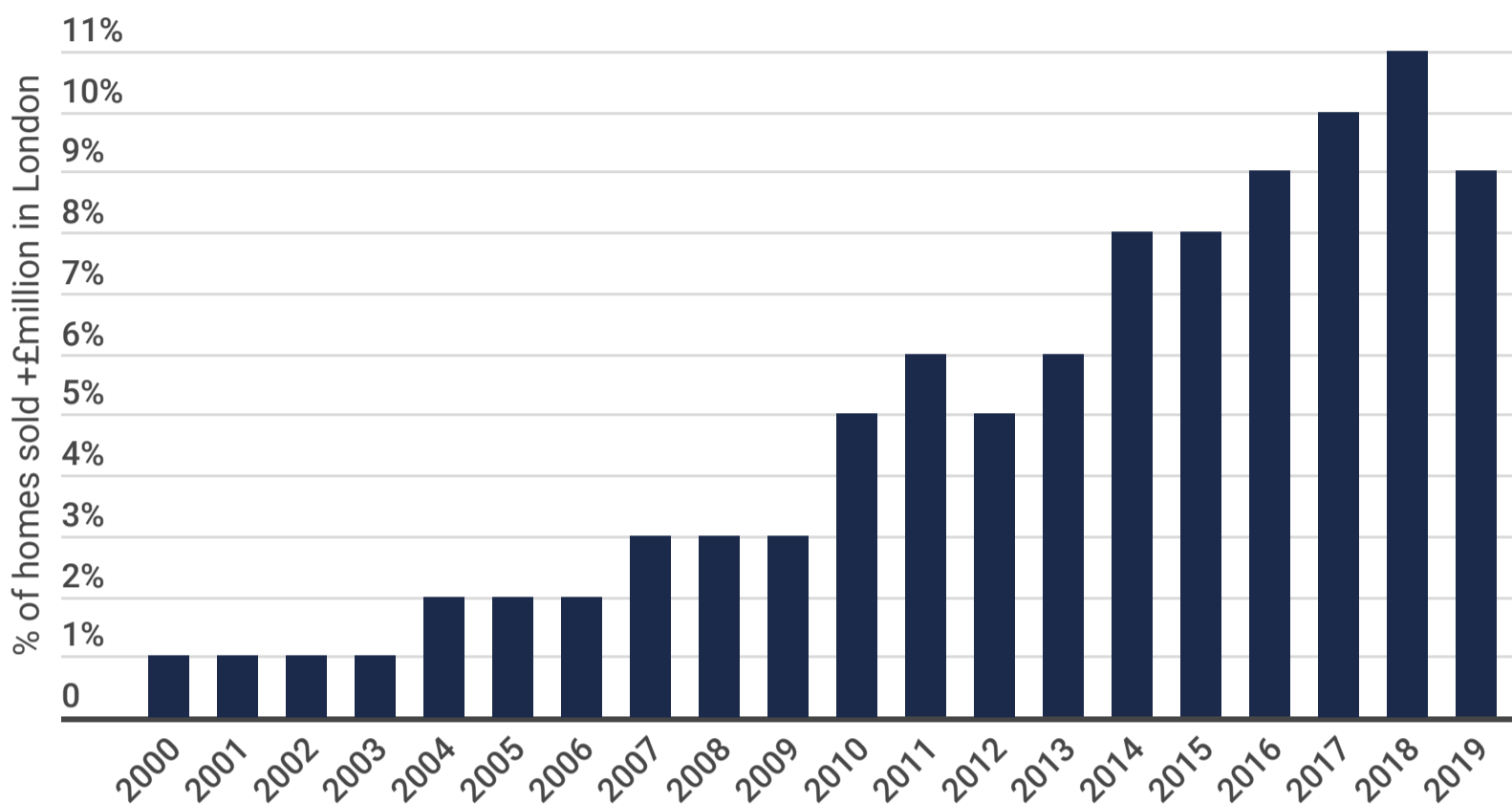


Proportion of London homes sold for over £1m falls for first time in seven years



Source: Hamptons International & Land Registry

As house prices have risen over time, the proportion of homes sold over £1million has risen. However, the latest Land Registry figures show that 9% of homes sold in the capital in the first half of 2019 sold for over £1 million, down from 11% in the first half of 2018 and the first fall since 2012.



11%

Of homes sold +£1million in London in H1 2018



9%

Of homes sold +£1million in London in H1 2019

Source: Hamptons International & Land Registry

So why has this happened? Well ONS data shows that house prices have been falling in London for the last 17 consecutive months. This means that some homes that would have once been priced at £1 million or more have subsequently dropped below the £1 million plus threshold.

However, it also coincides with a drop in activity at the top end of the market. According to the latest Stamp Duty data published at the beginning of October, the number of +£1million residential transactions in London fell from 6,200 to 5,500 between 17-18 and 18-19. As a result, the value of stamp duty receipts in London fell 10% too, as activity at the top end of the market has slowed more than other price bands.

And it's a similar story in England and Wales. 1.8% of homes sold in England and Wales in 2018 were priced at £1 million or more compared to 1.6% in the first half of 2019.