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House prices in areas close to the Olympic Park continue to sprint ahead

- Prices grow at double the rate compared to the national market
- Prices in areas surrounding the Olympic Park have increased by £1,500 per month since London won bid in July 2005
- These areas also out-perform the rest of London since September 2012

With the third anniversary of London 2012 Olympic Games opening ceremony almost upon us, the latest research from Lloyds Bank shows that house prices in areas close to the Olympic Park have continued to rise.

The average property price in the 14 postal districts¹ in East London closest to the Olympic Park has grown from £206,191 in July 2005 - when the Games were awarded to the capital - to £378,884² in March 2015 – an increase of 84% or £172,693, which is equivalent to a monthly increase of £1,476. This rise is more than twice as fast as seen in England and Wales; nationally property values grew on average by 41% over the period - from £185,672 in July 2005 to £261,962 in March 2015. (See Table 1)

Price performance compares favourably with the London as a whole

Recent price performance in areas surrounding the Olympic Park also compares favourably with London as a whole. Since the end of the Games in September 2012 the average price in the 14 East London areas has out-performed London with an increase of 33% compared to 25% in the capital as a whole. Over the same period average property values in England and Wales grew by 12%. (See Table 2)

In the past year, house prices in the 14 areas closest to the Olympic Park rose by 13%, from £334,123 in March 2014 to £378,884 a year later, compared to 10% in London. Stratford, where the Olympic Park is located, recorded the largest price growth in the past year, at 22%, followed closely by Plaistow and Walthamstow (both 21%).

Andy Hulme, Lloyds Bank mortgages director said:

"When London won the bid to host the 2012 Olympic Games many within the organising committee saw this as the perfect opportunity to regenerate the East London area. A decade on, the impact of major investment is there for all to see; improved rail and tube networks, a high class retail environment and the gradual conversion of the Olympic sites into residential homes.

"The improved attractiveness of living in this area of London has resulted in rising property values. Since July 2005 average house price in the 14 areas closest to the Olympic Park has increased at more than twice the average rate in England and Wales. And, since the end of Games in September 2012 price growth in this area has out-performed London as a whole."

Five areas close to the Olympic site see average prices rise by over £200,000 since 2005

Since July 2005 five of the 14 areas close to Olympic site have seen their average price rise by over £200,000. Dalston has recorded the largest increase (£285,800), followed by Shoreditch (£261,054), Clapton (£244,591), Bethnal Green (£233,076) and Homerton (£220,761). Six other areas recorded price increase of at least £100,000; including Walthamstow (£170,006), Leytonstone (£167,559) and Bow (£136,683).

Eleven of these areas now have an average house price of over £300,000 compared with none in 2005. Dalston is the most expensive area with an average house price of £518,035 – more than twice the level in East Ham (£241,017), which is the least costly.

Table 1: Change in house prices in postal districts close to the Olympic Park since London was awarded the Olympic Games – July 2005 to March 2015

Postal District	Average House Price - July 2005	Average House Price - March 2015	% Change	£ Change
Dalston	£232,234	£518,035	123.1%	£285,800
Shoreditch	£220,077	£481,131	118.6%	£261,054
Homerton	£214,952	£435,713	102.7%	£220,761
Clapton	£217,849	£462,440	112.3%	£244,591
Bethnal Green	£228,425	£461,501	102.0%	£233,076
Walthamstow	£191,139	£361,145	88.9%	£170,006
Bow	£224,514	£361,197	60.9%	£136,683
Leyton	£181,039	£316,856	75.0%	£135,817
Leytonstone	£234,348	£401,907	71.5%	£167,559
Forest Gate	£198,408	£311,698	57.1%	£113,290
Stratford	£201,283	£303,127	50.6%	£101,844
Manor Park	£202,380	£276,632	36.7%	£74,252
Plaistow	£179,005	£249,811	39.6%	£70,806
East Ham	£186,808	£241,017	29.0%	£54,209
East London Average*	£206,191	£378,884	83.8%	£172,693
England and Wales	£185,672	£261,962	41.1%	£76,289

Source: Land Registry, Lloyds Bank . *Weighted average of the 14 postal districts close to the Olympic Park and are for transactions in 12 months to July 2005 and March 2015

Table 2: Change in house prices in postal districts close to the Olympic Park, September 2012- March 2015

Postal District	Average House Price - September 2012	Average House Price - March 2015	% Change	£ Change
Shoreditch	£334,758	£481,131	43.7%	£146,372
Dalston	£373,731	£518,035	38.6%	£144,303
Walthamstow	£237,667	£361,145	52.0%	£123,478
Bethnal Green	£336,245	£461,501	37.3%	£125,255
Clapton	£343,350	£462,440	34.7%	£119,090
Leyton	£221,767	£316,856	42.9%	£95,089
Bow	£283,891	£361,197	27.2%	£77,306
Homerton	£327,788	£435,713	32.9%	£107,924
Forest Gate	£232,989	£311,698	33.8%	£78,709
Manor Park	£221,940	£276,632	24.6%	£54,692
Leytonstone	£324,443	£401,907	23.9%	£77,465
Plaistow	£191,259	£249,811	30.6%	£58,552

Stratford	£233,905	£303,127	29.6%	£69,222
East Ham	£203,148	£241,017	18.6%	£37,868
East London Average*	£285,608	£378,884	32.7%	£93,276
Greater London	£420,461	£524,185	24.7%	£103,724
England and Wales	£234,102	£261,962	11.9%	£27,860

Source: Land Registry, Lloyds Bank *Weighted average of the 14 postal districts close to the Olympic Park

NOTES TO EDITORS:

¹ Postal districts close to the Olympic Park used to define the following fourteen postal districts that are located close to the site of the 2012 Olympics: Bethnal Green, Bow, Clapton, East Ham, Forest Gate, Dalston, Homerton, Leyton, Leytonstone, Manor Park, Plaistow, Shoreditch, Stratford and Walthamstow.

² London house price performance has been measured over the period July 2005 to March 2015. The London house prices quoted in this release are taken from the Land Registry database and refer to 12 month averages. Prices are arithmetic average prices of houses – otherwise known as crude averages – and are based on Land Registry completions. These prices are not standardised and therefore can be affected by changes in the sample from year to year – therefore, care should be taken when comparing prices.

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