

# PRESS RELEASE



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To commemorate the start of the 26<sup>th</sup> Premier League season, the annual **Halifax Premier League Football Grounds House Prices Review** tracks house price movements in the postal districts of the 49 all-time Premier League football clubs. The review is based on data from the Land Registry. The 26th Premier League season kicks off on Friday 11th August.

## Spurs finally top Premier League – at least in terms of house price growth

- **Average house price close to White Hart Lane increases seven fold in past 20 years**
- **Last year's champions Chelsea take title for most expensive Premier League homes**
- **Despite their League One status, average house prices near Charlton Athletic have increased the most over past five years**

To mark the start of the 26<sup>th</sup> Premier League season, new research reveals Tottenham Hotspur as early champions when it comes to house price growth in the areas surrounding White Hart Lane.

The house prices of properties near the grounds of all 49 football clubs that have played in the Premier League since 1992 were looked at over the past 20 years to see which area had hit the back of the net for football fans or potentially scored an own goal.

Halifax's research found that, since 1997, the average home value in the postal district surrounding Tottenham Hotspur's stadium has risen over seven and a half times (655%), from £59,638 in 1997 to £450,104 in 2017. (Table 1)

### **Martin Ellis, Halifax housing economist said:**

*"As we welcome the 26<sup>th</sup> Premier League season, it appears that success on the field has rubbed off on property prices in the areas surrounding the grounds of many of the nation's top flight clubs.*

*"In the last 20 years, average house prices immediately outside some of the country's top clubs have seen rises that far outstrip the country as a whole, with some areas also benefiting from the associated infrastructure improvements that come with clubs moving to new stadiums."*

### **House prices quadruple near all Premier League clubs since 1997**

The average house price for all 49 past and present Premier League football clubs has risen by an average of £243,591 (equivalent to 326%) from £74,733 in 1997 to £318,324 in 2017. Current Premier League sides have performed better than those relegated with a rise of £234,226 (336%) compared to £249,709 (320%), although both outpace the average growth of £207,230 (283%) for England & Wales as a whole.

West Ham United were runners up with house price growth of 611% (£284,011) from £46,448 in 1997 to £330,459 in 2017; whilst Charlton Athletic, with growth of 583% (equivalent to £396,206), has the highest for a club no longer in the top flight (relegated 2007).

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The top 20 clubs in terms of house price growth are split evenly between previous and current Premier League sides.

### **Huge variations in house prices around the current Premier League grounds**

Last year's Premier League champions Chelsea take the title for the most expensive area to live, with an average house price of £1,108,649 for homes around Stamford Bridge. North London rivals Arsenal (£763,401) and Tottenham Hotspur (£450,104) are in second and third place respectively.

At the opposite end of the table, homes in the area close to the grounds of Liverpool and Everton have an average price of £76,072 – 14 times less than top of the table Chelsea. (Table 2)

### **Biggest House Price Growth from 2012**

Meanwhile, over the last five years average prices of homes close to Premier League clubs have grown by £41,262 (15%), slower than the rest of England and Wales which has grown by £49,775 (22%). South East London side Charlton Athletic may have been relegated at the end of the 2006/2007 season, but are winners in terms of house price growth over the past five years. The average house price in the local area surrounding The Valley has risen by 85% from £250,579 in 2012 to £464,208 in 2017 – considerably higher than the England and Wales average at 22%.

The joint runners up, in terms of house price growth since 2012, are Tottenham Hotspur and West Ham United – both 75%, followed by Crystal Palace (65%). (Table 3)

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**Table 1: 20 year highest % change in house prices of past/current PL Teams**

| Club  | Premier League Status | Total Seasons | Average House Price 1997(£) | Average House Price 2017 (£) | 20 year % Change |
|---|-----------------------|---------------|-----------------------------|------------------------------|------------------|
| Tottenham Hotspur                             | Current               | 26            | 59,638                      | 450,104                      | 655%             |
| West Ham United                               | Current               | 22            | 46,448                      | 330,459                      | 611%             |
| Charlton Athletic                             | Past                  | 8             | 68,002                      | 464,208                      | 583%             |
| Queens Park Rangers                           | Past                  | 7             | 108,702                     | 704,042                      | 548%             |
| Chelsea                                       | Current               | 26            | 177,565                     | 1,108,649                    | 524%             |
| Fulham  | Past                  | 13            | 177,565                     | 1,108,649                    | 524%             |
| Wimbledon                                     | Past                  | 8             | 106,022                     | 654,141                      | 517%             |
| Watford                                       | Current               | 5             | 59,839                      | 365,209                      | 510%             |
| Crystal Palace                                | Current               | 9             | 53,651                      | 327,074                      | 510%             |
| Manchester City                               | Current               | 21            | 20,510                      | 123,351                      | 501%             |
| Brighton & Hove Albion                        | Current               | 1             | 66,516                      | 399,127                      | 500%             |
| Arsenal                                       | Current               | 26            | 128,656                     | 763,401                      | 493%             |
| Manchester United                             | Current               | 26            | 41,641                      | 200,729                      | 382%             |
| Norwich City                                  | Past                  | 8             | 45,586                      | 213,835                      | 369%             |
| Reading                                       | Past                  | 3             | 111,695                     | 474,821                      | 325%             |
| Ipswich Town                                  | Past                  | 5             | 49,077                      | 198,748                      | 305%             |
| Bournemouth                                   | Current               | 3             | 76,000                      | 297,042                      | 291%             |
| Cardiff City                                  | Past                  | 1             | 50,698                      | 195,901                      | 286%             |
| Nottingham Forest                             | Past                  | 5             | 68,499                      | 262,247                      | 283%             |
| Portsmouth                                    | Past                  | 7             | 59,359                      | 223,428                      | 276%             |
| <b>All Football Club Averages<sup>1</sup></b> |                       |               | <b>74,733</b>               | <b>318,324</b>               | <b>326%</b>      |
| <b>England and Wales</b>                      |                       |               | <b>73,129</b>               | <b>280,359</b>               | <b>283%</b>      |

Source: Land Registry

<sup>1</sup>Average of the 47 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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**Table 2 – Current Premiership League Average House Prices, 2017**

| Club  | Total Seasons | Average House Price 2017 (£) |
|---|---------------|------------------------------|
| Chelsea                                       | 26            | 1,108,649                    |
| Arsenal                                       | 26            | 763,401                      |
| Tottenham Hotspur                             | 26            | 450,104                      |
| Brighton & Hove Albion                        | 1             | 399,127                      |
| Watford                                       | 5             | 365,209                      |
| West Ham United                               | 22            | 330,459                      |
| Crystal Palace                                | 9             | 327,074                      |
| Bournemouth                                   | 3             | 297,042                      |
| Southampton                                   | 19            | 206,316                      |
| Leicester City                                | 12            | 201,678                      |
| Manchester United                             | 26            | 200,729                      |
| Newcastle United                              | 23            | 148,775                      |
| West Bromwich Albion                          | 12            | 135,501                      |
| Stoke City                                    | 10            | 128,981                      |
| Manchester City                               | 21            | 123,351                      |
| Swansea City                                  | 7             | 118,180                      |
| Huddersfield Town                             | 1             | 115,821                      |
| Burnley                                       | 4             | 105,555                      |
| Everton                                       | 26            | 76,072                       |
| Liverpool                                     | 26            | 76,072                       |
| <b>All Football Club Averages<sup>1</sup></b> |               | <b>318,324</b>               |
| <b>England and Wales</b>                      |               | <b>280,359</b>               |

Source: Land Registry <sup>1</sup>Average of the 49 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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**Table 3: 5 year highest % change in house prices of past/current PL Teams**

| Club  | Premier League Status | Total Seasons | Average House Price 2012(£) | Average House Price 2017 (£) | 5 year % Change |
|---|-----------------------|---------------|-----------------------------|------------------------------|-----------------|
| Charlton Athletic                             | Past                  | 8             | 250,579                     | 464,208                      | 85%             |
| Tottenham Hotspur                             | Current               | 26            | 256,637                     | 450,104                      | 75%             |
| West Ham United                               | Current               | 22            | 188,984                     | 330,459                      | 75%             |
| Crystal Palace                                | Current               | 9             | 198,337                     | 327,074                      | 65%             |
| Watford                                       | Current               | 5             | 223,723                     | 365,209                      | 63%             |
| Wimbledon                                     | Past                  | 8             | 423,663                     | 654,141                      | 54%             |
| Queens Park Rangers                           | Past                  | 7             | 470,238                     | 704,042                      | 50%             |
| Chelsea                                       | Current               | 26            | 749,757                     | 1,108,649                    | 48%             |
| Fulham  | Past                  | 13            | 749,757                     | 1,108,649                    | 48%             |
| Reading                                       | Past                  | 3             | 326,157                     | 474,821                      | 46%             |
| Arsenal                                       | Current               | 26            | 538,253                     | 763,401                      | 42%             |
| Brighton & Hove Albion                        | Current               | 1             | 283,165                     | 399,127                      | 41%             |
| Norwich City                                  | Past                  | 8             | 152,316                     | 213,835                      | 40%             |
| Ipswich Town                                  | Past                  | 5             | 146,491                     | 198,748                      | 36%             |
| Sheffield United                              | Past                  | 3             | 86,780                      | 116,021                      | 34%             |
| Nottingham Forest                             | Past                  | 5             | 196,205                     | 262,247                      | 34%             |
| Manchester City                               | Current               | 21            | 94,684                      | 123,351                      | 30%             |
| Manchester United                             | Current               | 26            | 155,744                     | 200,729                      | 29%             |
| Derby County                                  | Past                  | 7             | 106,639                     | 136,214                      | 28%             |
| Swindon Town                                  | Past                  | 1             | 153,289                     | 195,159                      | 27%             |
| <b>All Football Club Averages<sup>1</sup></b> |                       |               | <b>277,062</b>              | <b>318,324</b>               | <b>15%</b>      |
| <b>England and Wales</b>                      |                       |               | <b>230,584</b>              | <b>280,359</b>               | <b>22%</b>      |

Source: Land Registry

<sup>1</sup>Average of the 49 postal districts encompassing the 49 all-time Premier League teams weighted by the number of property sales.

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## Editors' Notes:

<sup>1</sup> Halifax Premier League Grounds Review tracks house price movements in postal districts of the 47 football clubs that have played in the Premiership League since its formation in 1992. Liverpool and Everton football clubs (L4) share the same postal districts. Chelsea and Fulham football clubs (SW6) also 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 1997 and 2017. These prices are not standardised and therefore can be affected by changes in the sample from year to year.

Details of the 49 Premier League grounds have been sourced from official club websites.

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