



LSL Land & New Homes

New Build Index

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- All but one region showing positive price growth
- New Build Premium at 3%

With news that housing 'starts' were up 6% between April and June, a third higher than the same time last year, and that 10,000 homes have been reserved under Help to Buy since the scheme launched just four months ago, it seems the new build market has 'turned a corner'. But what about the impact on prices? The latest LSL New Build Index takes a look at the movement in prices across the UK as James McAuley, Director of LSL Land & New Homes – www.lsl-landandnewhomes.co.uk – explains:

"In this month's Index we see that in the year to the end of July 2013 that the year on year growth in new build prices is 3.1%. This is in line with figures recently released for the broader housing market and, following month on month increases, appears to confirm that a recovery in the market is taking place.

All but one region are now showing positive price growth

ranging from more than 6% in Greater London and more than 4% in the South East to the more modest rate of around 1% in the Wales and West Midlands. In the past these regions have always moved at different rates and it looks set to be no different now or in the future.

The New Build Premium calculation, comparing the £psm selling rates of new build property with those of second hand property, is also interesting with this month a rate of 3% being recorded. This is despite the fact that new build properties are invariably sold in good condition whereas the condition of the second hand sales can fluctuate.

What the future will hold is difficult to predict but with the continuing positive news coming from developers, government and buyers alike it seems that, for now, the industry should embrace the opportunities that are clearly present."



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Notes

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LSL Land & New Homes is a trading style for members of the LSL Property Services Group Estate Agency Division, one of the leading residential property services groups in the UK. It's strategy is to create partnerships with developers and builders to support their objectives and add value to their businesses. It can provide integrated solutions for their benefit drawing on the expertise of companies who are also under the LSL Group umbrella including valuation services (e.surv), rental portfolio services, asset management services and estate agency services fronted by well-known high street estate agency brands like Your Move and Reeds Rains. Services can be tailored to suite individual needs from bespoke site sales and marketing, agency referral to the disposal of part exchange, assisted schemes and new build stock, land sales and acquisitions.

For further information or enquiries regarding the underlying data of the LSL New Build Index, please contact Richard Sexton via email richard.sexton@esurv.co.uk or by phoning 07968 932118.

For further information about the LSL Property Services Group including LSL Land & New Homes and e.surv, visit www.lslps.co.uk



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Average new homes prices in the period August 2012 to July 2013 - and % variation over same period 2012/2013

Scotland*	2013	%+/-
Detached	£252,872	2.8%
Flats	£127,888	-4.3%
Semis	£188,139	3.9%
Terrace	£171,889	-10.9%

*Size adjusted average price

North West*	2013	%+/-
Detached	£270,323	-0.5%
Flats	£117,573	1.1%
Semis	£164,593	1.3%
Terrace	£154,727	1.3%

*Size adjusted average price

West Midlands*	2013	%+/-
Detached	£289,109	2.3%
Flats	£121,785	-5.0%
Semis	£182,135	-0.2%
Terrace	£179,016	3.7%

*Size adjusted average price

Wales*	2013	%+/-
Detached	£244,838	5.4%
Flats	£117,301	-9.2%
Semis	£158,205	-4.6%
Terrace	£159,320	-3.7%

*Size adjusted average price

South West*	2013	%+/-
Detached	£313,263	3.2%
Flats	£155,495	1.7%
Semis	£209,189	4.4%
Terrace	£200,309	2.6%

*Size adjusted average price

Greater London*	2013	%+/-
Detached	£533,963	-4.0%
Flats	£304,620	6.9%
Semis	£390,415	-2.1%
Terrace	£405,780	5.0%

*Size adjusted average price

North East*	2013	%+/-
Detached	£247,556	5.5%
Flats	£103,650	-4.1%
Semis	£149,742	0.0%
Terrace	£156,572	5.8%

*Size adjusted average price

Yorkshire & the Humber*	2013	%+/-
Detached	£259,019	5.5%
Flats	£112,825	-2.7%
Semis	£158,946	2.6%
Terrace	£150,085	2.2%

*Size adjusted average price

East Midlands*	2013	%+/-
Detached	£252,303	3.4%
Flats	£101,205	4.2%
Semis	£160,328	1.7%
Terrace	£155,897	4.7%

*Size adjusted average price

East Anglia*	2013	%+/-
Detached	£319,974	-4.1%
Flats	£179,968	5.3%
Semis	£232,675	2.6%
Terrace	£229,405	4.7%

*Size adjusted average price

South East*	2013	%+/-
Detached	£415,702	5.9%
Flats	£179,605	3.7%
Semis	£269,701	2.8%
Terrace	£255,488	3.5%

*Size adjusted average price



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