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This first **Halifax Premier League House Prices Review** tracks house price movements in postal districts of the 20 football clubs that will be competing in the 2011-12 Premier League season. The review is based on data from the Land Registry. The 20th Premier League season kicks off on Saturday 13th August.

Premier League house prices up £61 a day over a decade

Manchester City tops UK house price Premier League table

Homeowners living close to the stadiums of the Premier League football clubs kicking-off the new season this weekend have seen the value of their property rise by more than £220,000 on average over the past decade, according to new research by Halifax. The average house price in the postal districts of the twenty 2011/12 Premier League teams rose by 168% (£221,363) from £132,405 in June 2001 to £353,408 in June 2011 – equivalent to a daily increase of £61. House prices across England and Wales increased by 113% over the same period.

Manchester City records the biggest rise among the Premier League clubs

House prices within the postal district of Manchester City's Etihad stadium – first opened in 2002 as the Commonwealth Games stadium – have more than trebled (350%) over the past ten years; significantly greater than the house price increases recorded in any of the other Premier League stadium postal districts.

Newcastle United finished bottom of the house price Premier League table with property values near to St James Park rising by 31% over the last ten years; less than a tenth of the increase enjoyed by property owners living close to Manchester City's ground.

House prices near new football stadiums see the biggest increases

Five of the six Premier League postal districts that have recorded the biggest house price increases since June 2001 are home to stadiums that were built within the last 15 years – Manchester City, Sunderland, Swansea City, Bolton Wanderers and Stoke City.

In contrast, four of the five Premier League stadium postal districts that saw the smallest house price growth over the same period – Newcastle United, Queens Park Rangers, Manchester United and West Bromwich Albion – have stadiums that were opened before the end of the First World War.

There are, however, some notable exceptions. For example, Aston Villa's Villa Park, which opened in 1897, recorded the second highest rise in house prices over the past decade with an average increase of 215%. In contrast, homes close to Arsenal's Emirates stadium – the newest stadium in the Premier

League – rose by 102%; the third smallest increase. Nonetheless, Arsenal did record the biggest house price rise over the past year (22%).

Suren Thiru, housing economist, Halifax, said:

“In general, house prices in the areas that are home to many of the our major football venues have strengthened significantly over the past decade, reflecting in part the amenities commonly found in such locations, including good transport links. The improvement has been particularly marked in the postal districts of some of the newest football stadiums with the local regeneration often associated with such projects helping to boost local property values.”

ADDITIONAL FINDINGS

Premier League house prices, 2010-2011:

- House prices in the 20 Premier League postal districts have risen by an average of 11% over the past year.
- Three of the four teams – Arsenal, Manchester United and Chelsea – that finished in the top four in the Premier League last season were also among the four Premier League stadium postal districts that saw the biggest house price growth over the past year.
- Arsenal recorded the largest price increase (22%) followed by Manchester United (16%) and Bolton Wanderers (9%).
- Newcastle United (-9%) was the worst performing Premier League stadium postal district. Swansea City recorded the second largest decline in house prices (-8%).
- The postal district covering both Chelsea and Fulham Football Clubs is the most expensive to live in with an average house price of £767,553. The most expensive outside the capital is Bolton Wanderers (£177,399).
- The least expensive Premier League postal district is Liverpool L4 - home to both Liverpool and Everton Football Clubs - with an average house price of £70,461.
- The average house price among the Premier League stadium districts, at £353,408, is 49% (£116,684) higher than the average for the whole of England and Wales (£236,724).

Table 1 – Ten year % change in house prices in postal districts of the 20 Premier league team stadiums for the 2011/12 season.

Club	Stadium	Year Opened/ first Occupied	Average House Price 2001 (£)	Average House Price 2011 (£)	Ten year % Change
Manchester City	Etihad*	2003 ¹	20,376	91,703	350%
Aston Villa	Villa Park	1897	35,404	111,374	215%
Sunderland	Stadium of Light	1997	37,822	97,820	159%
Swansea City	The Liberty	2005	48,110	115,481	140%
Bolton Wanderers	Reebok	1997	75,762	177,399	134%
Stoke City	Britannia	1997	47,713	111,657	134%
Liverpool	Anfield	1884	30,263	70,461	133%
Everton	Goodison Park	1892	30,263	70,461	133%
Chelsea	Stamford Bridge	1905 ¹	355,494	767,553	116%
Fulham	Craven Cottage	1896	355,494	767,553	116%
Wolverhampton Wanderers	Molineux	1889	43,539	93,754	115%
Wigan Athletic	DW**	1999	57,141	122,989	115%

Tottenham Hotspur	White Hart Lane	1899	119,287	251,323	111%
Blackburn Rovers	Ewood Park	1890	56,808	118,508	109%
Norwich City	Carrow Road	1935	77,443	159,582	106%
West Bromwich Albion	The Hawthorns	1900	62,627	128,547	105%
Manchester United	Old Trafford	1910	70,860	143,144	102%
Arsenal	Emirates	2006	267,296	539,653	102%
Queens Park Rangers	Loftus Road	1917	236,340	468,710	98%
Newcastle United	St James Park	1892	110,115	144,774	31%
Premier League Average***			132,045	353,408	168%
England and Wales			111,213	236,724	113%

Sources: Land Registry, Halifax calculations

*Previously known as the City of Manchester Stadium and Eastlands.

**Previously known as the JJB Stadium.

***Average of the 20 Premier League teams weighted by transactions.

¹Previously used as an athletics stadium

Table 2 – One year % change in house prices in postal districts of the 20 Premier league team stadiums for the 2011/12 season.

Club	One year % Change	Premier League finishing position 2010/11 season
Arsenal	22.3%	4
Manchester United	15.6%	1
Bolton Wanderers	9.3%	14
Chelsea	8.5%	2
Fulham	8.5%	8
Sunderland	8.1%	10
Aston Villa	7.9%	9
Tottenham Hotspur	7.5%	5
Norwich City	6.7%	N/A
Queens Park Rangers	5.0%	N/A
West Bromwich Albion	4.9%	11
Stoke City	1.2%	13
Liverpool	0.8%	6
Everton	0.8%	7
Blackburn Rovers	-0.7%	15
Wolverhampton Wanderers	-2.8%	17
Wigan Athletic	-4.4%	16
Manchester City	-5.4%	3
Swansea City	-7.9%	N/A
Newcastle United	-9.2%	12

Sources: Land Registry, Halifax calculations

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Table 3 – Average house price in postal districts of the 20 Premier league team stadiums for the 2011/12 season.

Club	House Price 2011 (£)
Chelsea	767,553
Fulham	767,553
Arsenal	539,653
Queens Park Rangers	468,710
Tottenham Hotspur	251,323
Bolton Wanderers	177,399
Norwich City	159,582
Newcastle United	144,774
Manchester United	143,144
West Bromwich Albion	128,547
Wigan Athletic	122,989
Blackburn Rovers	118,508
Swansea City	115,481
Stoke City	111,657
Aston Villa	111,374
Sunderland	97,820
Wolverhampton Wanderers	93,754
Manchester City	91,703
Liverpool	70,461
Everton	70,461
Premier League Average***	353,408
England and Wales	236,724

Sources: Land Registry, Halifax calculations

***Weighted average of the 20 Premier League teams.

**For more information call:
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EDITORS' NOTES:

Halifax Premier League Grounds Review tracks house price movements in postal districts of the 20 football clubs for the 2011-12 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 June for the period between 2001 and 2011. These prices are not standardised and therefore can be affected by changes in the sample from year to year. The 20th Premier League season starts on Saturday 13th August. Details of the twenty Premier League grounds have all been sourced from official club websites.

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