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The **Halifax Premier League Football Grounds House Prices Review** tracks house price movements in postal districts of the 20 football clubs that will be competing in the 2013-14 Premier League season. The review is based on data from the Land Registry. The 22nd Premier League season kicks off on Saturday 17th August.

Premier League house prices soar

Homes close to Premier League grounds rise 135% over the past decade

Prices have more than doubled in the areas close to five grounds

House prices close to Premier League football grounds have increased by almost two and a half times over the last ten years, according to research by Halifax.

The average house price in the postal districts of the 20 clubs kicking-off the 2013/14 season next weekend has increased by 135% (£183,583) in the past decade; from £136,300 in 2003 to £319,800 in 2013. This is equivalent to a weekly rise of £353 and is double the 68% increase in house prices across England and Wales as a whole over the period.

The average house price in the 20 Premier League stadium postal districts of £319,800 is a third (£79,500) higher than the average for the whole of England and Wales (£240,300).

Winners and losers in Premier League house price table

Average prices have more than doubled since 2003 in the areas close to five Premier League grounds. The biggest increase has been close to the home of 2011/12 champions, Manchester City, with the average home value in the postal district of the Etihad Stadium rising by 259% over the decade. The area around newly promoted Hull City's KC Stadium has seen the second biggest increase with a rise in average property prices of 162%. Chelsea and Fulham recorded the third biggest rises (both 102%), followed by Arsenal (101%).

Newcastle United finished bottom of the Premier League house price table with the average value of properties close to its home ground falling by 11% between 2003 and 2013; the only stadium to record a decline in prices over the past decade.

Prices have typically risen faster close to new football stadia

Three of the five Premier League postal districts that have recorded the biggest house price increases over the last ten years are home to stadia that have been built since 2000. In contrast, four of the five Premier League stadium postal districts that have seen the smallest house price growth have stadia that were opened before the outbreak of the Second World War. Newcastle United's ground, built in 1892, is one of the oldest in the Premier League. **(See Table 1)**

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Craig McKinlay, Mortgage Director, Halifax said: *"The areas surrounding many of the country's top football clubs have seen house prices rise considerably during the past ten years, with some of the best performers being those clubs with new grounds.*

"The boost to property prices in these areas partly reflects the local regeneration that typically takes place alongside the building of modern sporting arenas, including improved transport links. There are, however, significant variations in home prices around the nation's leading clubs with some supporters needing to pay far more to live near the ground of their favourite team than others."

Price variations around Premier League grounds

The postal district covering both Chelsea and Fulham Football Clubs (SW6) is the most expensive to live in with an average house price of £851,812. This is more than thirteen times the average price in the least expensive Premier League postal district of L4: home to both Liverpool and Everton Football Clubs with an average house price of £63,974. **(See Table 2)**

Premier League homes cost nearly 10 times average annual earnings

The average Premier League house price of £319,847 in 2013 is, on average, 9.6 times higher than national average gross annual earnings. All five of the least affordable Premier League postal districts are in the capital. The London postal district (SW6) - home to both Chelsea and Fulham Football Clubs - is the least affordable Premier League postal district with the average property price of £851,812 more than fifteen times (15.6) gross average earnings in the area². Arsenal (10.9) is in the second least affordable postal district, followed by Tottenham Hotspur (7.2).

The postal district L4 – home to Liverpool and Everton Football Clubs – is the most affordable Premier League postal district with the price of the typical home just over double (2.3) gross annual average earnings. **(See table 2)**

ENDS

EDITORS' NOTES:

Halifax Premier League Grounds Review tracks house price movements in postal districts of the 20 football clubs for the 2013-14 Premier League season. Liverpool and Everton football clubs (L4) as well as Chelsea and Fulham football clubs (SW6) share the same postal districts.

House price data is from the Land Registry and all price figures refer to the arithmetic average of house prices. The data covers the 12 months to April for the period between 2003 and 2013. These prices are not standardised and therefore can be affected by changes in the sample from year to year. Average earnings figures are from the ONS's "Annual Survey of Hours and Earnings" (ASHE) and refer to the means for full-time employees in the relevant local authority district for each ground.

Details of the 20 Premier League grounds have been sourced from official club websites.

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Table 1 – Ten year % change in house prices in postal districts of the 20 Premier league team stadia for the 2013/14 season.

Club	Stadium	Year Opened/ first Occupied	Average House Price 2003 (£)	Average House Price 2013 (£)	Ten year % Change
Manchester City	Etihad	2003 ¹	24,894	89,489	259%
Hull City	KC Stadium	2002	28,781	75,517	162%
Chelsea	Stamford Bridge	1905	421,791	851,812	102%
Fulham	Craven Cottage	1896	421,791	851,812	102%
Arsenal	Emirates	2006	319,556	641,665	101%
Sunderland	Stadium of Light	1997	46,457	91,611	97%
Liverpool	Anfield	1884	32,443	63,974	97%
Everton	Goodison Park	1892	32,443	63,974	97%
Stoke City	Britannia Stadium	1997	59,722	110,779	85%
Tottenham Hotspur	White Hart Lane	1899	161,287	284,713	77%
Swansea City	The Liberty Stadium	2005	60,535	105,995	75%
Manchester United	Old Trafford	1910	105,749	178,545	69%
Aston Villa	Villa Park	1897	58,686	98,919	69%
West Bromwich Albion	The Hawthorns	1900	77,975	120,841	55%
Cardiff City	Cardiff City Stadium	2009	117,123	171,270	46%
Crystal Palace	Selhurst Park	1925	139,710	198,463	42%
West Ham United	Upton Park	1904	142,333	193,734	36%
Norwich City	Carrow Road	1935	122,171	164,332	35%
Southampton	St Mary's	2001	143,796	170,074	18%
Newcastle United	Sports Direct Arena ²	1892	152,101	135,251	-11%
Premier League Average³			136,263	319,847	135%
England and Wales			142,895	240,337	68%

Sources: Halifax, Land Registry

¹Previously used as an athletics stadium

²Previously known as St James' Park

³Average of the 18 postal districts encompassing the 20 Premier League teams weighted by the number of property sales.

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Table 2 – Home affordability in the postal districts of the 20 Premier league team stadia for the 2013/14 season.

Club	House Price 2013 (£)	House Prices as a multiple of Average Earnings ¹
Chelsea	851,812	15.6
Fulham	851,812	15.6
Arsenal	641,665	10.9
Tottenham Hotspur	284,713	7.2
Crystal Palace	198,463	5.5
West Ham United	193,734	6.4
Manchester United	178,545	4.9
Cardiff City	171,270	5.6
Southampton	170,074	6.1
Norwich City	164,332	6.0
Newcastle United	135,251	4.6
West Bromwich Albion	120,841	4.9
Stoke City	110,779	4.5
Swansea City	105,995	3.8
Aston Villa	98,919	3.4
Sunderland	91,611	3.5
Manchester City	89,489	3.1
Hull City	75,517	3.1
Liverpool	63,974	2.3
Everton	63,974	2.3
Premier League Average²	319,847	9.6
England and Wales	240,337	7.8

Sources: Halifax, Land Registry, ONS

¹Average house price divided by average annual gross earnings for full-time employees in the relevant local authority district

²Average of the 18 postal districts encompassing the 20 Premier League teams weighted by the number of property sales.

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