

House Price Index, February 2014

Coverage: **UK**

Date: **15 April 2014**

Geographical Area: **Region**

Theme: **Economy**

Theme: **People and Places**

Key Findings

- UK house prices increased by 9.1% in the year to February 2014, up from 6.8% in the year to January 2014.
- House price annual inflation grew by 9.7% in England, 5.3% in Wales, 2.4% in Scotland and 2.8% in Northern Ireland.
- House price growth is increasing strongly across most parts of the UK, with prices in London again showing the highest growth.
- Annual house price increases in England were driven by rises in London (17.7%), the South East (8.0%) and the East of England (7.7%).
- Excluding London and the South East, UK house prices increased by 5.8% in the 12 months to February 2014.
- On a seasonally adjusted basis, average house prices increased by 1.9% between January and February 2014.
- In February 2014, prices paid by first-time buyers were 10.5% higher on average than in February 2013. For owner-occupiers (existing owners), prices increased by 8.6% for the same period.

About This Statistical Bulletin

The Office for National Statistics (ONS) House Price Index (HPI), previously published by the Department for Communities and Local Government (DCLG), is a monthly release that publishes figures for mix-adjusted average house prices and house price indices for the UK, its component countries and regions.

The index is calculated using mortgage financed transactions that are collected via the Regulated Mortgage Survey by the Council of Mortgage Lenders. These cover the majority of mortgage lenders in the UK. The HPI complements other measures of inflation published by ONS such as the Consumer Price Indices, the Producer Price Indices and the Services Producer Price Indices.

This statistical bulletin provides comprehensive information on the change in house prices on a monthly and annual basis. It also includes analysis by country, region, type of buyer (first-time buyers and former owner-occupiers) and type of dwelling (new dwelling or pre-owned dwelling). Historical series for all accompanying tables that transferred from DCLG are also available in the data section of this release.

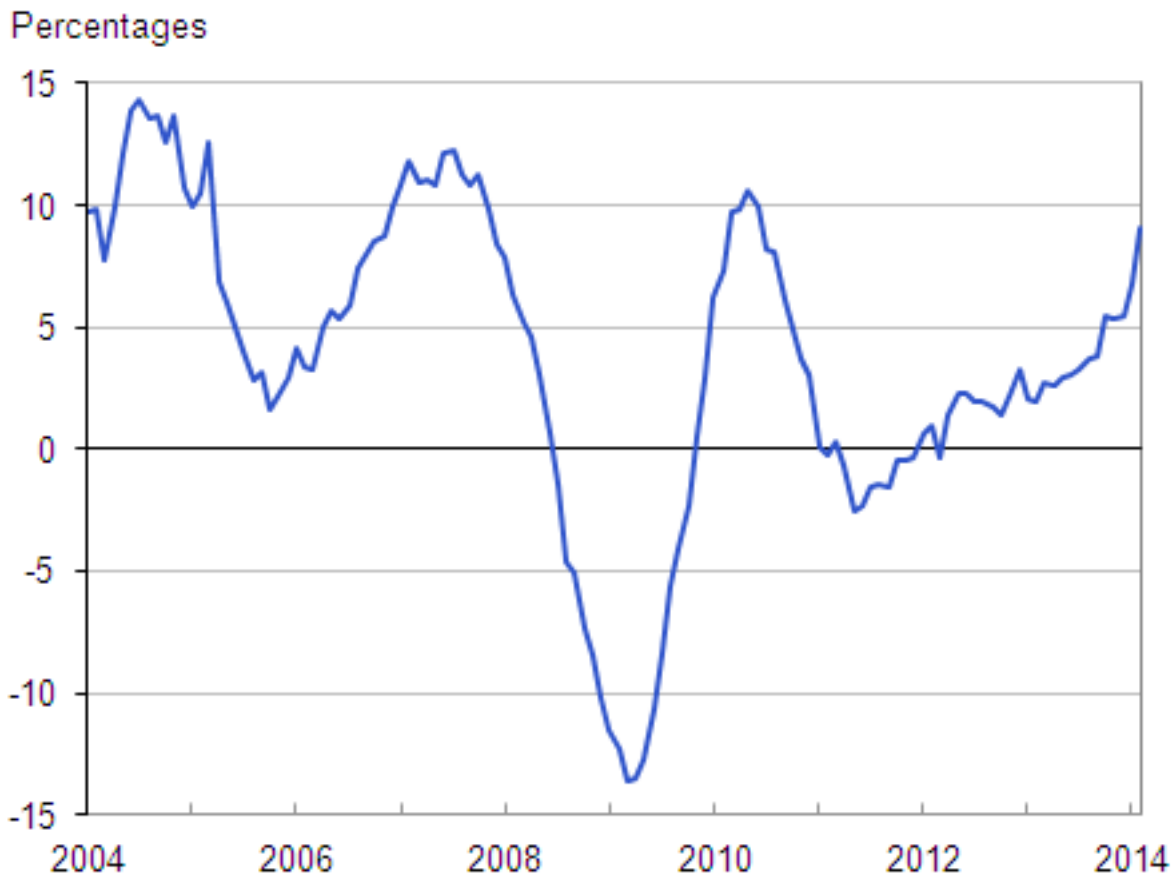
The figures published in this release are not seasonally adjusted unless otherwise stated.

House Price Index UK Summary

UK average house prices increased by 9.1% over the year to February 2014, up from an increase of 6.8% in the year to January 2014. This annual increase is the highest since June 2010 and follows the moderate house price increases the UK has experienced since April 2012 (Figure 1) and is driven in large part by increases in London. The average UK mix-adjusted house price in February 2014 was £253,000.

Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to February 2014

12 month percentage change



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

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In February 2014, the UK mix-adjusted House Price Index reached 192.2 (Figure 2). This is up 0.5% from the record level witnessed in January 2014, when the index reached 191.3 and 3.6% higher than the pre-financial crisis peak of 185.5 in January 2008.

Figure 2: Index values, UK all dwellings from January 2004 to February 2014

Index values February 2002=100

**Notes:**

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

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On a seasonally adjusted basis, average house prices increased by 1.9% between January and February 2014 compared with a fall of 0.2% in average prices during the same period a year earlier.

Table A: House Price Index - Summary of UK all dwellings, February 2014

Index - February 2002=100

| | | House Price Index: UK All Dwellings | | | | |
|------|-----|-------------------------------------|-------------------------|---------|------------------------|-----------|
| | | Index | % 12 month change | Index | % monthly change | £ |
| | | NSA | NSA | SA | SA | NSA |
| 2012 | Jan | 175.5 | 0.6 | 174.9 | 0.4 | 229,000 |
| | Feb | 172.8 | 1.0 | 175.4 | 0.3 | 226,000 |
| | Mar | 172.6 | -0.4 | 174.9 | -0.3 | 225,000 |
| | Apr | 175.1 | 1.4 | 175.9 | 0.6 | 229,000 |
| | May | 175.1 | 2.3 | 175.9 | 0.0 | 229,000 |
| | Jun | 177.1 | 2.3 | 176.5 | 0.3 | 231,000 |
| | Jul | 179.1 | 2.0 | 176.5 | 0.0 | 234,000 |
| | Aug | 179.3 | 1.9 | 176.7 | 0.1 | 234,000 |
| | Sep | 178.2 | 1.7 | 176.4 | -0.1 | 233,000 |
| | Oct | 176.7 | 1.4 | 176.9 | 0.2 | 231,000 |
| | Nov | 177.6 | 2.2 | 177.6 | 0.5 | 232,000 |
| | Dec | 178.7 | 3.3 | 179.4 | 0.9 | 233,000 |
| 2013 | Jan | 179.2 | 2.1 | 178.3 | -0.7 | 237,000 |
| | Feb | 176.1 | 1.9 | 178.2 R | -0.2 R | 233,000 |
| | Mar | 177.3 | 2.7 | 179.1 R | 0.5 | 235,000 |
| | Apr | 179.7 | 2.6 | 180.1 R | 0.6 R | 238,000 |
| | May | 180.2 | 2.9 | 181.0 R | 0.5 R | 239,000 |
| | Jun | 182.5 | 3.1 | 181.9 R | 0.5 | 242,000 |
| | Jul | 185.0 | 3.3 | 182.7 | 0.4 | 245,000 |
| | Aug | 185.9 | 3.7 | 183.6 | 0.5 | 246,000 |
| | Sep | 185.0 | 3.8 | 183.8 R | 0.1 | 245,000 |
| | Oct | 186.4 | 5.5 | 186.6 R | 1.5 | 247,000 |
| | Nov | 187.2 | 5.4 | 187.7 R | 0.6 | 248,000 |
| | Dec | 188.5 | 5.5 | 189.7 R | 1.0 R | 250,000 |
| 2014 | Jan | 191.3 | 6.8 | 190.7 R | 0.6 | 252,000 R |

Feb 192.2 9.1 194.2 1.9 253,000

Table notes:

1. Prices rounded to the nearest £1,000.
2. Average house prices are not comparable between years as they reflect a different mix of houses being transacted. Indices have been chain linked so they are comparable year-on-year. For more information please see the re-weighting section in the background notes.
3. SA = Seasonally adjusted.
4. NSA = Not seasonally adjusted.

Download table

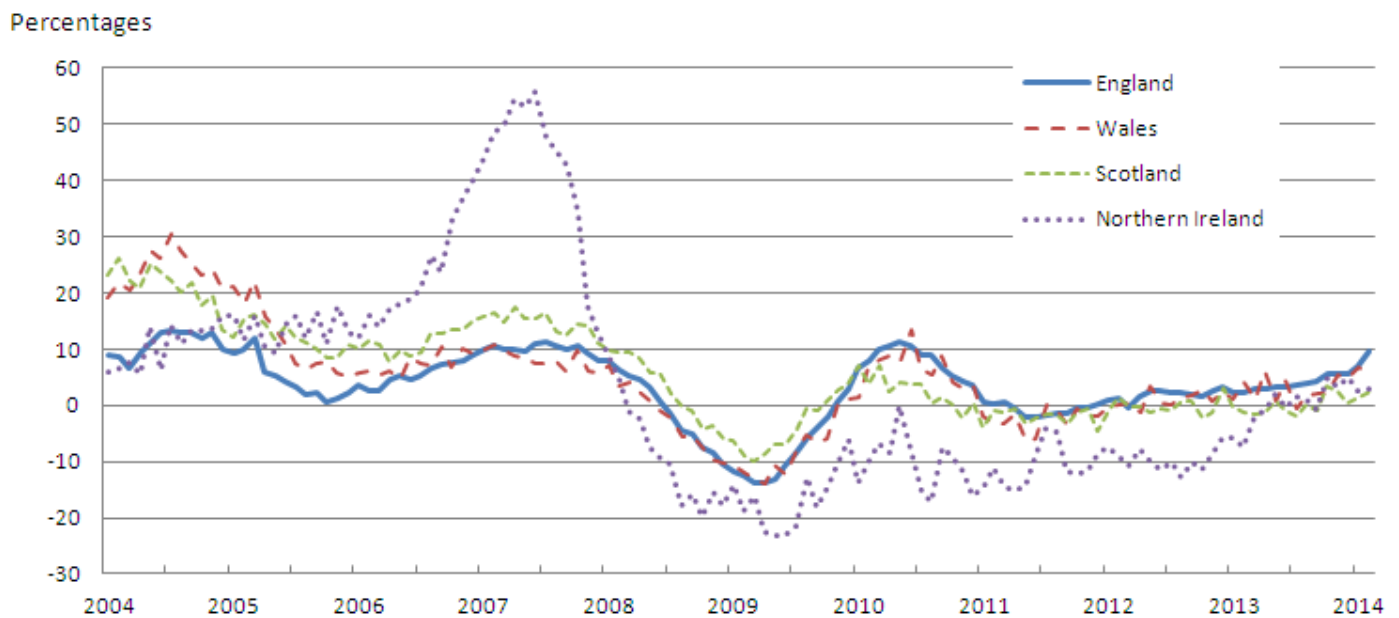
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House Price Index by Country

During the year to February 2014, average house prices increased 9.7% in England, 5.3% in Wales, 2.4% in Scotland and 2.8% in Northern Ireland (Figure 3). This is the highest annual increase in England since June 2010, when prices increased by 10.5%.

Figure 3: All dwellings annual house price rates of change by country, January 2004 to February 2014

12 month percentage change



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

Download chart

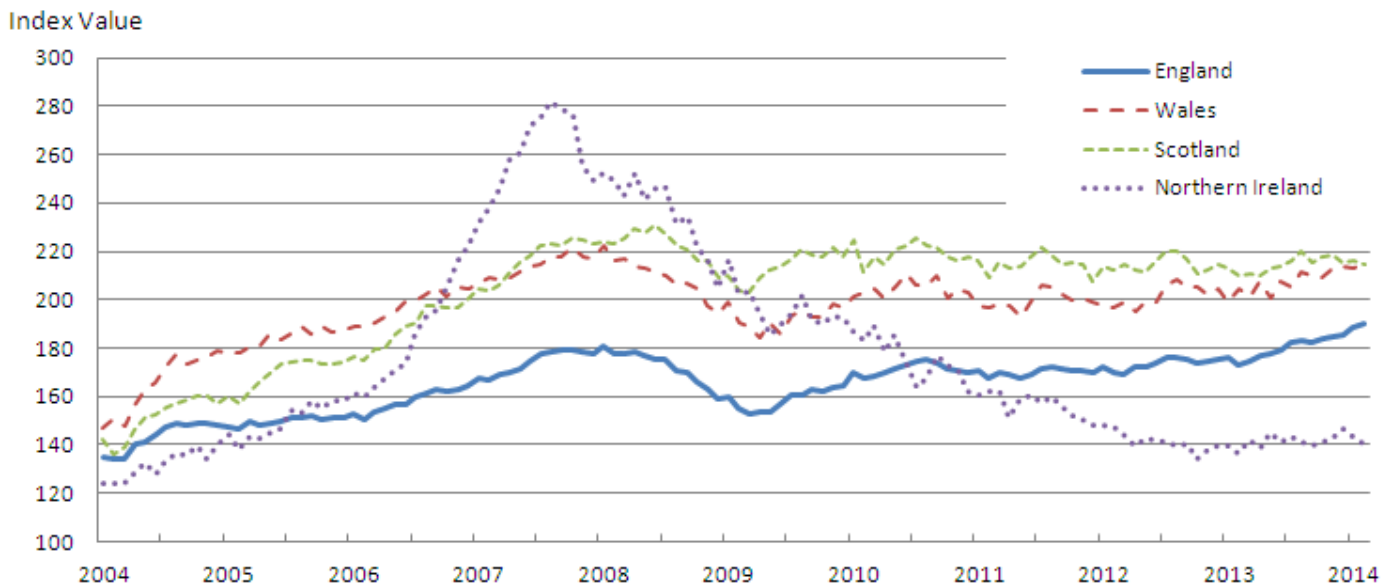
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England is the only UK country where property prices are now higher than the pre-financial crisis peak of January 2008 (Figure 4).

The England index reached 189.8 in February 2014. This is 5.0% higher than the peak in January 2008 of 180.8. The index for Northern Ireland (140.2) in February 2014 is 50.2% below the peak of August 2007 (281.5). The index for Scotland (214.9) in February 2014 is 6.8% below the peak of June 2008 (230.6). The index for Wales (215.7) in February 2014 is 2.9% below the peak of January 2008 (222.1).

Figure 4: Mix-adjusted House Price Index by UK countries from January 2004 to February 2014

Index level (Feb 2002=100)



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

Download chart

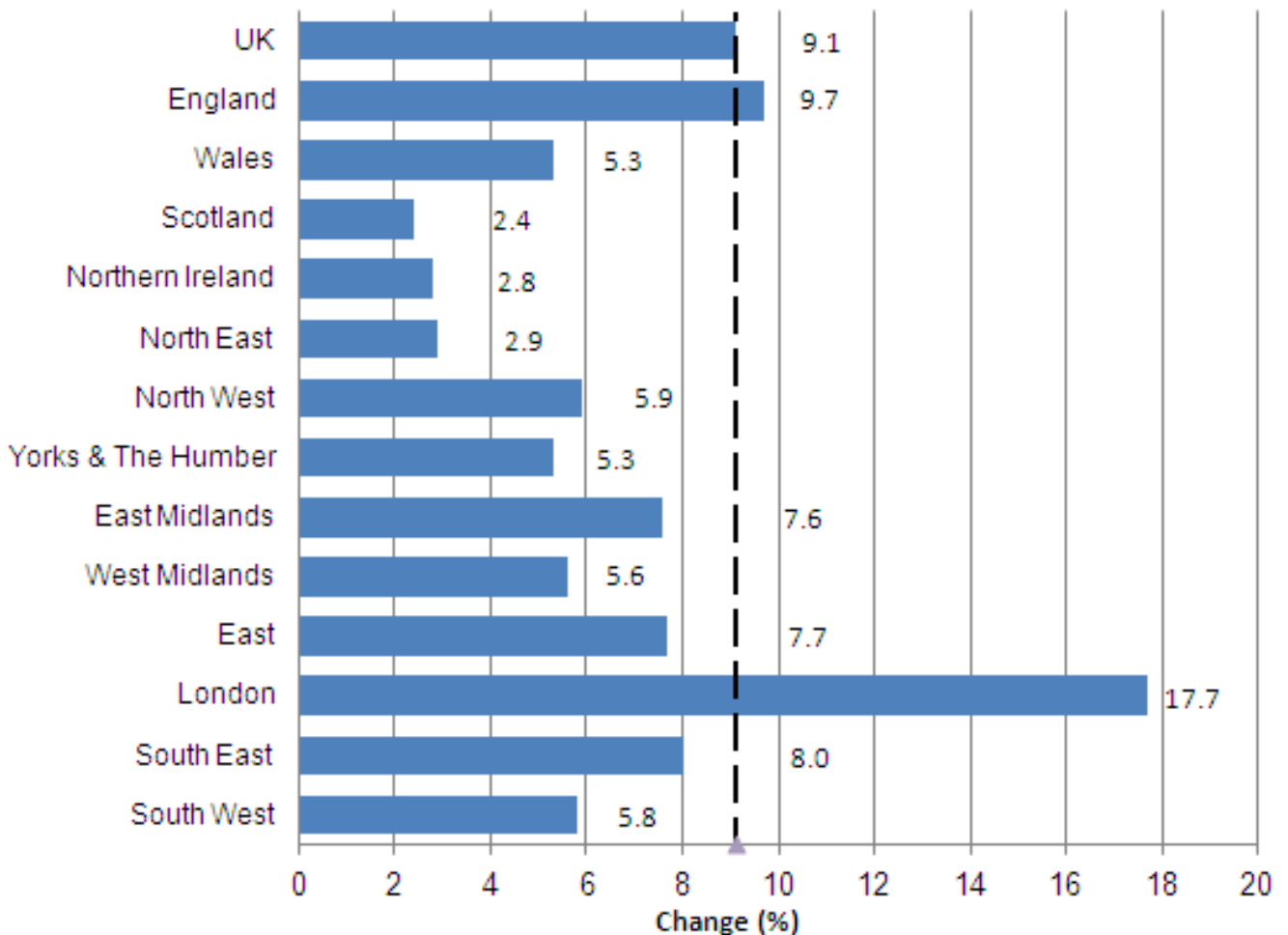
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House Price Index by Region

Average house prices increased in all nine English regions over the year to February 2014 (Figure 5). The largest increase was again in London at 17.7% (which is the largest annual increase in London since July 2007 when prices increased by 18.8%) followed by the South East (8.0%) and the East of England (7.7%). Excluding London and the South East, UK house prices increased by 5.8% over the year to February 2014.

Figure 5: All dwellings annual house price rates of change: UK, country and regions

12 month percentage change for February 2014



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

Download chart

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(34 Kb)

The indices for three out of the nine English regions are higher than at their pre-financial crisis peak in 2008. The index for London (217.3) is 24.5% higher than the pre-financial crisis peak in January 2008 (174.5). The South East is 4.5% above the peak of January 2008 (166.5) with an index of 174.0 in February 2014. The East of England is 2.6% above the January 2008 peak (168.4) with an index of 172.8.

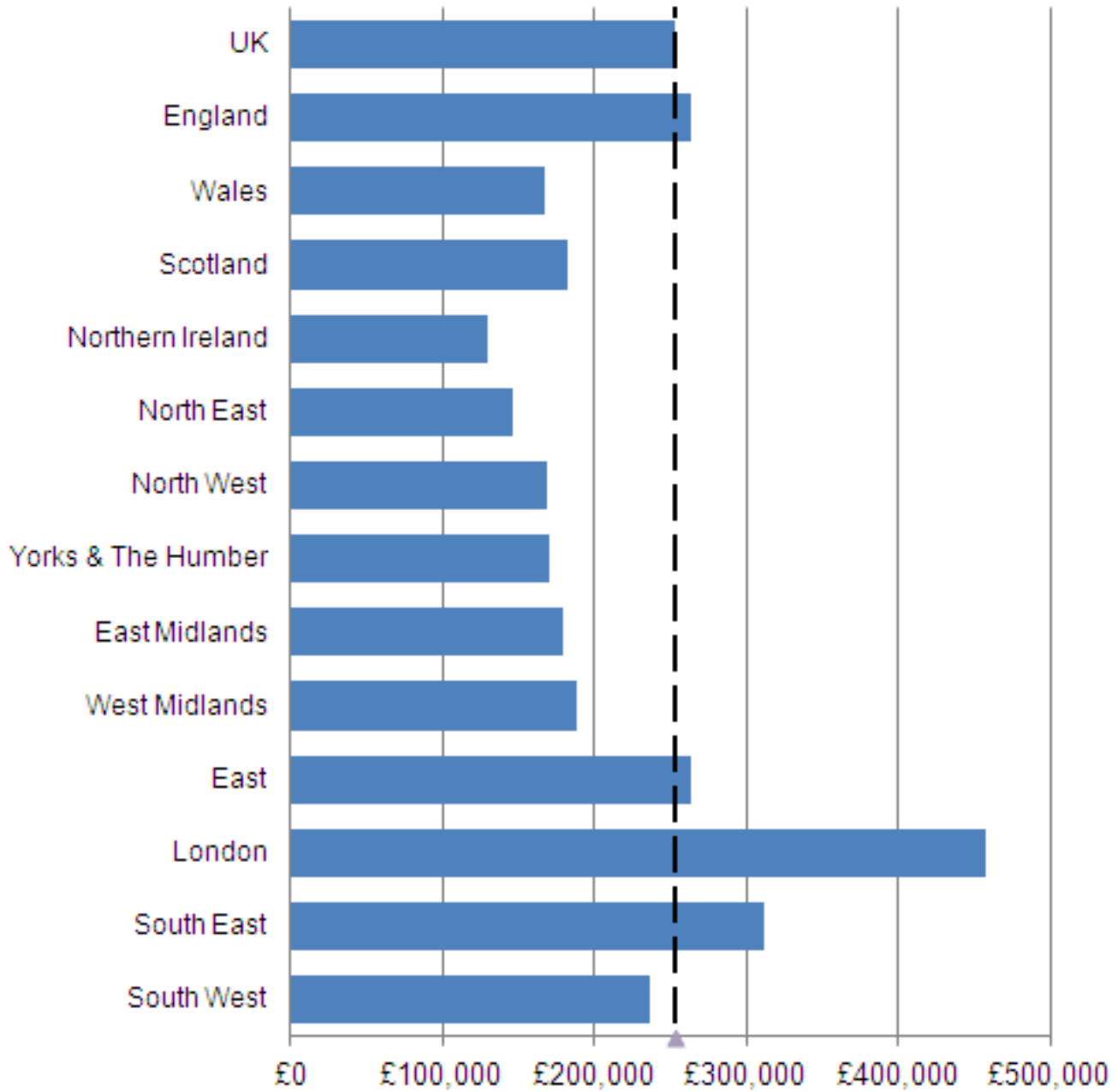
Average House Prices in Countries and Regions

Average mix-adjusted house prices in February 2014 stood at £264,000 in England, £167,000 in Wales, £130,000 in Northern Ireland and £183,000 in Scotland (Figure 6). In February 2014, London continues to be the English region with the highest average house price at £458,000 and the North East had the lowest average house price at £146,000. London, the South East and the East of England all had prices higher than the UK average price of £253,000.

Excluding London and the South East, the average UK mix-adjusted house price was £196,000.

Figure 6: Mix-adjusted average house price: UK, country and region

House Prices for February 2014



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

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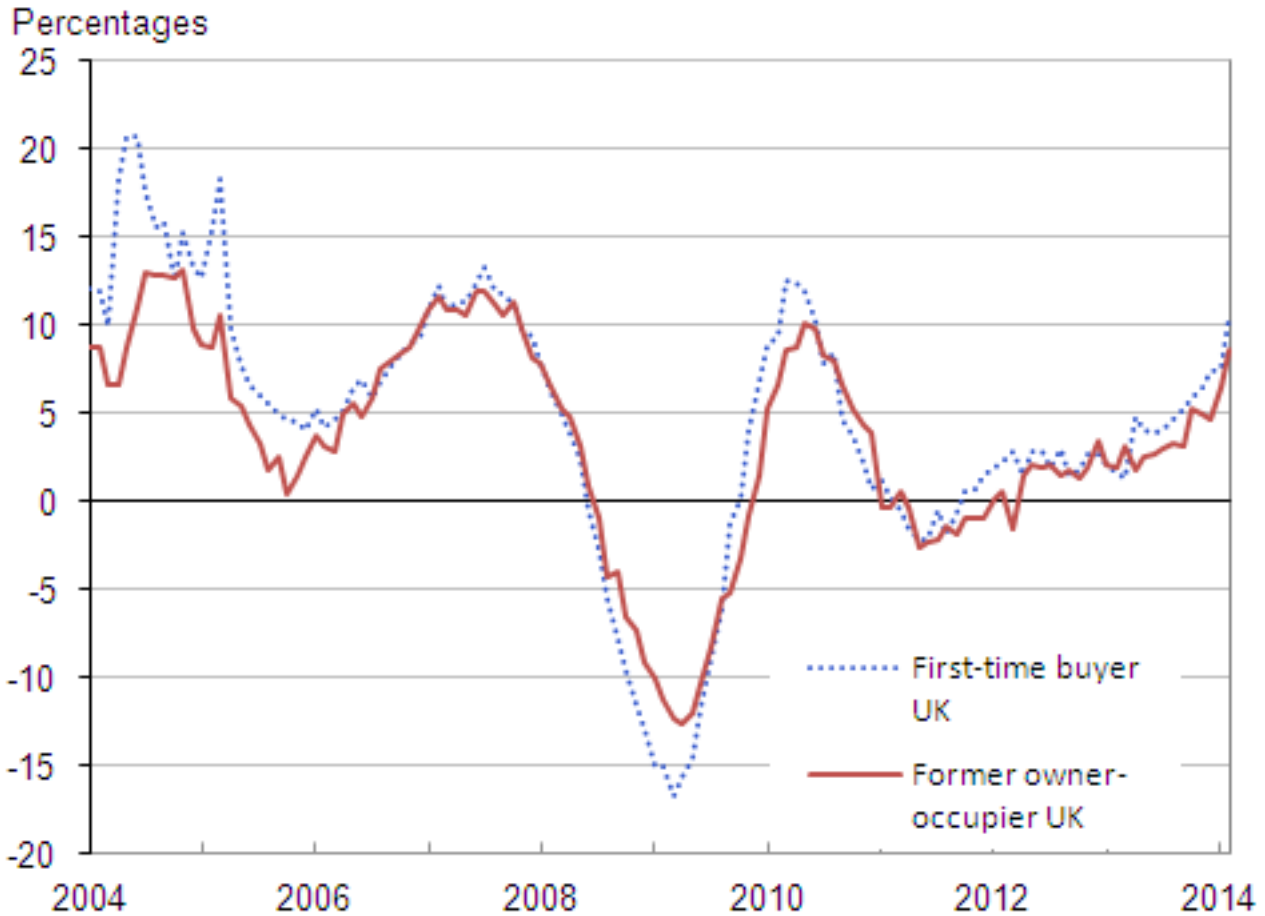
House Price Index by Type of Buyer

The average price for properties bought by first-time buyers increased by 10.5% over the year to February 2014, up from an increase of 7.6% in January 2014 (Figure 7). In February 2014 the average price paid for a house by a first-time buyer was £192,000.

The average price for properties bought by former owner-occupiers (existing owners) increased by 8.6% in the year to February 2014, up from an increase of 6.5% in January 2014. In February 2014, the average price paid for a house by a former owner-occupier was £292,000.

Figure 7: UK annual house price rates of change by type of buyer, January 2004 to February 2014

12 month percentage change



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

Download chart
[XLS](#) [XLS format](#)

(35.5 Kb)

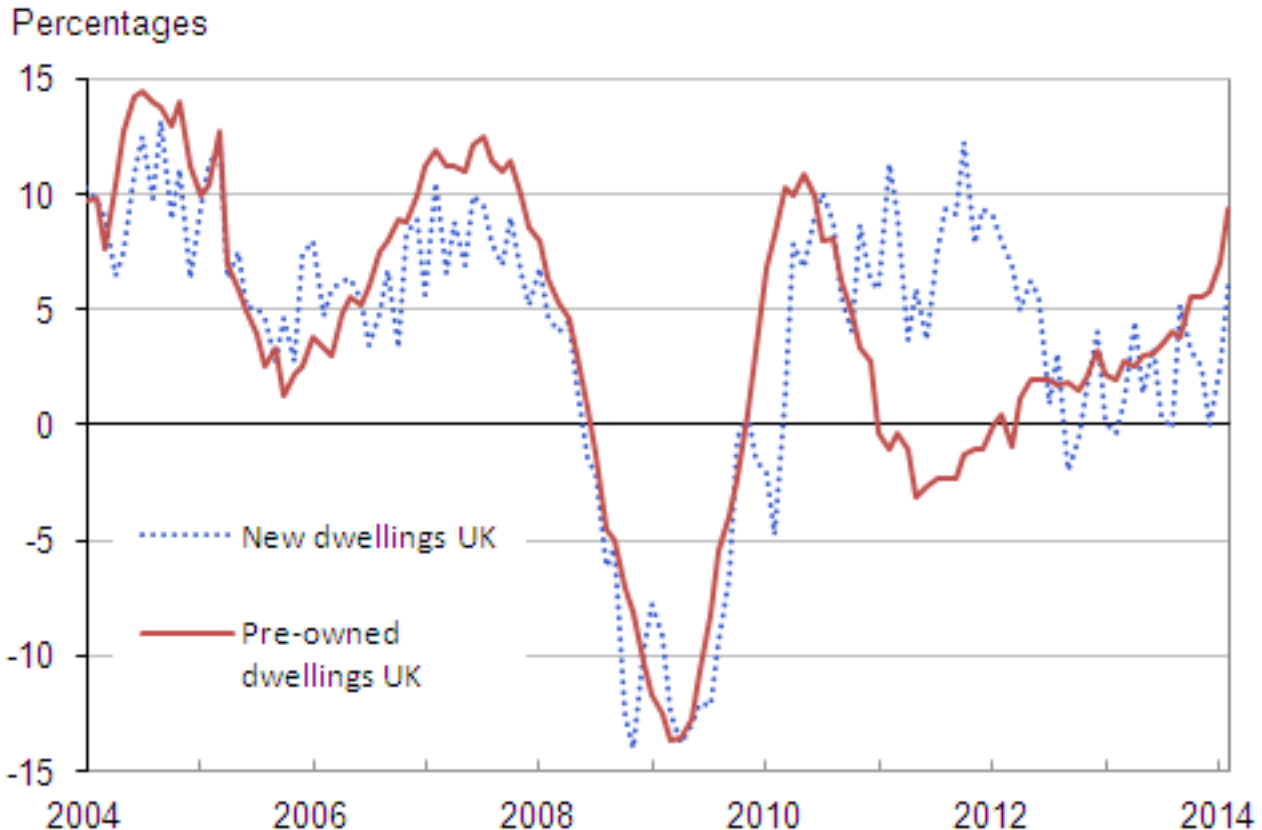
House Price Index by New and Pre-owned Dwellings

During the year to February 2014 prices paid for new dwellings increased by 6.0% on average, compared with an increase of 2.5% in the year to January 2014 (Figure 8). The average UK house price for new dwellings in February 2014 was £245,000.

During the year to February 2014 prices paid for pre-owned dwellings increased by 9.4% on average, compared with an increase of 7.1% in the year to January 2014. The average UK house price for pre-owned dwellings in February 2014 was £254,000.

Figure 8 : UK annual house price rates of change by type of dwelling, January 2004 to February 2014

12 month percentage change



Notes:

1. Not seasonally adjusted.
2. Data collected via the Regulated Mortgage Survey.

Download chart

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(41 Kb)

Data Tables

[ONS HPI monthly and quarterly reference tables \(3.4 Mb Excel sheet\)](#) (number 1 to 19). This reference table provides full historical series for the monthly tables accompanying the House Price Index statistical bulletin. This month, tables 1 to 9 have been updated with the latest monthly estimates for February 2014. The seasonally adjusted figures for the last 12 months in Table 7 have also been revised this month as scheduled.

[ONS HPI annual tables \(1.17 Mb Excel sheet\)](#) (number 20 to 39). This reference table contains all the annual live tables. No annual tables have been updated this month. The next scheduled update of this table is July 2014.

[ONS weights summary \(74 Kb Excel sheet\)](#). This reference table provides a summary of the aggregated mix-adjustment weights used in the production of the HPI for the period 2011 to 2014. The mix-adjustment weights are updated in the February HPI each year.

User Engagement

The Office for National Statistics would welcome your views on the data presented in this statistical bulletin. Please contact the House Price Index team using the email address below to discuss any aspect of the data, including your views on how ONS can improve the data.

hpi@ons.gsi.gov.uk

Background notes**1. New this month**

New house price data for February 2014 are published this month. The [monthly and quarterly reference table \(3.4 Mb Excel sheet\)](#) has been updated to include data for February 2014.

Revisions this month

[New mix-adjustment weights for 2014 \(74 Kb Excel sheet\)](#) have been implemented in the current release. This update has revised the January 2014 mix-adjusted prices (in tables 2, 4 and 6). There are small revisions to the seasonally adjusted series for the last 12 months, which are expected from the monthly seasonal adjustment process.

Revisions next month

Small revisions are expected for the January 2014 and February 2014 HPI figures as scheduled. These reflect quarterly submissions delivered by a small proportion of mortgage lenders.

2. Taking forward the recommendations from the National Statistician's review of UK house price statistics - update

In [July 2013](#), it was announced that following agreement across the four producers of official house price statistics (Land Registry, Office for National Statistics, Registers of Scotland and Land & Property Services, Northern Ireland), a joint project would be initiated to consider the development of a single definitive UK House Price Index (HPI) from which official providers can report on their own areas of responsibility in a way that can be directly compared. This collaborative approach would hopefully allow the publishing of consistent HPI data at a national, regional and sub-regional level across the UK.

Since July, work has focused on assessing the current sources of data used in the production of official house price statistics and the feasibility of combining these sources to produce a single, definitive HPI. Whilst good progress has been made, further work is now required to investigate sources of property attributes data that would be required to supplement the current data and to begin assessing the different methodologies that could potentially be used to produce a definitive index. This additional analysis will take place during the next few months with the aim of identifying a suitable methodology and comprehensive source of property attributes data that could be used to produce the definitive HPI. Details regarding this analysis and any further development will be made available in the first half of 2014.

If you have any questions regarding the proposed development and the analysis taking place, please use the following email address to contact us: hpi@ons.gsi.gov.uk

This update was first published in October 2013.

3. Relevance of the ONS House Price Index

The ONS HPI is an important measure of house price inflation for the UK and together with the Land Registry HPI, it is one of the main house price indices used by central and local government to support decision making in the UK. Other users include private individuals, surveyors and analysts in financial institutions.

The ONS HPI is also an important input into the housing cost component of RPIJ and RPI retail price indices. Each month a customised HPI delivery is produced using a sub-sample of the full data set for use in RPIJ and RPI.

4. Revisions policy

At the end of every quarter, as well as releasing final figures for the latest month, ONS revises the figures from the previous two months. This is done because some mortgage lenders, which account for 1 to 2% of all records, provide their data on a quarterly rather than monthly basis.

Additionally, data will be revised for the previous month if more than 1,000 additional cases are received in a subsequent month.

In July 2013 the methodology used to seasonally adjust the HPI was updated following a review and brings the HPI in line with ONS best practice for seasonal adjustment. Seasonal factors are now estimated on a monthly basis and therefore may result in small revisions to the previous 12 months data. This updated process improves the accuracy of the seasonally adjusted figures.

Other revisions to historical data (other than those currently due for revision) will be made only if the revision is substantial.

In all cases, the revised figures are labeled with a 'R' and the reason for the revision explained under the 'New this month' section of the background notes.

5. Methodology

Data sources

Since October 2005 the ONS HPI (formerly the DCLG HPI) has been based on a sample of mortgage completions data from the Regulated Mortgage Survey (RMS) as collected by the Council of Mortgage Lenders (CML).

The number of transactions received from the RMS is affected by the total number of mortgages completed for house purchase in any period. During 2011 the sample covered 65-70% of all UK mortgage completions.

Price methodology

The ONS HPI is mix-adjusted to allow for differences between houses sold (for example type, number of rooms, location) in different months within a year. House prices are modelled using a combination of characteristics to produce a model containing around 100,000 cells (one such cell could be first-time buyer, old dwelling, one bedroom flat purchased in London). Each month estimated prices for all cells are produced by the model and then combined with their appropriate weight to produce mix-adjusted average prices. The index values are based on growth rates in the mix-adjusted average house prices and are annually chain linked. More information on the model used is available via [the hedonic model methodology paper \(246.4 Kb Pdf\)](#) published on the [HPI User Guidance webpage](#).

Re-weighting

The ONS HPI is a weighted Laspeyres-type index. In January of each year the index weights are updated based on the relative numbers of transactions during the previous three years, which are grossed to total transactions obtained from Land Registry. Applying new weights ensures that the index keeps up to date with changes in the types of properties that are being purchased, and therefore reflects the price of the average property. A high level summary of the weights used in the calculation of the ONS HPI can be found in the [HPI weights summary reference table \(74 Kb Excel sheet\)](#).

One consequence of changing the weights every year is that the mix-adjusted house prices cannot be compared between years as the weights are different. The index itself is constructed on a chain-linked basis, which enables year-on-year comparisons to be made. This means that the year-on-year change in the index for June 2011, say, is effectively the change in the average price from June to January 2011 (using the weights for 2010) combined with the change in the average price from January to June 2011 using the weights for 2011. Therefore, the year-on-year change in the index is not the same as the year-on-year change in the mix-adjusted average price. More information on the HPI methodology is available on the [DCLG Website](#).

Seasonal adjustment

The housing market shows seasonal effects that affect house prices. For example, prices have tended to be higher during the summer months than during the winter months. These seasonal effects are estimated and adjusted for in order to calculate month-on-month price changes. Seasonally adjusted figures are provided at a national level in Table 7 alongside the non-seasonally adjusted figures of the other tables. Seasonal adjustment is performed each month and reviewed each year, using the standard and widely used software X-12-ARIMA. Seasonally adjusted house price estimates are used to report monthly percentage changes. All other figures such as annual rates of change and average house prices are based on non-seasonally adjusted estimates, unless otherwise stated.

6. Other house price statistics

Currently there are a number of different sources of house price statistics published in addition to the ONS HPI. There will be differences in the data published by each source as there are differences in both the data and methodology used. Therefore the ONS HPI is not directly comparable with these other indicators. Further details on the differences between official house price statistics can be found in the article [Official House Price Statistics Explained](#).

Land Registry House Price Index

All residential property transactions in England and Wales are recorded by Land Registry. These transactions are used for calculating the Land Registry index. This index is based on repeat-sales regression, which calculates the change in price of any property transacted twice since 1995. Therefore new build properties are excluded from the index. Land Registry publishes indices at a sub-regional level. The Land Registry HPI is normally published on the 20th working day of every month, and refers to all transactions of the preceding month.

The Land Registry HPI can be accessed via the [Land Registry's website](#).

Registers of Scotland Official Quarterly Housing Market Statistics

Registers of Scotland records all the property transactions in Scotland. It produces average house prices based on arithmetic means of these transactions, which is published as the [Quarterly Housing Market Statistics](#) in the second month after the month to which the figures refer to.

Northern Ireland Residential Property Price Index

The Land & Property Services assisted by the Northern Ireland Statistics & Research Agency (NISRA) publish a [quarterly Residential Property Prices Index \(RPPI\) for Northern Ireland](#). The index measures change in the price of residential property sales recorded by Her Majesty's Revenue & Customs. This is a new official statistic, first published in quarter 1 of 2012.

Halifax House Price Index and Nationwide House Price Index

Both [Halifax](#) and [Nationwide](#) produce house price indices based on their own mortgage approvals only and therefore, like the ONS HPI, will not include any cash transactions. They both have UK-wide coverage, and since the Halifax and Nationwide use only their own in-house data they can process them immediately and do not have to await the receipt of data from other lenders. This means that they are more timely than the ONS HPI.

LSL Acadata House Price Index

The LSL Acadata (previously the LSL Property Services/Acadametrics) HPI is the only house price index to reflect all transactions, as opposed to data samples, and provides mix and seasonally adjusted results at national, regional and county/unitary district/London borough levels.

The index can be accessed at [Acadata](#).

In addition, other indices are also produced. Rightmove tracks the asking prices of properties in its website and the Royal Institute of Chartered Surveyors (RICS) produces an opinion survey of its surveyors regarding the direction that prices are moving in.

Full details on the alternative house price statistics can be accessed via the [National Statistician's Review of House Price Statistics](#).

7. Accessibility

This bulletin includes the February 2014 data. Future publication dates for this statistical bulletin are available via the [Publication Hub](#).

8. General

Details of the policy governing the release of new data are available from the Media Relations Office. Also available is a list of the names of those given [pre-release access](#) to the contents of this release.

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9. Details of the policy governing the release of new data are available by visiting www.statisticsauthority.gov.uk/assessment/code-of-practice/index.html or from the Media Relations Office email: media.relations@ons.gsi.gov.uk

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Statistical contacts

| Name | Phone | Department | Email |
|---------------------|--------------------|--------------------------------|--|
| Christopher Jenkins | +44 (0)1633 455474 | Office for National Statistics | christopher.jenkins@ons.gsi.gov.uk |

Next Publication Date:

20 May 2014

Issuing Body:

Office for National Statistics

Media Contact Details:

Telephone: 0845 604 1858
(8.30am-5.30pm Weekdays)

Emergency out of hours (limited service): 07867 906553

Email:

media.relations@ons.gsi.gov.uk

3 Mix-adjusted House Price Index and annual house price change by type of buyer, UK (DCLG table A3)
Type of buyer, All dwellings

| | not seasonally adjusted | |
|-------------------------------------|-------------------------|-----------------------|
| | First time buyer | Former Owner Occupier |
| | UK | UK |
| Index level (Feb 2002=100.0) | | |
| 2008 Jan | 187.9 | 185.4 |
| Feb | 184.9 | 181.9 |
| Mar | 185.7 | 181.9 |
| Apr | 186.7 | 182.6 |
| May | 186.3 | 180.8 |
| Jun | 183.8 | 179.9 |
| Jul | 182.8 | 180.1 |
| Aug | 177.2 | 175.3 |
| Sep | 173.1 | 176.4 |
| Oct | 169.5 | 172.0 |
| Nov | 164.4 | 169.7 |
| Dec | 162.2 | 165.2 |
| 2009 Jan | 159.5 | 166.7 |
| Feb | 157.3 | 161.3 |
| Mar | 154.6 | 159.3 |
| Apr | 157.3 | 159.4 |
| May | 159.1 | 159.1 |
| Jun | 162.4 | 161.3 |
| Jul | 166.5 | 165.2 |
| Aug | 166.3 | 165.7 |
| Sep | 170.8 | 167.3 |
| Oct | 169.6 | 166.6 |
| Nov | 171.0 | 168.3 |
| Dec | 173.3 | 167.5 |
| 2010 Jan | 173.6 | 175.4 |
| Feb | 171.8 | 172.0 |
| Mar | 174.1 | 173.0 |
| Apr | 176.8 | 173.5 |
| May | 178.1 | 175.2 |
| June | 179.1 | 177.1 |
| July | 179.4 | 178.9 |
| Aug | 180.3 | 178.9 |
| Sep | 178.7 | 178.5 |
| Oct | 176.0 | 175.4 |
| Nov | 174.9 | 175.5 |
| Dec | 174.5 | 174.1 |
| 2011 Jan | 175.8 | 174.7 |
| Feb | 172.1 | 171.5 |
| Mar | 173.2 | 174.0 |
| Apr | 174.2 | 172.8 |
| May | 174.3 | 170.6 |
| June | 175.3 | 173.0 |
| July | 178.6 | 175.1 |
| Aug | 176.9 | 176.4 |
| Sep | 177.5 | 175.1 |
| Oct | 177.0 | 173.8 |
| Nov | 176.2 | 173.7 |
| Dec | 177.0 | 172.2 |
| 2012 Jan | 179.1 | 174.9 |
| Feb | 176.0 | 172.3 |
| Mar | 178.0 | 171.2 |
| Apr | 176.7 | 175.2 |
| May | 179.3 | 174.2 |
| Jun | 180.3 | 176.5 |
| Jul | 181.9 | 178.8 |
| Aug | 182.2 | 178.9 |
| Sep | 180.2 | 178.1 |
| Oct | 180.2 | 176.1 |
| Nov | 181.0 | 177.0 |
| Dec | 181.7 | 178.3 |
| 2013 Jan | 182.7 | 178.6 |
| Feb | 178.9 | 175.7 |
| Mar | 180.4 | 176.8 |
| Apr | 185.1 | 178.4 |
| May | 186.6 | 178.4 |
| Jun | 187.3 | 181.4 |
| Jul | 189.2 | 184.2 |
| Aug | 190.7 | 184.9 |
| Sep | 189.8 | 183.9 |
| Oct | 190.9 | 185.4 |
| Nov | 192.6 | 185.9 |
| Dec | 195.2 | 186.7 |
| 2014 Jan | 196.6 | 190.1 |
| Feb | 197.8 | 190.8 |

Notes
R = data revised

4 Mix-adjusted average house prices by type of buyer, UK (DCLG table A4)
Type of buyer, All dwellings

| | £, not seasonally adjusted | |
|-----------------------|----------------------------|-----------------------|
| | First time buyer | Former Owner Occupier |
| | UK | UK |
| 2008 Jan | 163,000 | 256,000 |
| Feb | 161,000 | 251,000 |
| Mar | 161,000 | 251,000 |
| Apr | 162,000 | 252,000 |
| May | 162,000 | 249,000 |
| Jun | 160,000 | 248,000 |
| Jul | 159,000 | 248,000 |
| Aug | 154,000 | 242,000 |
| Sep | 150,000 | 243,000 |
| Oct | 147,000 | 237,000 |
| Nov | 143,000 | 234,000 |
| Dec | 141,000 | 228,000 |
| 2009 Jan | 138,000 | 230,000 |
| Feb | 136,000 | 223,000 |
| Mar | 134,000 | 220,000 |
| Apr | 136,000 | 220,000 |
| May | 137,000 | 220,000 |
| Jun | 140,000 | 223,000 |
| Jul | 144,000 | 228,000 |
| Aug | 144,000 | 229,000 |
| Sep | 148,000 | 231,000 |
| Oct | 146,000 | 230,000 |
| Nov | 148,000 | 233,000 |
| Dec | 150,000 | 231,000 |
| 2010 Jan | 151,000 | 242,000 |
| Feb | 150,000 | 237,000 |
| Mar | 152,000 | 239,000 |
| Apr | 154,000 | 240,000 |
| May | 155,000 | 242,000 |
| June | 156,000 | 244,000 |
| July | 156,000 | 247,000 |
| Aug | 157,000 | 247,000 |
| Sep | 156,000 | 246,000 |
| Oct | 153,000 | 242,000 |
| Nov | 152,000 | 242,000 |
| Dec | 152,000 | 240,000 |
| 2011 Jan | 161,000 | 250,000 |
| Feb | 157,000 | 245,000 |
| Mar | 158,000 | 249,000 |
| Apr | 159,000 | 247,000 |
| May | 159,000 | 244,000 |
| June | 160,000 | 247,000 |
| July | 163,000 | 250,000 |
| Aug | 162,000 | 252,000 |
| Sep | 162,000 | 250,000 |
| Oct | 162,000 | 248,000 |
| Nov | 161,000 | 248,000 |
| Dec | 162,000 | 246,000 |
| 2012 Jan | 171,000 | 263,000 |
| Feb | 168,000 | 259,000 |
| Mar | 170,000 | 258,000 |
| Apr | 169,000 | 264,000 |
| May | 171,000 | 262,000 |
| Jun | 172,000 | 266,000 |
| Jul | 174,000 | 269,000 |
| Aug | 174,000 | 269,000 |
| Sep | 172,000 | 268,000 |
| Oct | 172,000 | 265,000 |
| Nov | 173,000 | 266,000 |
| Dec | 174,000 | 268,000 |
| 2013 Jan ¹ | 177,000 | 273,000 |
| Feb | 173,000 | 269,000 |
| Mar | 175,000 | 270,000 |
| Apr | 179,000 | 273,000 |
| May | 181,000 | 273,000 |
| Jun | 182,000 | 277,000 |
| Jul | 183,000 | 282,000 |
| Aug | 185,000 | 283,000 |
| Sep | 184,000 | 281,000 |
| Oct | 185,000 | 284,000 |
| Nov | 187,000 | 284,000 |
| Dec | 189,000 | 286,000 |
| 2014 Jan ^R | 191,000 | 291,000 |
| Feb | 192,000 | 292,000 |

Notes
1 See footnote 1 in Table 2
R = data revised

**3 Mix-adjusted House Price Index and
annual house price change by type
of buyer, UK (DCLG table A3)
Type of buyer, All dwellings**

not seasonally adjusted

| | First time buyer UK | Former Owner Occupier UK |
|--|------------------------|--------------------------------|
| Percentage change on a year earlier | | |
| 2009 Jan | -15.1 | -10.1 |
| Feb | -15.0 | -11.3 |
| Mar | -16.7 | -12.4 |
| Apr | -15.7 | -12.7 |
| May | -14.6 | -12.0 |
| Jun | -11.7 | -10.3 |
| Jul | -8.9 | -8.3 |
| Aug | -6.1 | -5.5 |
| Sep | -1.3 | -5.2 |
| Oct | 0.1 | -3.2 |
| Nov | 4.0 | -0.8 |
| Dec | 6.8 | 1.4 |
| 2010 Jan | 8.9 | 5.2 |
| Feb | 9.3 | 6.6 |
| Mar | 12.6 | 8.6 |
| Apr | 12.4 | 8.8 |
| May | 11.9 | 10.1 |
| June | 10.3 | 9.8 |
| July | 7.8 | 8.3 |
| Aug | 8.4 | 8.0 |
| Sep | 4.6 | 6.7 |
| Oct | 3.8 | 5.3 |
| Nov | 2.3 | 4.3 |
| Dec | 0.7 | 3.9 |
| 2011 Jan | 1.2 | -0.4 |
| Feb | 0.2 | -0.3 |
| Mar | -0.5 | 0.6 |
| Apr | -1.5 | -0.4 |
| May | -2.1 | -2.6 |
| June | -2.1 | -2.3 |
| July | -0.5 | -2.1 |
| Aug | -1.9 | -1.4 |
| Sep | -0.7 | -1.9 |
| Oct | 0.6 | -0.9 |
| Nov | 0.7 | -1.0 |
| Dec | 1.4 | -1.0 |
| 2012 Jan | 1.9 | 0.1 |
| Feb | 2.3 | 0.5 |
| Mar | 2.8 | -1.6 |
| Apr | 1.5 | 1.4 |
| May | 2.9 | 2.1 |
| Jun | 2.9 | 2.0 |
| Jul | 1.9 | 2.1 |
| Aug | 3.0 | 1.4 |
| Sep | 1.5 | 1.7 |
| Oct | 1.8 | 1.3 |
| Nov | 2.7 | 1.9 |
| Dec | 2.7 | 3.5 |
| 2013 Jan | 2.1 | 2.1 |
| Feb | 1.6 | 2.0 |
| Mar | 1.3 | 3.2 |
| Apr | 4.8 | 1.8 |
| May | 4.1 | 2.5 |
| Jun | 3.9 | 2.7 |
| Jul | 4.0 | 3.0 |
| Aug | 4.7 | 3.3 |
| Sep | 5.3 | 3.2 |
| Oct | 5.9 | 5.3 |
| Nov | 6.4 | 5.0 |
| Dec | 7.4 | 4.7 |
| 2014 Jan | 7.6 | 6.5 |
| Feb | 10.5 | 8.6 |

Notes R = data revised

5 Mix-adjusted House Price Index and annual house price change by whether dwelling is new or second-hand, UK (DCLG table A5)
New or second-hand, all dwellings

| | not seasonally adjusted | |
|-------------------------------------|-------------------------|---------------------|
| | New dwellings | Pre-owned dwellings |
| | UK | UK |
| Index level (Feb 2002=100.0) | | |
| 2008 Jan | 175.5 | 186.5 |
| Feb | 174.5 | 183.0 |
| Mar | 173.2 | 183.3 |
| Apr | 174.9 | 184.0 |
| May | 170.0 | 182.8 |
| Jun | 169.0 | 181.5 |
| Jul | 166.0 | 181.5 |
| Aug | 158.2 | 176.7 |
| Sep | 160.6 | 176.3 |
| Oct | 148.6 | 172.6 |
| Nov | 145.9 | 169.5 |
| Dec | 156.0 | 164.7 |
| 2009 Jan | 162.1 | 164.7 |
| Feb | 158.6 | 160.1 |
| Mar | 151.6 | 158.3 |
| Apr | 150.7 | 159.2 |
| May | 147.9 | 159.7 |
| Jun | 148.7 | 162.3 |
| Jul | 145.8 | 166.7 |
| Aug | 143.3 | 167.2 |
| Sep | 150.0 | 169.3 |
| Oct | 147.7 | 168.6 |
| Nov | 146.7 | 170.4 |
| Dec | 153.6 | 170.0 |
| 2010 Jan | 158.7 | 175.8 |
| Feb | 151.0 | 173.3 |
| Mar | 153.5 | 174.5 |
| Apr | 162.5 | 175.0 |
| May | 157.9 | 177.1 |
| June | 162.0 | 178.5 |
| July | 160.5 | 180.2 |
| Aug | 156.0 | 180.8 |
| Sep | 158.4 | 179.8 |
| Oct | 153.6 | 176.9 |
| Nov | 159.5 | 176.2 |
| Dec | 163.3 | 174.7 |
| 2011 Jan | 168.1 | 175.2 |
| Feb | 168.0 | 171.6 |
| Mar | 167.5 | 173.9 |
| Apr | 168.5 | 173.2 |
| May | 167.2 | 171.7 |
| June | 167.9 | 173.7 |
| July | 172.5 | 176.0 |
| Aug | 170.7 | 176.7 |
| Sep | 172.8 | 175.7 |
| Oct | 172.4 | 174.6 |
| Nov | 172.0 | 174.2 |
| Dec | 178.6 | 172.9 |
| 2012 Jan | 183.1 | 175.2 |
| Feb | 181.4 | 172.5 |
| Mar | 179.0 | 172.4 |
| Apr | 176.9 | 175.1 |
| May | 177.5 | 175.1 |
| Jun | 177.4 | 177.2 |
| Jul | 174.1 | 179.6 |
| Aug | 175.9 | 179.7 |
| Sep | 169.3 | 178.9 |
| Oct | 171.4 | 177.2 |
| Nov | 174.8 | 177.9 |
| Dec | 185.7 | 178.5 |
| 2013 Jan | 183.3 | 179.1 |
| Feb | 180.9 | 175.9 |
| Mar | 180.8 | 177.2 |
| Apr | 184.8 | 179.6 |
| May | 180.1 | 180.4 |
| Jun | 183.3 | 182.6 |
| Jul | 174.6 | 185.9 |
| Aug | 175.8 | 186.8 |
| Sep | 178.1 | 185.6 |
| Oct | 176.9 | 187.2 |
| Nov | 179.1 | 187.9 |
| Dec | 185.7 | 188.9 |
| 2014 Jan | 187.8 | 191.7 |
| Feb | 191.7 | 192.4 |

Notes

R = data revised

6 Mix-adjusted average house prices by whether dwelling is new or second hand, UK (DCLG table A6)
New or second-hand, all dwellings

| | £, not seasonally adjusted | |
|-----------------------|----------------------------|---------------------|
| | New dwellings | Pre-owned dwellings |
| | UK | UK |
| 2008 Jan | 231,000 | 221,000 |
| Feb | 229,000 | 216,000 |
| Mar | 228,000 | 217,000 |
| Apr | 230,000 | 218,000 |
| May | 224,000 | 216,000 |
| Jun | 222,000 | 215,000 |
| Jul | 218,000 | 215,000 |
| Aug | 208,000 | 209,000 |
| Sep | 211,000 | 208,000 |
| Oct | 195,000 | 204,000 |
| Nov | 192,000 | 200,000 |
| Dec | 205,000 | 195,000 |
| 2009 Jan | 201,000 | 195,000 |
| Feb | 197,000 | 189,000 |
| Mar | 188,000 | 187,000 |
| Apr | 187,000 | 188,000 |
| May | 184,000 | 189,000 |
| Jun | 185,000 | 192,000 |
| Jul | 181,000 | 197,000 |
| Aug | 178,000 | 198,000 |
| Sep | 186,000 | 200,000 |
| Oct | 184,000 | 199,000 |
| Nov | 182,000 | 201,000 |
| Dec | 191,000 | 201,000 |
| 2010 Jan | 192,000 | 209,000 |
| Feb | 182,000 | 206,000 |
| Mar | 185,000 | 207,000 |
| Apr | 196,000 | 208,000 |
| May | 191,000 | 210,000 |
| June | 196,000 | 212,000 |
| July | 194,000 | 214,000 |
| Aug | 188,000 | 215,000 |
| Sep | 191,000 | 213,000 |
| Oct | 185,000 | 210,000 |
| Nov | 193,000 | 209,000 |
| Dec | 197,000 | 207,000 |
| 2011 Jan | 200,000 | 217,000 |
| Feb | 199,000 | 213,000 |
| Mar | 199,000 | 216,000 |
| Apr | 200,000 | 215,000 |
| May | 199,000 | 213,000 |
| June | 199,000 | 216,000 |
| July | 205,000 | 218,000 |
| Aug | 203,000 | 219,000 |
| Sep | 205,000 | 218,000 |
| Oct | 205,000 | 217,000 |
| Nov | 204,000 | 216,000 |
| Dec | 212,000 | 215,000 |
| 2012 Jan | 223,000 | 230,000 |
| Feb | 221,000 | 226,000 |
| Mar | 218,000 | 226,000 |
| Apr | 215,000 | 229,000 |
| May | 216,000 | 229,000 |
| Jun | 216,000 | 232,000 |
| Jul | 212,000 | 235,000 |
| Aug | 214,000 | 235,000 |
| Sep | 206,000 | 234,000 |
| Oct | 209,000 | 232,000 |
| Nov | 213,000 | 233,000 |
| Dec | 226,000 | 234,000 |
| 2013 Jan ¹ | 233,000 | 238,000 |
| Feb | 230,000 | 234,000 |
| Mar | 230,000 | 235,000 |
| Apr | 235,000 | 238,000 |
| May | 229,000 | 239,000 |
| Jun | 233,000 | 242,000 |
| Jul | 222,000 | 247,000 |
| Aug | 223,000 | 248,000 |
| Sep | 226,000 | 246,000 |
| Oct | 225,000 | 248,000 |
| Nov | 227,000 | 250,000 |
| Dec | 236,000 | 251,000 |
| 2014 Jan ^R | 240,000 | 253,000 |
| Feb | 245,000 | 254,000 |

Notes

¹ See footnote 1 in Table 2
R = data revised

**5 Mix-adjusted House Price Index and
annual house price change by whether
dwelling is new or second-hand, UK
(DCLG table A5)
New or second-hand, all dwellings**

| not seasonally adjusted | | |
|-------------------------------------|---------------------|------------------------------|
| | New dwellings UK | Pre-owned dwellings UK |
| Percentage change on a year earlier | | |
| 2009 Jan | -7.7 | -11.7 |
| Feb | -9.1 | -12.5 |
| Mar | -12.5 | -13.6 |
| Apr | -13.8 | -13.5 |
| May | -13.0 | -12.7 |
| Jun | -12.0 | -10.6 |
| Jul | -12.2 | -8.2 |
| Aug | -9.4 | -5.4 |
| Sep | -6.6 | -3.9 |
| Oct | -0.6 | -2.3 |
| Nov | 0.5 | 0.6 |
| Dec | -1.5 | 3.2 |
| 2010 Jan | -2.1 | 6.8 |
| Feb | -4.8 | 8.2 |
| Mar | 1.3 | 10.3 |
| Apr | 7.9 | 9.9 |
| May | 6.8 | 10.9 |
| June | 9.0 | 10.0 |
| July | 10.1 | 8.0 |
| Aug | 8.8 | 8.1 |
| Sep | 5.6 | 6.2 |
| Oct | 4.0 | 4.9 |
| Nov | 8.7 | 3.4 |
| Dec | 6.3 | 2.8 |
| 2011 Jan | 5.9 | -0.4 |
| Feb | 11.3 | -1.0 |
| Mar | 9.1 | -0.4 |
| Apr | 3.7 | -1.1 |
| May | 5.9 | -3.1 |
| June | 3.7 | -2.7 |
| July | 7.5 | -2.3 |
| Aug | 9.4 | -2.3 |
| Sep | 9.1 | -2.3 |
| Oct | 12.3 | -1.3 |
| Nov | 7.9 | -1.1 |
| Dec | 9.4 | -1.0 |
| 2012 Jan | 9.0 | 0.0 |
| Feb | 8.0 | 0.5 |
| Mar | 6.9 | -0.9 |
| Apr | 5.0 | 1.1 |
| May | 6.2 | 2.0 |
| Jun | 5.6 | 2.0 |
| Jul | 0.9 | 2.0 |
| Aug | 3.1 | 1.7 |
| Sep | -2.0 | 1.8 |
| Oct | -0.6 | 1.5 |
| Nov | 1.6 | 2.1 |
| Dec | 4.0 | 3.2 |
| 2013 Jan | 0.1 | 2.2 |
| Feb | -0.3 | 2.0 |
| Mar | 1.0 | 2.8 |
| Apr | 4.5 | 2.5 |
| May | 1.4 | 3.0 |
| Jun | 3.4 | 3.1 |
| Jul | 0.3 | 3.5 |
| Aug | -0.1 | 4.0 |
| Sep | 5.2 | 3.8 |
| Oct | 3.2 | 5.6 |
| Nov | 2.5 | 5.6 |
| Dec | 0.0 | 5.8 |
| 2014 Jan | 2.5 | 7.1 |
| Feb | 6.0 | 9.4 |

Notes R = data revised

7 Seasonally adjusted mix-adjusted House Price Index and monthly house price change, UK (DCLG table A7)

All dwellings

| Index level (Feb 2002 = 100.0 before seasonal adjustment) | | | | | | Percentage change on the previous month | | | | | | | |
|---|----------------------------|----------------------------------|----------------------------|-------------------------------|------------------------------------|---|---------------|---------------------|---------------|------------------|-----------------------|--------|-------|
| | New dwellings ¹ | Pre-owned dwellings ¹ | All dwellings ¹ | First time buyer ¹ | Former owner occupier ¹ | | New dwellings | Pre-owned dwellings | All dwellings | First time buyer | Former owner occupier | | |
| 2008 | Jan | 174.5 | 186.1 | 184.9 | 188.7 | 184.3 | Jan | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | |
| | Feb | 174.1 | 185.5 | 184.4 | 188.3 | 183.9 | Feb | -0.3 | -0.3 | -0.3 | -0.2 | -0.2 | |
| | Mar | 172.5 | 185.4 | 184.2 | 187.3 | 183.6 | Mar | -0.9 | -0.1 | -0.1 | -0.5 | -0.2 | |
| | Apr | 174.1 | 185.1 | 184.0 | 187.0 | 183.6 | Apr | 0.9 | -0.2 | -0.1 | -0.2 | 0.0 | |
| | May | 169.2 | 183.6 | 182.4 | 185.7 | 182.0 | May | -2.8 | -0.8 | -0.9 | -0.7 | -0.9 | |
| | Jun | 166.8 | 181.3 | 180.0 | 182.5 | 180.0 | Jun | -1.4 | -1.3 | -1.3 | -1.7 | -1.1 | |
| | Jul | 164.9 | 179.1 | 177.9 | 179.5 | 178.0 | Jul | -1.2 | -1.2 | -1.2 | -1.6 | -1.1 | |
| | Aug | 159.6 | 174.3 | 173.2 | 175.5 | 173.2 | Aug | -3.2 | -2.6 | -2.7 | -2.2 | -2.7 | |
| | Sep | 159.6 | 174.1 | 173.0 | 171.9 | 174.2 | Sep | 0.0 | -0.1 | -0.1 | -2.1 | 0.6 | |
| | Oct | 150.0 | 172.1 | 170.6 | 169.5 | 172.0 | Oct | -6.0 | -1.2 | -1.4 | -1.4 | -1.3 | |
| | Nov | 150.5 | 169.6 | 168.1 | 165.6 | 169.8 | Nov | 0.3 | -1.4 | -1.5 | -2.3 | -1.3 | |
| | Dec | 153.1 | 166.3 | 165.3 | 163.3 | 166.6 | Dec | 1.7 | -2.0 | -1.7 | -1.4 | -1.9 | |
| 2009 | Jan | 154.9 | 164.3 | 163.5 | 160.1 | 165.5 | 2009 | Jan | 1.2 | -1.2 | -1.1 | -2.0 | -0.6 |
| | Feb | 153.9 | 162.7 | 162.0 | 160.6 | 163.4 | Feb | -0.6 | -1.0 | -0.9 | 0.4 | -1.3 | |
| | Mar | 150.7 | 160.6 | 159.6 | 156.4 | 161.2 | Mar | -2.1 | -1.3 | -1.5 | -2.6 | -1.3 | |
| | Apr | 148.2 | 160.2 | 159.3 | 157.6 | 160.4 | Apr | -1.6 | -0.2 | -0.2 | 0.8 | -0.5 | |
| | May | 148.4 | 160.6 | 159.3 | 158.6 | 160.4 | May | 0.2 | 0.2 | 0.0 | 0.6 | 0.0 | |
| | Jun | 147.8 | 162.0 | 160.7 | 161.1 | 161.3 | Jun | -0.4 | 0.9 | 0.9 | 1.6 | 0.6 | |
| | Jul | 147.0 | 164.1 | 162.6 | 163.1 | 163.0 | Jul | -0.6 | 1.3 | 1.2 | 1.3 | 1.1 | |
| | Aug | 148.4 | 164.6 | 163.1 | 164.6 | 163.4 | Aug | 1.0 | 0.3 | 0.3 | 0.9 | 0.3 | |
| | Sep | 152.3 | 167.1 | 165.7 | 169.6 | 165.2 | Sep | 2.6 | 1.5 | 1.6 | 3.0 | 1.1 | |
| | Oct | 152.8 | 168.1 | 166.8 | 169.6 | 166.6 | Oct | 0.4 | 0.6 | 0.7 | 0.0 | 0.9 | |
| | Nov | 151.4 | 170.5 | 168.8 | 172.2 | 168.3 | Nov | -0.9 | 1.4 | 1.2 | 1.5 | 1.0 | |
| | Dec | 151.0 | 171.6 | 170.0 | 174.2 | 168.9 | Dec | -0.3 | 0.7 | 0.7 | 1.2 | 0.3 | |
| 2010 | Jan | 151.7 | 175.4 | 173.6 | 174.0 | 174.2 | 2010 | Jan | 0.5 | 2.2 | 2.1 | -0.2 | 3.1 |
| | Feb | 146.5 | 175.9 | 173.7 | 175.2 | 174.1 | Feb | -3.5 | 0.3 | 0.1 | 0.7 | 0.0 | |
| | Mar | 152.5 | 176.9 | 175.0 | 176.0 | 175.0 | Mar | 4.1 | 0.6 | 0.7 | 0.4 | 0.5 | |
| | Apr | 159.9 | 176.0 | 174.8 | 177.1 | 174.4 | Apr | 4.9 | -0.5 | -0.1 | 0.6 | -0.3 | |
| | May | 158.2 | 178.1 | 176.3 | 177.7 | 176.7 | May | -1.0 | 1.2 | 0.9 | 0.3 | 1.3 | |
| | June | 161.3 | 178.2 | 176.6 | 177.9 | 177.0 | June | 1.9 | 0.0 | 0.2 | 0.1 | 0.2 | |
| | July | 161.4 | 177.5 | 176.0 | 176.1 | 176.6 | July | 0.1 | -0.4 | -0.4 | -1.0 | -0.2 | |
| | Aug | 160.9 | 178.1 | 176.4 | 178.6 | 176.5 | Aug | -0.4 | 0.3 | 0.3 | 1.4 | 0.0 | |
| | Sep | 160.6 | 177.6 | 176.1 | 177.5 | 176.5 | Sep | -0.2 | -0.3 | -0.2 | -0.6 | 0.0 | |
| | Oct | 158.7 | 176.6 | 175.0 | 176.1 | 175.5 | Oct | -1.2 | -0.6 | -0.6 | -0.8 | -0.5 | |
| | Nov | 164.1 | 176.2 | 175.1 | 175.9 | 175.5 | Nov | 3.4 | -0.2 | 0.0 | -0.1 | 0.0 | |
| | Dec | 160.9 | 176.2 | 175.1 | 175.3 | 175.5 | Dec | -1.9 | 0.0 | 0.0 | -0.4 | 0.0 | |
| 2011 | Jan | 161.5 | 174.9 | 173.8 | 176.0 | 173.6 | 2011 | Jan | 0.3 | -0.8 | -0.7 | 0.4 | -1.1 |
| | Feb | 163.9 | 174.3 | 173.5 | 175.5 | 173.7 | Feb | 1.5 | -0.3 | -0.2 | -0.3 | 0.1 | |
| | Mar | 166.3 | 176.4 | 175.5 | 175.0 | 176.0 | Mar | 1.4 | 1.2 | 1.1 | -0.3 | 1.3 | |
| | Apr | 165.8 | 174.2 | 173.4 | 174.5 | 173.7 | Apr | -0.3 | -1.3 | -1.2 | -0.3 | -1.3 | |
| | May | 167.2 | 172.7 | 171.9 | 173.9 | 172.1 | May | 0.9 | -0.8 | -0.9 | -0.3 | -0.9 | |
| | June | 167.2 | 173.3 | 172.5 | 174.2 | 172.8 | June | 0.0 | 0.3 | 0.4 | 0.1 | 0.4 | |
| | July | 173.4 | 173.3 | 173.0 | 175.5 | 172.7 | July | 3.7 | 0.0 | 0.3 | 0.8 | 0.0 | |
| | Aug | 175.2 | 173.9 | 173.6 | 175.1 | 173.8 | Aug | 1.1 | 0.3 | 0.3 | -0.3 | 0.7 | |
| | Sep | 175.1 | 173.5 | 173.3 | 176.4 | 173.1 | Sep | -0.1 | -0.2 | -0.1 | 0.7 | -0.4 | |
| | Oct | 177.6 | 174.4 | 174.3 | 177.2 | 174.0 | Oct | 1.4 | 0.5 | 0.6 | 0.4 | 0.5 | |
| | Nov | 176.3 | 174.2 | 174.1 | 177.1 | 173.8 | Nov | -0.7 | -0.1 | -0.2 | 0.0 | -0.1 | |
| | Dec | 176.2 | 174.3 | 174.2 | 177.7 | 173.5 | Dec | 0.0 | 0.0 | 0.1 | 0.3 | -0.2 | |
| 2012 | Jan | 177.0 | 174.9 | 174.9 | 179.1 | 174.0 | 2012 | Jan | 0.4 | 0.4 | 0.4 | 0.8 | 0.3 |
| | Feb | 177.8 | 175.4 | 175.4 | 179.4 | 174.6 | Feb | 0.5 | 0.2 | 0.3 | 0.2 | 0.4 | |
| | Mar | 177.6 | 174.9 | 174.9 | 179.8 | 173.2 | Mar | -0.1 | -0.3 | -0.3 | 0.2 | -0.8 | |
| | Apr | 174.0 | 176.0 | 175.9 | 176.9 | 176.0 | Apr | -2.0 | 0.7 | 0.6 | -1.6 | 1.6 | |
| | May | 177.4 | 176.1 | 175.9 | 179.0 | 175.7 | May | 2.0 | 0.1 | 0.0 | 1.2 | -0.2 | |
| | Jun | 176.8 | 176.7 | 176.5 | 179.3 | 176.2 | Jun | -0.4 | 0.4 | 0.3 | 0.2 | 0.2 | |
| | Jul | 175.0 | 176.8 | 176.5 | 179.0 | 176.3 | Jul | -1.0 | 0.0 | 0.0 | -0.1 | 0.1 | |
| | Aug | 179.8 | 176.7 | 176.7 | 180.2 | 176.2 | Aug | 2.6 | -0.1 | 0.1 | 0.5 | -0.1 | |
| | Sep | 171.5 | 176.8 | 176.4 | 179.1 | 176.2 | Sep | -4.9 | 0.1 | -0.1 | -0.4 | 0.1 | |
| | Oct | 176.4 | 177.1 | 176.9 | 180.4 | 176.3 | Oct | 2.9 | 0.1 | 0.2 | 0.7 | 0.1 | |
| | Nov | 178.6 | 177.7 | 177.6 | 181.5 | 176.8 | Nov | 1.2 | 0.5 | 0.5 | 0.6 | 0.5 | |
| | Dec | 183.3 | 179.4 | 179.4 | 182.1 | 179.2 | Dec | 2.8 | 0.9 | 0.9 | 0.2 | 1.2 | |
| 2013 | Jan | 177.7 | 178.5 | 178.3 | 182.2 | 177.5 | 2013 | Jan | -3.0 | -0.6 | -0.7 | 0.2 | -1.0 |
| | Feb | 176.9 R | 178.4 R | 178.2 R | 181.9 R | 177.7 R | Feb | -0.7 R | -0.3 R | -0.2 R | -0.3 R | -0.2 R | |
| | Mar | 179.0 R | 179.3 R | 179.1 R | 181.8 R | 178.3 R | Mar | 1.2 R | 0.5 R | 0.5 | 0.0 R | 0.3 R | |
| | Apr | 181.8 R | 180.2 R | 180.1 R | 185.2 R | 178.8 R | Apr | 1.6 R | 0.5 | 0.6 R | 1.8 R | 0.3 R | |
| | May | 180.1 R | 181.3 R | 181.0 R | 186.2 R | 179.9 R | May | -1.0 R | 0.6 | 0.5 R | 0.5 | 0.6 | |
| | Jun | 182.5 R | 182.1 R | 181.9 R | 186.4 R | 181.0 R | Jun | 1.3 | 0.5 R | 0.5 | 0.1 | 0.6 | |
| | Jul | 176.1 | 183.3 | 182.7 | 186.8 R | 181.9 | Jul | -3.5 R | 0.6 | 0.4 | 0.2 | 0.5 | |
| | Aug | 179.8 | 184.1 | 183.6 | 188.9 | 182.5 R | Aug | 2.1 | 0.5 | 0.5 | 1.1 | 0.3 | |
| | Sep | 180.9 R | 184.0 R | 183.8 R | 189.4 R | 182.5 R | Sep | 0.6 R | -0.1 | 0.1 | 0.3 | 0.0 | |
| | Oct | 181.9 R | 187.1 R | 186.6 R | 191.4 R | 185.6 R | Oct | 0.6 R | 1.7 | 1.5 | 1.0 | 1.7 R | |
| | Nov | 182.7 R | 188.2 R | 187.7 R | 193.5 R | 186.2 R | Nov | 0.4 | 0.6 | 0.6 | 1.1 R | 0.3 | |
| | Dec | 183.4 R | 190.2 R | 189.7 R | 195.6 R | 188.0 R | Dec | 0.4 R | 1.1 R | 1.0 R | 1.1 R | 1.0 R | |
| 2014 | Jan | 182.9 R | 191.5 R | 190.7 R | 196.3 R | 189.5 R | 2014 | Jan | -0.3 R | 0.7 R | 0.6 | 0.4 | 0.8 R |
| | Feb | 187.7 | 194.9 | 194.2 | 200.7 | 192.7 | Feb | 2.6 | 1.8 | 1.9 | 2.2 | 1.7 | |

Notes

1 Seasonally adjusted series for the latest 12 months are subject to revision.

R = data revised