Overview: While UK property prices are still at historical highs, there are no signs of exuberance at the national level. There is, however, a considerable variation in the rates of house price inflation across regions. The growth of London house prices has slowed down: the figure for the first quarter of 2016 is 1.2%, which is nearly three times lower than that recorded in the last quarter of 2015. This has coincided with two factors, possibly working in opposite directions: an increase in the uncertainty of global economic conditions, especially in the East, and the run-up to the introduction on the 1st of April of extra 3% stamp duty on additional property purchases. The slowdown in London house prices affected the exuberance indicators that are now farther away from the explosive threshold. At the same time, contiguous regions to London have recorded a considerable price increase relative to the previous quarter: Outer Metropolitan (3.1%), Outer South East (2.5%) and East Anglia (4.1%). This is in line with the so-called ripple effect, suggesting that substantial house price increases in London over the last few years spread out to surrounding regions over time and have a leading effect on the UK National Housing market.