

News story: UK House Price Index (UK HPI) annual review 2018

In 2018 the UK saw the slowest annual growth in house prices since 2013. While annual growth in Scotland, Wales and Northern Ireland all strengthened in 2018 compared with 2017, England experienced a slowdown.

Annual house price growth (%), countries of the UK, 2013 to 2018

	United Kingdom	England	Scotland	Wales	Northern Ireland
2013	2.6	2.9	0.4	0.4	-2.8
2014	8.0	8.3	4.7	5.0	7.7
2015	6.0	6.8	4.0	2.8	7.3
2016	7.0	7.7	1.4	4.2	6.5
2017	4.5	4.8	2.9	4.3	3.8
2018	3.3	3.0	4.6	4.8	4.6

The North and the Midlands experienced a slight slowdown between 2017 and 2018, but this weakening growth was more evident in the South and East of England with house prices in London falling over the year in 2018.

Annual house price growth (%), by English region, 2017 and 2018

A similar picture is observed when looking at the local authority level. Strong annual growth in the Forest of Dean, Newport and Torfaen is likely linked to the abolition of the Severn Bridge tolls, making it more affordable for those who work in Bristol to live on the opposite side of the River Severn. In Scotland, strong growth in West Dunbartonshire may be due to the area's direct trains to both Glasgow and Edinburgh.

Top 5 UK local authorities, by annual growth, in 2018

Local authority	Average price (£)	Annual growth (%)
Forest of Dean	235,833	11.0
Newport	175,447	10.5
Na h-Eileanan Siar	107,787	9.5
Torfaen	141,055	9.4
West Dunbartonshire	106,795	9.4

London boroughs dominate the areas where prices have fallen over the year. The Bank of England [November inflation report](#) highlights that the slowdown in the London market since mid-2016 is probably due to the area being disproportionately affected by regulatory and tax changes, and also by lower net migration from the European Union.

Bottom 5 UK local authorities, by annual growth, in 2018

Local authority	Average price (£)	Annual growth (%)
City of London	787,027	-7.1
Hammersmith and Fulham	728,072	-3.8
City of Aberdeen	159,243	-3.5
Wandsworth	597,641	-3.3
Tower Hamlets	445,004	-3.1

Note: The figures in this article are annual estimate and will therefore show different annual growth rates and average prices to our monthly statistics.