7.2%	6.6%
North	£138,348	7.2%	6.5%
Wales	£174,777	7.2%	6.6%
Outer S East	£298,804	7.2%	8.0%
Yorks & H'side	£175,577	7.0%	7.7%
Scotland	£159,221	6.9%	3.2%
East Anglia	£242,789	6.1%	6.4%
East Midlands	£200,307	6.0%	8.6%
Outer Met	£379,058	5.6%	5.6%
London	£482,576	4.8%	6.2%
UK	£231,644	6.3%	6.4%

Please see page 4 for definitions of English regions

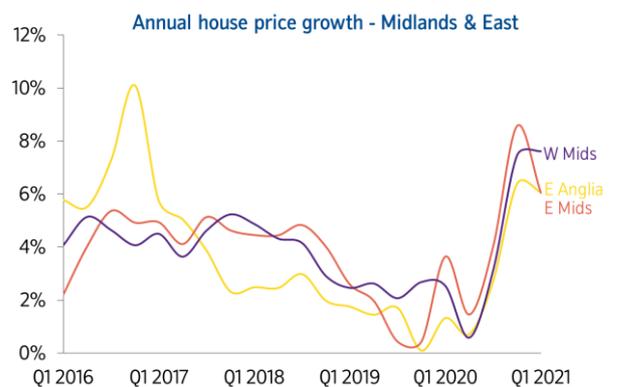
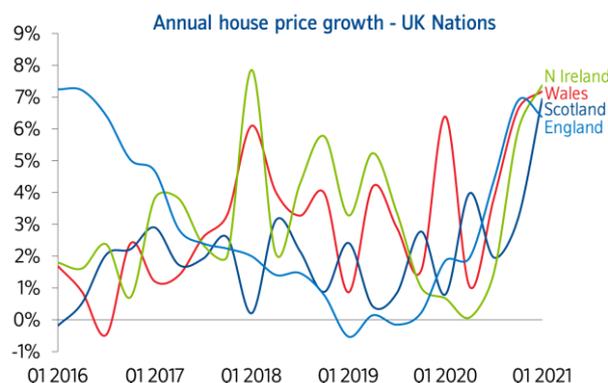
UK Fact File (Q1 2021)	
Quarterly average UK house price	£231,644
Annual percentage change	6.3%
Quarterly change*	1.2%
Most expensive region	London
Least expensive region	North
Strongest annual price change	North West
Weakest annual price change	London

\* Seasonally adjusted

## Nations – annual & quarterly price change

Nation	Average Price (Q1 2021)	Annual % change this quarter	Quarterly % change*
N Ireland	£154,012	7.4%	2.1%
Wales	£174,777	7.2%	3.0%
Scotland	£159,221	6.9%	2.4%
England	£270,469	6.4%	0.7%

\* Seasonally adjusted



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## English Region Definitions

**East Anglia:** Cambridgeshire (Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire), Norfolk (Breckland, Broadland, Great Yarmouth, King's Lynn & West Norfolk, North Norfolk, Norwich, South Norfolk), Peterborough, Suffolk (Babergh, East Suffolk, Ipswich, Mid Suffolk, West Suffolk)

**East Midlands:** Derby, Derbyshire (Amber Valley, Bolsover, Chesterfield, Derbyshire Dales, Erewash, High Peak, North East Derbyshire, South Derbyshire), Leicester, Leicestershire (Blaby, Charnwood, Harborough, Hinckley & Bosworth, Melton, North West Leicestershire, Oadby & Wigston), Lincolnshire (Boston, East Lindsey, Lincoln, North Kesteven, South Holland, South Kesteven, West Lindsey), Northamptonshire (Corby, Daventry, East Northamptonshire, Kettering, Northampton, South Northamptonshire, Wellingborough), Nottingham, Nottinghamshire (Ashfield, Bassetlaw, Broxtowe, Gedling, Mansfield, Newark & Sherwood, Rushcliffe), Rutland

**London:** Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith & Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington & Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster

**North:** County Durham, Cumbria (Allerdale, Barrow-in-Furness, Carlisle, Copeland, Eden, South Lakeland), Darlington, Gateshead, Hartlepool, Middlesbrough, Newcastle upon Tyne, North Tyneside, Northumberland, Redcar & Cleveland, South Tyneside, Stockton-on-Tees, Sunderland

**North West:** Blackburn with Darwen, Blackpool, Bolton, Bury, Cheshire East, Chester West & Chester, Halton, Knowsley, Lancashire (Burnley, Chorley, Fylde, Hyndburn, Lancaster, Pendle, Preston, Ribble Valley, Rossendale, South Ribble, West Lancashire, Wyre), Liverpool, Manchester, Oldham, Rochdale, Salford, Sefton, St. Helens, Stockport, Tameside, Trafford, Warrington, Wigan, Wirral

**Outer Metropolitan:** Basildon, Bracknell Forest, Brentwood, Buckinghamshire, Castle Point, Chelmsford, Crawley, Dartford, Epping Forest, Gravesham, Harlow, Hart, Hertfordshire (Broxbourne, Dacorum, East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Three Rivers, Watford, Welwyn Hatfield), Horsham, Luton, Maidstone, Medway, Mid Sussex, Reading, Rochford, Rushmoor, Sevenoaks, Slough, Southend-on-Sea, Surrey (Elmbridge, Epsom & Ewell, Guildford, Mole Valley, Reigate & Banstead, Runnymede, Spelthorne, Surrey Heath, Tandridge, Waverley, Woking), Thurrock, Tonbridge & Malling, Tunbridge Wells, Windsor & Maidenhead, Wokingham

**Outer South East:** Adur, Arun, Ashford, Basingstoke & Deane, Bedford, Braintree, Brighton & Hove, Canterbury, Central Bedfordshire, Chichester, Colchester, Dover, East Hampshire, Eastleigh, East Sussex (Eastbourne, Hastings, Lewes, Rother, Wealden), Fareham, Folkestone & Hythe, Gosport, Havant, Isle of Wight, Maldon, Milton Keynes, New Forest, Oxfordshire (Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire), Portsmouth, Southampton, Swale, Tendring, Test Valley, Thanet, Uttlesford, West Berkshire, West Oxfordshire, Winchester, Worthing

**South West:** Bath & North East Somerset, Bournemouth, Christchurch & Poole, Bristol, Cornwall, Dorset, Devon (East Devon, Exeter, Mid Devon, North Devon, South Hams, Teignbridge, Torridge, West Devon), Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, Tewkesbury), Isles of Scilly, North Somerset, Plymouth, Somerset (Mendip, Sedgemoor, Somerset West & Taunton, South Somerset), South Gloucestershire, Swindon, Torbay, Wiltshire

**West Midlands:** Birmingham, Coventry, Dudley, Herefordshire, Sandwell, Shropshire, Solihull, Staffordshire (Cannock Chase, East Staffordshire, Lichfield, Newcastle-under-Lyme, South Staffordshire, Stafford, Staffordshire Moorlands, Tamworth), Stoke-on-Trent, Telford & Wrekin, Walsall, Warwickshire (North Warwickshire, Nuneaton & Bedworth, Rugby, Stratford-on-Avon, Warwick), Wolverhampton, Worcestershire (Bromsgrove, Malvern Hills, Redditch, Worcester, Wychavon, Wyre Forest)

**Yorkshire & Humberside:** Barnsley, Bradford, Calderdale, Doncaster, East Riding of Yorkshire, Kingston upon Hull, Kirklees, Leeds, North East Lincolnshire, North Lincolnshire, North Yorkshire (Craven, Hambleton, Harrogate, Richmondshire, Ryedale, Scarborough, Selby), Rotherham, Sheffield, Wakefield, York

## Notes

Indices and average prices are produced using Nationwide's updated mix adjusted House Price Methodology, which was introduced with effect from the first quarter of 1995. The data is drawn from Nationwide's house purchase mortgage lending at the post survey approvals stage. Price indices are seasonally adjusted using the US Bureau of the Census X12 method. Currently the calculations are based on a monthly data series starting from January 1991. Figures are recalculated each month which may result in revisions to historical data.

More information on the house price index methodology along with time series data and archives of housing research can be found at [www.nationwidehousepriceindex.co.uk](http://www.nationwidehousepriceindex.co.uk)

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