



29th January 2010



## Region: South East Fourth Quarter 2009

- **Quarterly Change (Q4 2009 on Q3 2009)** 3.3%
- **Annual Change (Q4 2009 on Q4 2008)** 4.9%
- **Standardised Average House Price (seasonally adjusted)** £224,991

- House prices rose by 3.3% in the South East in Q4 2009 compared to the UK average increase of 3.5%.
- Annually, house prices in the South East region rose by 4.9%, more than the UK average increase of 1.1%.
- Over the past decade, house prices in the South East have risen by 85% (UK: 105%).

- At £224,991 the average house price in the South East is 35% above the UK average of £167,020.
- Greater London prices are now 1.1 times higher than those in the South East compared with 1.2 times in 2008 Q4.
- Ramsgate recorded the biggest increase in prices over the last decade (181%)

### ABOUT THE HALIFAX HOUSE PRICE INDEX

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time.



## South East: 1999 to 2009- Towns with biggest price gains

Post town	County	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Ramsgate	Kent	59,979	168,300	181%	1
Southend On Sea	Essex	77,247	201,190	160%	2
Margate	Kent	62,306	159,733	156%	3
Newport	Isle Of Wight	72,020	180,323	150%	4
Lancing	West Sussex	74,527	181,992	144%	5
Brighton	East Sussex	94,763	231,323	144%	6
Potters Bar	Hertfordshire	147,963	351,935	138%	7
Littlehampton	West Sussex	87,125	203,930	134%	8
Hastings	East Sussex	74,599	173,486	133%	9
Folkestone	Kent	71,689	165,256	131%	10

\*12 Months to December

Prices shown in the table above are arithmetic average prices on which an offer of a mortgage has been granted. These prices are not standardised and therefore can be affected by changes in the sample from quarter to quarter.

Annual Average Earnings £		
April	South East	UK
2007	39,063	33,736
2008	41,765	35,353
2009	41,457	35,661

Source: ONS Annual Survey of Hours and Earnings: Full-time males on adult rates, who have been in the same job for more than a year. Mean gross annual average earnings.

**Ends.**

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**For further information please contact**  
**Helpline No:** 08456 045404  
**Email:** [Groupeconomics@hbosplc.com](mailto:Groupeconomics@hbosplc.com)