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The **Halifax Property Sales Hotspot Review** tracks home sales movements across England and Wales. The review is based on Land Registry data and covers more than 100 of the largest post-towns in the country. House sales comparisons refer to data for the first six months of both 2009 and 2010.

Ilford...the country's leading hotspot for home sales *Just three towns across England and Wales see no increase in sales since 2009*

Ilford in Essex is the country's leading property sales hotspot with an 85% rise in the number of home sales in the first half of 2010 compared with the same period of 2009, according to research from Halifax. Croydon (73%) and Maidenhead (71%) have seen the next biggest increases.

There have been considerable variations across the country in the change in property sales over the past year. However, just three towns have seen no increase in sales since last year: Blackpool (-1%), Grimsby (0%) and Sunderland (0%). These three towns have relatively low average prices.

- There were 290,227 home sales in England and Wales in the first six months of 2010; 27% more than in the first half of 2009 (228,754).
- 16 of the top 20 towns reporting the biggest increase in sales are in London and the South East. Most of these are towns with good commuter links to central London.
- The four non-southern towns in the 20 hotspots are Stockport and Chorley in the North West, Shrewsbury in the West Midlands and Durham in the North.
- The market has, in general, been slower in the north and nine of the ten towns recording the smallest rises in sales are outside London and the South East.

Suren Thiru, Halifax Housing Economist, said:

"Over the past year, some towns have recorded considerable increases in the number of sales compared with 2009. Most of these towns have been in London and the South East and have good commuter links to central London. Overall, just three towns in England and Wales actually saw no increase in sales over the period."

Table 1: 20 Towns with the highest % change in property sales

Town	2010 H1 v 2009 H1 %
Ilford	85%
Croydon	73%
Maidenhead	71%
Romford	69%
Watford	65%
Tunbridge Wells	61%
Enfield	60%
Orpington	58%
St Albans	54%
Bromley	53%
Chorley	51%
Ashford (Kent)	51%
Stockport	47%
Woking	46%
Shrewsbury	42%
Brighton	40%
Luton	40%
Durham	40%
Bedford	39%
Aylesbury	38%

Source: Land Registry, Halifax

Table 2: 10 Towns with the lowest % change in property sales

Town	2010 H1 v 2009 H1 %
Blackpool	-1%
Grimsby	0%
Sunderland	0%
Newcastle Upon Tyne	4%
Walsall	7%
Fareham	7%
Wolverhampton	8%
Ipswich	9%
Worcester	9%
Doncaster	10%

Source: Land Registry, Halifax

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