













What's happened to house prices since the EU referendum?

The EU referendum took place over three years ago and while the government continues to grapple with how best the country should untie itself from Europe, property prices in areas that voted to leave have risen almost twice the rate of those that voted to remain.

House price growth since the EU referendum

Region		% of voters who voted Leave	Average Price 2019	% Price Change
Scotland		38%	£149,970	10%
London		40%	£464,890	1%
Northern Ireland		44%	£134,810	12%
South East		52%	£321,320	8%
Wales		53%	£159,880	13%
South West		53%	£255,220	11%
North West		54%	£162,330	12%
East of England		57%	£ 289,690	12%
Yorks & Humber		58%	£160,960	10%
North East		58%	£126,580	3%
East Midlands		59%	£190,960	15%
West Midlands		59%	£ 184,280	19%

Analysis of ONS data shows that since the first five months of 2016 (the period leading up to the referendum), average house prices in leave areas rose 12% compared to 7% in remain. In fact, eight out of the top 10 areas with the strongest price growth since 2016 voted to leave.

The average house price in a leave area, at £235,000, is around half that of a property in a remain area (£423,000). This reflects the geographic split in which people voted. The remain areas tended to be in the more expensive Southern regions of the country.

In London, just 40% of voters chose to leave the EU and here prices have risen by 1% since the referendum. Whereas 59% of voters in the West Midlands voted to leave and this region has seen the strongest price growth (19%) since 2016.

In contrast, Northern regions, who happened to have stronger leave constituencies, had seen less price growth leading up to the referendum and are still playing catch-up today.

While the analysis is compelling, it's worth remembering though that in the period leading up to the referendum house price growth in London and the South had already been slowing. Strong historical house price growth combined with tax changes affecting the top end of the market and tightening of mortgage availability all impacted on affordability. The outcome of the vote simply added further uncertainty and exacerbated the markets slowdown.



12%

Average house price growth in Leave areas since 2016



7%

Average house price growth in Remain areas since 2016