

# House Price Index, February 2012

Coverage: **UK**

Date: **17 April 2012**

Geographical Area: **Region**

Theme: **Economy**

## Headlines February 2012

- In the 12 months to February 2012, UK house prices increased by 0.3 per cent. The average UK mix-adjusted house price was £224,473 (not seasonally adjusted).
- Seasonally adjusted UK house prices increased by 0.2 per cent over the month.
- In the 12 months to February 2012, average house prices increased in both England and Scotland by 0.4 per cent and 1.1 per cent respectively. These increases were offset by decreases in Wales, where average prices decreased by 0.5 per cent, and Northern Ireland, where average prices fell by 9.7 per cent.
- The annual increase in average house prices in England was driven by increases in both London and the South East, where prices increased over the year by 1.7 per cent and 1.2 per cent respectively.
- In February 2012, prices paid by first time buyers were 1.3 per cent higher on average than in February 2011. For owner occupiers (existing owners) the prices remained unchanged.
- Prices of new dwellings rose by 7.7 per cent during the 12 months to February 2012, while the price of pre-owned dwellings decreased by 0.2 per cent in the same period.

## About this Statistical Bulletin

The 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 the ONS such as the Consumer Price Indices, the Retail Prices Index, 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.

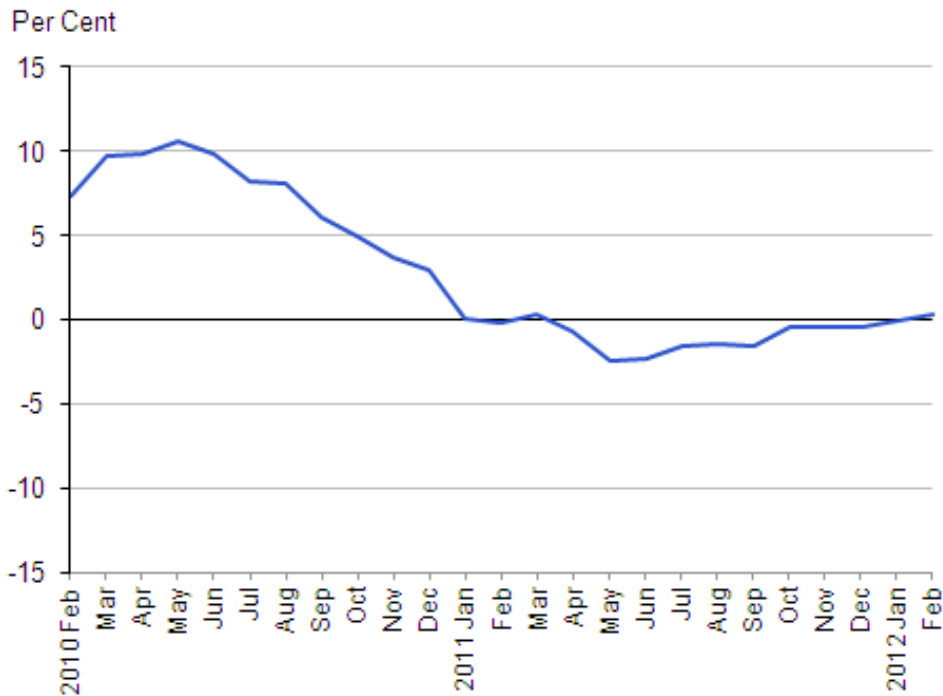
Revisions to all 2011 data are being published in this release. Full details of the revisions can be found in background note 1.

## House Price Index UK summary

UK average house prices increased by 0.3 per cent over the year to February 2012, up from no change in the year to the revised January 2012 index. The average UK mix-adjusted house price in February 2012 was £224,473.

### Figure 1 - UK all dwellings annual house price rates of change

12 month percentage change



Source: Office for National Statistics

#### Notes:

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

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(29 Kb)

On a seasonally adjusted basis, average house prices increased by 0.2 per cent over the month to February 2012 compared with a decrease in average prices of 0.2 per cent in February 2011.

**House Price Index - February 2012 - Summary of UK all dwellings**

Index - February 2002=100

			Index	% 12 month change	Index	% monthly change	£
			Not seasonally adjusted	Not seasonally adjusted	Seasonally adjusted	Seasonally adjusted	Not seasonally adjusted
2011	Jan	R	174.5	0.1	173.3	-1.1	216,109
	Feb	R	171.1	-0.2	173.0	-0.2	211,960
	Mar	R	173.2	0.3	175.1	1.2	214,566
	Apr	R	172.6	-0.7	173.5	-0.9	213,832
	May	R	171.1	-2.5	171.9	-0.9	211,975
	Jun	R	173.1	-2.3	173.1	0.7	214,426
	Jul	R	175.6	-1.6	173.4	0.2	217,473
	Aug	R	176.0	-1.5	174.2	0.5	218,022
	Sep	R	175.2	-1.6	173.1	-0.6	217,044
	Oct	R	174.2	-0.5	174.3	0.7	215,772
	Nov	R	173.8	-0.5	174.2	-0.1	215,333
	Dec	R	173.0	-0.4	174.5	0.2	214,342
2012	Jan	R	174.4	0.0	173.6	-0.5	228,064
	Feb		171.7	0.3	173.9	0.2	224,473

**Table source:** Office for National Statistics**Table notes:**

1. Data collected via the Regulated Mortgage Survey

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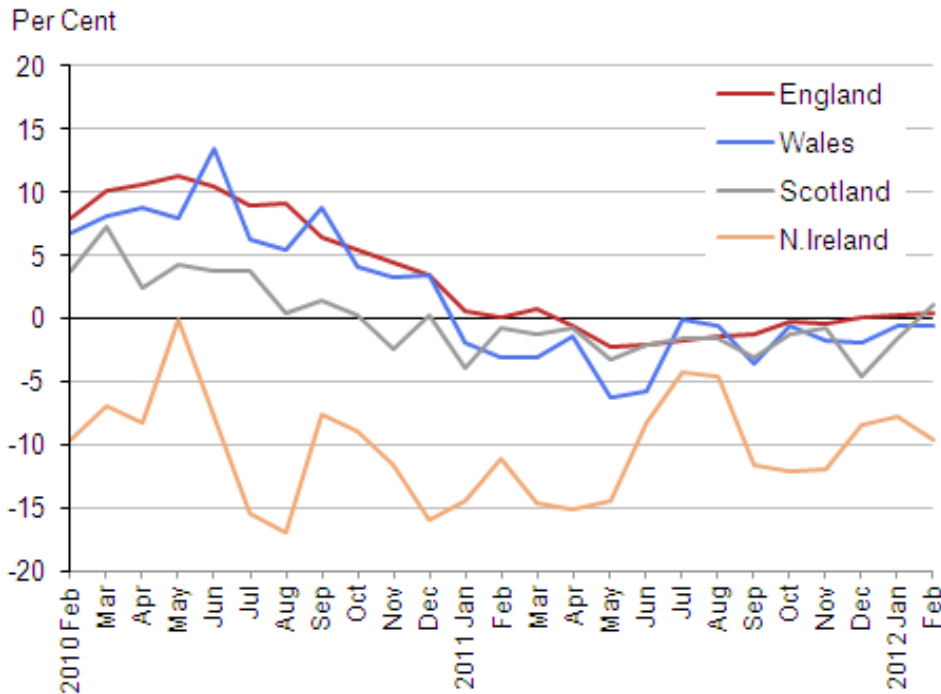
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## House Price Index by Country

During the year to February 2012, average house prices increased in England by 0.4 per cent and in Scotland by 1.1 per cent. However, there were decreases over the 12 months in both Wales and Northern Ireland where average house prices fell by 0.5 per cent and 9.7 per cent respectively.

**Figure 2 - Country all dwellings annual house price rates of change**

12 month percentage change



Source: Office for National Statistics

### Notes:

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

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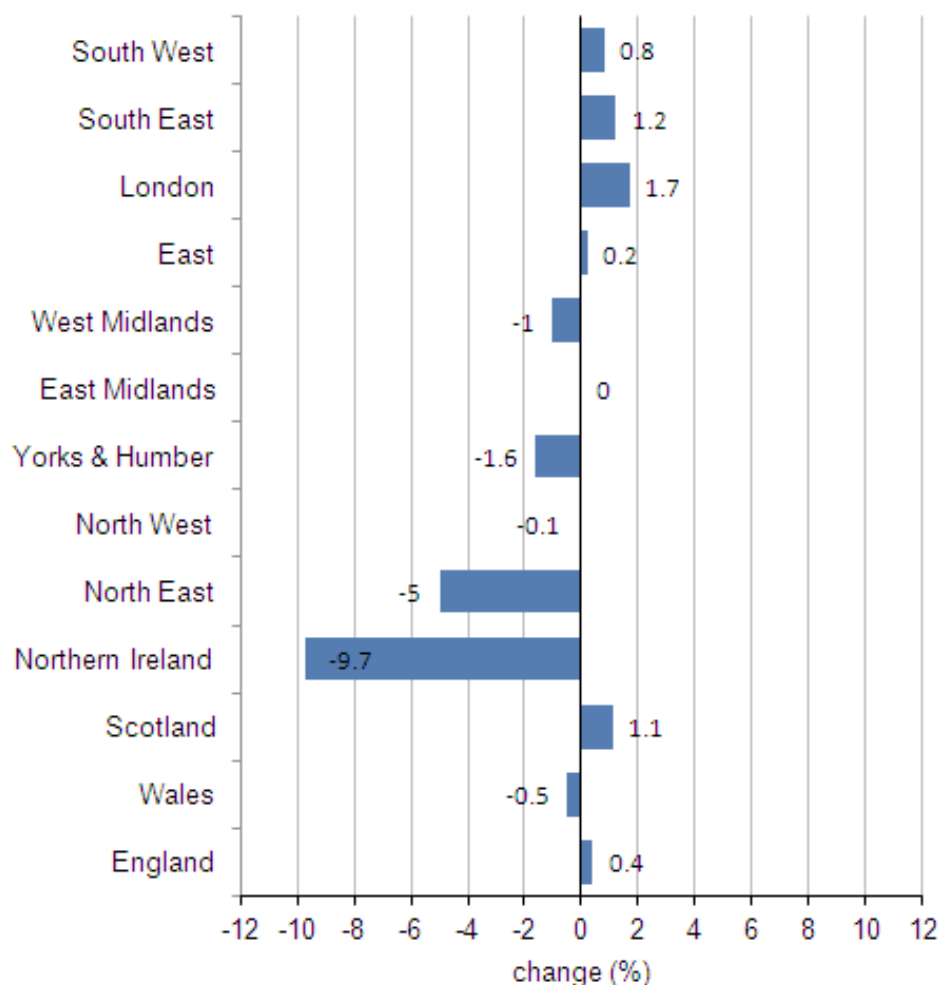
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## House Price Index by Region

Average house prices increased in four of the nine English regions over the year to February 2012. The largest annual increase was in London at 1.7 per cent. Over the same period, average house prices decreased in four of the regions, with the largest decrease observed in the North East, at 5.0 per cent. The average house price remained unchanged in the East Midlands during the year to February 2012.

**Figure 3 - Regional all dwellings annual house price rates of change**

12 month percentage change for the latest month



Source: Office for National Statistics

**Notes:**

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

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**Average House Prices in Countries and Regions**

Average mix-adjusted house prices in February 2012 stood at £232,485 in England, £151,839 in Wales, £177,354 in Scotland and £136,263 in Northern Ireland.

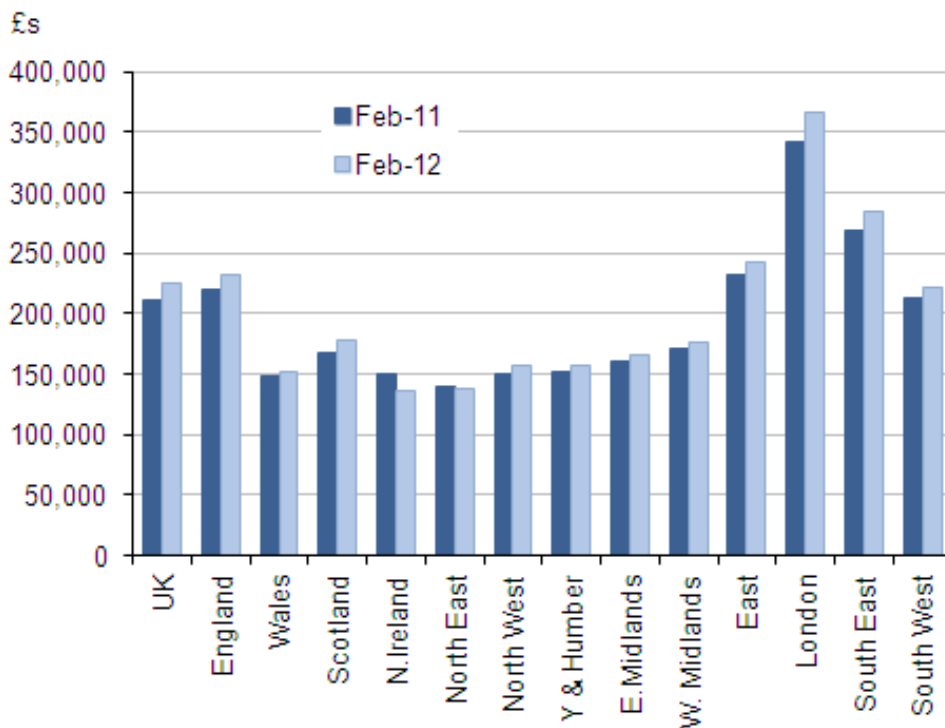
London continues to be the English region with the highest average house price, at £366,435 in February 2012. The North East has the lowest average house price, at £138,157. Regions in the

south of England including London and the South East has prices higher than the UK average. The East of England also have an average house price higher than the UK average of £224,473.

Excluding London and the South East, the average UK mix-adjusted house price was £182,742.

#### Figure 4 - Mix-adjusted average house price by UK, Country and Region

Current month compared with the same month last year



Source: Office for National Statistics

#### Notes:

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

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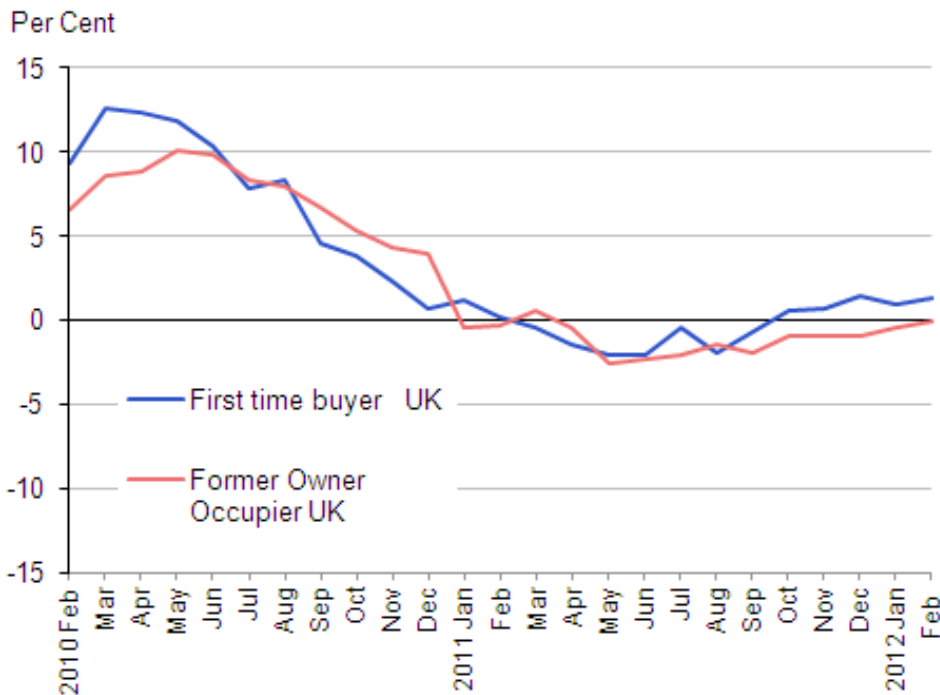
#### House Price Index by Type of Buyer

The average price for properties bought by first time buyers in the UK increased by 1.3 per cent over the year to February 2012, compared with an annual increase of 0.9 per cent in January 2012. During February 2012 the average price paid for a house by a first time buyer was £166,916, down from the revised January 2012 average price of £169,785.

There was no change in the average prices paid by former owner occupiers (existing owners) in the 12 months to February 2012 compared with a decrease of 0.4 per cent in January 2012. During February 2012, the average price paid for a house by a former owner occupier was £258,236, down from the revised January 2012 average price of £262,252.

### Figure 5 - UK annual house price rates of change by type of buyer

12 month percentage change



Source: Office for National Statistics

#### Notes:

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

#### Download chart

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(19.5 Kb)

### House Price Index by new and pre-owned dwellings

During the year to February 2012 prices paid for pre-owned dwellings decreased by 0.2 per cent on average, compared with a decrease of 1.0 per cent during the same month of last year.

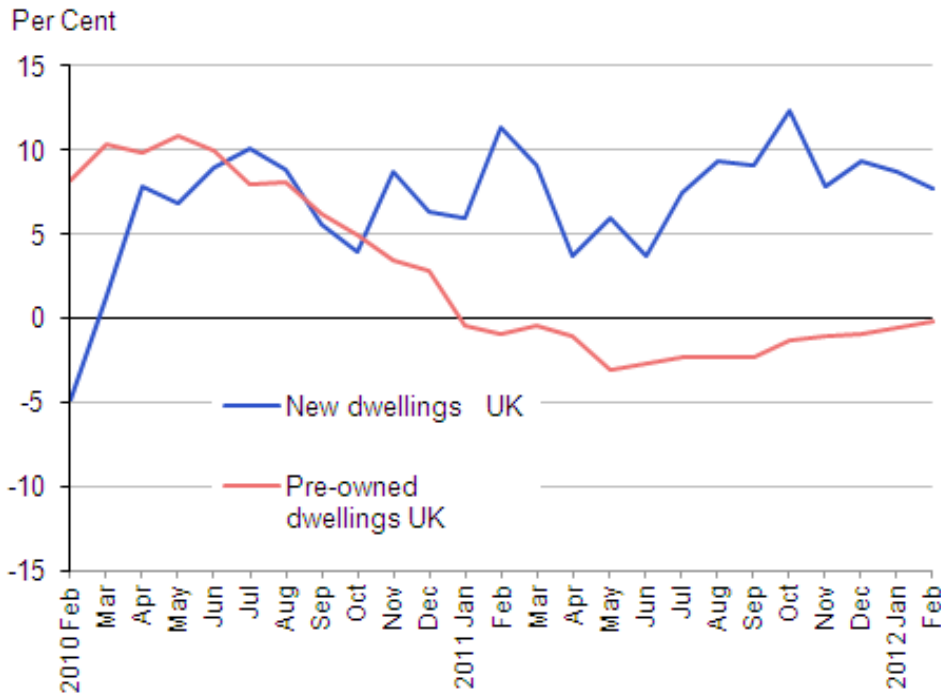
The average UK house price for pre-owned dwellings in February 2012 was £224,688. This is a decrease from the revised January 2012 average house price of £228,367.

During the year to February 2012 prices paid for new dwellings increased by 7.7 per cent on average, compared with an increase of 11.3 per cent during the same month of last year.

The average UK house price for new dwellings in February 2012 was £221,247. This is a decrease from the revised January 2012 average house price of £223,528.

### Figure 6 - UK annual house price rates of change by type of dwelling

12 month percentage change



Source: Office for National Statistics

#### Notes:

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

#### Download chart

[XLS](#) [XLS format](#)

(20 Kb)

#### Data tables

[ONS HPI monthly and quarterly tables \(numbers 1 to 19\). \(3.04 Mb Excel sheet\)](#) This reference table provides full historical series for the monthly tables accompanying the House Price Index Statistical Bulletin. This reference table also contains all the quarterly live tables transferred to ONS from DCLG. Please note that during the transfer, ONS has renumbered the live tables - full details of the new numbers and their corresponding DCLG numbers can be found in the 'contents' page of the reference table.



[ONS HPI annual tables \(numbers 20 to 39\). \(1.05 Mb Excel sheet\)](#) This reference table contains all the annual live tables transferred to ONS from DCLG. Please note that during the transfer, ONS has renumbered the live tables - full details of the new numbers and their corresponding DCLG numbers can be found in the 'contents' page of the reference table.

[ONS HPI February 2012, Revisions table. \(289.5 Kb Excel sheet\)](#) This reference table shows the revisions which have been made to all 2011 data (for tables 1 to 7 only).

## Background notes

### 1. New this month

#### Transfer of HPI from DCLG to ONS

Following the announcement by the National Statistician on the 9 December 2011, the House Price Index (HPI) has now been transferred from the Department for Communities and Local Government (DCLG) to the Office for National Statistics (ONS). From this publication onwards, ONS takes responsibility for the publication of the HPI Statistical Bulletin and a number of supporting tables.

The tables transferred are A1-A7, 502-508, 511-517, 521, 523, 534-540, 557, 571, 572, 590-594. DCLG will continue to produce and publish the remaining housing market live tables (tables 580-588) including those on housing affordability based on Land Registry data.

Note that during the transfer of HPI from DCLG to ONS, the tables that ONS has taken responsibility for have been renumbered. The content of these tables remains the same. All of these tables can be accessed via the two reference tables in the data section of this release.

There is one reference table for the [monthly and quarterly tables \(3.04 Mb Excel sheet\)](#) and another reference table for the [annual tables \(1.05 Mb Excel sheet\)](#). These tables also include a look up table so users can cross reference the old DCLG table numbers with the new ONS numbering scheme.

#### Scheduled revisions in this release - Annual Re-weighting

As scheduled, index weights in this release have been updated for 2012 to reflect the pattern of property transactions of the previous 3 years. The updated weights have resulted in an upward revision to the average mix-adjusted UK house price for January 2012 (previously published on 2011 weights). Please note that average house prices within the year are comparable as they are based on the same weights, however house prices across years cannot be compared because the weights are different. The index numbers published in this release are fully comparable over time.

#### Unscheduled revisions in this release

As announced last month, an error was identified with the 2011 HPI weights used by DCLG at this stage last year. This error has been corrected and has led to revisions to both mix-adjusted

house prices and index values for the whole of 2011. These revisions impact on the following tables in this release:

- Tables 1 to 7 (previously DCLG tables A1 to A7)
- Tables 8, 9, 10, 13, 14, 17, 18, 19, 22, 25, 32 and 33 (previously DCLG live tables 590, 592, 594, 508, 591, 521, 523, 557, 502, 507, 572 and 593 respectively)

The revisions to 2011 data for tables 1 to 7 can be accessed via the [ONS HPI February 2012 revisions table. \(289.5 Kb Excel sheet\)](#)

Note that during the transfer of the HPI from DCLG to ONS, the live tables that ONS has taken responsibility for have been renumbered. The content of the tables remains unchanged.

In the June 2011 DCLG HPI release, revisions were published due to additional sample records being received for the period October 2010 to May 2011 (see <http://www.communities.gov.uk/documents/statistics/pdf/1966772.pdf>). However, some of these revised estimates for 2010 were not initially updated in a number of the annual 'live tables'. These revised data have now been taken-on and that has led to revisions to 2010 data in the following tables in this release:

- Tables 23, 24, 26, 27, 28, 31 and 34 (previously DCLG live tables 503, 505, 511, 512, 513, 571 and 532 respectively)

All the above tables can be accessed via the data section of this release.

### Next Month

Estimates for the previous two months (January and February 2012) will be revised as scheduled to include data provided by mortgage lenders on a quarterly basis.

## 2. 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 the Retail Prices Index (RPI). Each month a customised HPI delivery is produced using a sub-sample of the full data set for use in the RPI.

## 3. 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 per cent 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.

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

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

#### 4. 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 per cent 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.

##### 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.

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. However, by annually chain linking the indices, the HPI index, and year-on-year comparisons based on the index can be made. This is similar to the chaining done in the Consumer Price Indices (CPI) and Retail Prices Index.

##### Seasonal Adjustment

Seasonally adjusted estimates are provided at a national level alongside the non-seasonally adjusted figures. 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.

## 5. 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.

### Land Registry House Price Index

All residential property transactions in England and Wales are recorded by the Land Registry [and published on their website](#). 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. The 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.

### Registers of Scotland House Price Index

Registers of Scotland records all the property transactions in Scotland. [It produces a housing price index based on arithmetic means of these transactions](#), which is published in the second month after the month to which the figures refer to.

### 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.

In addition, other indices are also produced. Rightmove tracks the asking prices of properties in its website, the Royal Institute of Chartered Surveyors (RICS) produces an opinion survey of its surveyors regarding the direction that prices are moving in, and LSL/Acadametrics estimates an average weighted house price based on completions for all counties.

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

## 6. Accessibility

This bulletin includes the February 2012 data. Future publication dates for this Statistical Bulletin are available via the [Publication Hub](#).

## 7. General

Details of the policy governing the release of new data are available from the Media Relations Office.

The production of the HPI has been transferred from the Department for Communities and Local Government (DCLG) to the Office for National Statistics. The historical releases of the DCLG HPI and their corresponding tables can be found on the Communities website.

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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](http://www.statisticsauthority.gov.uk/assessment/code-of-practice/index.html) or from the Media Relations Office email: [media.relations@ons.gsi.gov.uk](mailto:media.relations@ons.gsi.gov.uk)

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### Next Publication Date:

22 May 2012

### Issuing Body:

Office for National Statistics

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**1 Mix-adjusted house price index and annual house price change by region (DCLG table A1)**  
**All dwellings**

not seasonally adjusted

		Regions																
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East London	South East	South West	UK excl London	UK excl London & S East		
<b>Index level (Feb 2002=100.0)</b>																		
2007	Mar	173.2	168.8	208.7	206.1	245.8	213.1	200.6	202.7	184.0	177.4	158.2	157.6	154.1	170.9	177.4	185.7	
	Apr	175.0	170.2	209.3	211.4	258.1	214.9	202.2	205.5	185.9	177.5	158.7	159.0	155.8	172.4	179.3	187.7	
	May	176.5	171.6	211.4	215.2	261.2	215.0	203.1	207.8	184.5	178.1	160.3	161.2	157.1	173.7	180.6	189.0	
	Jun	179.4	174.3	213.8	218.2	271.4	219.9	206.7	210.9	188.1	182.0	161.6	165.4	159.0	173.9	183.1	191.7	
	Jul	182.8	177.7	214.8	222.0	275.6	223.0	207.5	211.7	188.4	183.7	165.2	171.1	162.7	178.5	185.9	194.2	
	Aug	183.7	178.5	217.8	223.1	281.5	222.6	208.9	213.0	191.7	185.2	167.2	168.9	164.2	179.8	187.6	196.0	
	Sep	184.3	179.2	218.0	222.3	278.8	223.5	208.7	214.8	192.8	184.8	166.2	170.6	165.6	180.4	187.9	196.0	
	Oct	184.4	179.2	221.6	225.2	276.7	220.2	209.2	214.5	192.1	185.4	166.2	171.0	164.9	180.7	188.0	196.3	
	Nov	183.2	178.4	218.0	224.6	255.1	224.0	208.7	212.6	191.4	184.1	168.0	168.2	165.0	178.4	187.2	195.2	
	Dec	182.5	177.8	216.8	222.8	249.4	222.7	209.9	214.8	191.6	182.3	165.9	167.8	164.3	177.6	186.5	194.4	
	2008	Jan	185.5	180.8	222.1	224.0	252.4	224.2	210.4	215.6	193.5	183.9	168.4	174.5	166.5	179.9	188.4	196.3
		Feb	182.1	177.4	216.1	222.9	249.0	220.9	206.9	211.1	190.1	184.3	167.7	167.9	163.8	176.5	185.9	193.8
Mar		182.3	177.5	217.3	225.2	242.8	223.5	205.3	208.2	190.0	181.6	167.5	169.5	164.5	177.4	185.7	193.4	
Apr		183.1	178.1	214.1	229.1	252.0	224.0	207.1	212.5	187.5	180.1	167.6	170.6	165.3	177.4	186.4	194.0	
May		181.7	176.9	213.1	227.9	241.6	219.7	206.8	209.6	185.9	178.7	166.6	172.4	161.9	174.7	184.2	192.2	
Jun		180.4	175.2	211.7	230.6	245.9	219.5	204.3	212.4	186.0	178.5	164.0	167.7	161.9	173.2	183.7	191.6	
Jul		180.2	175.3	210.3	226.8	247.0	216.1	205.1	206.1	185.3	180.3	165.1	169.3	161.4	173.4	183.1	191.0	
Aug		175.2	170.4	205.8	222.6	231.2	212.4	200.1	204.1	179.7	176.8	159.7	161.3	157.4	171.5	179.0	186.7	
Sep		175.0	170.2	206.8	220.6	234.6	210.0	199.3	202.7	179.3	172.2	158.5	162.1	158.4	172.3	178.4	185.6	
Oct		170.8	166.1	204.7	215.8	222.0	206.0	196.7	197.9	173.9	169.3	156.1	158.9	154.1	163.4	174.0	181.1	
Nov		167.7	163.0	197.2	216.2	215.7	207.3	192.1	194.7	172.5	169.2	150.3	156.5	150.0	161.9	170.7	178.2	
Dec		163.8	159.4	194.5	209.5	204.9	202.9	190.5	191.7	169.6	163.6	147.9	151.7	145.8	159.4	167.1	174.7	
2009	Jan	164.2	159.5	198.8	210.0	216.9	202.1	188.3	193.5	166.1	167.1	149.5	150.3	147.4	158.7	167.9	175.4	
	Feb	159.7	155.3	190.3	203.4	202.4	198.0	184.0	186.4	166.0	162.4	145.6	146.9	141.9	155.1	163.1	170.8	
	Mar	157.5	153.0	189.0	203.1	203.6	197.3	184.2	182.2	164.9	158.6	144.5	143.0	140.6	151.9	161.5	169.0	
	Apr	158.4	153.8	184.1	209.5	195.0	194.1	183.9	189.0	163.3	161.4	142.4	144.0	142.4	152.0	162.2	169.4	
	May	158.6	153.9	190.2	211.9	185.4	193.2	181.9	187.5	165.4	162.7	143.5	144.0	142.2	152.1	162.5	169.9	
	Jun	161.1	156.5	185.9	214.2	189.4	199.3	185.1	187.9	165.8	163.2	145.6	149.0	143.2	156.9	164.3	171.9	
	Jul	165.0	160.4	193.7	217.2	194.0	199.2	189.6	191.8	168.6	167.6	149.2	153.4	147.0	160.6	168.1	175.7	
	Aug	165.3	160.4	195.2	221.1	201.9	201.2	191.1	193.3	170.7	165.1	148.6	152.8	147.5	159.4	168.7	176.3	
	Sep	167.7	163.3	192.9	218.7	191.7	204.6	194.4	191.8	173.0	167.9	152.3	157.7	148.7	163.5	170.4	178.2	
	Oct	166.9	162.5	192.7	217.5	190.0	201.4	190.2	193.2	171.6	166.9	151.6	157.0	149.0	162.2	169.5	176.9	
	Nov	168.5	163.8	198.1	221.9	193.1	206.4	193.4	196.2	172.4	167.0	151.9	158.1	150.9	162.2	171.3	178.7	
	Dec	168.6	164.2	196.4	217.4	192.6	211.0	195.7	195.6	171.0	167.9	152.3	159.1	150.0	162.1	171.1	178.7	
2010	Jan	174.3	170.0	201.3	224.9	187.2	199.0	195.6	197.1	174.6	173.4	158.1	167.1	159.3	168.6	176.3	182.3	
	Feb	171.4	167.5	203.0	211.2	182.8	204.8	193.9	197.3	173.9	168.6	157.6	162.4	156.1	166.4	173.8	180.1	
	Mar	172.8	168.5	204.4	217.8	189.5	208.6	193.6	197.4	173.5	173.0	156.6	165.2	156.5	166.6	174.7	181.3	
	Apr	173.9	170.2	200.3	214.6	178.8	208.3	195.3	195.5	177.4	175.3	159.2	168.2	156.5	168.7	175.4	182.2	
	May	175.5	171.3	205.4	220.9	185.3	206.0	197.6	197.7	179.5	173.5	160.7	168.6	159.3	168.2	177.3	183.7	
	June	177.1	173.0	210.9	222.1	174.8	212.7	197.1	197.3	181.8	175.0	160.7	171.1	161.6	170.3	178.7	184.8	
	July	178.5	174.6	205.9	225.4	164.0	209.0	195.9	197.5	181.6	176.2	162.7	175.5	162.5	172.5	179.3	185.3	
	Aug	178.7	175.0	205.9	222.3	167.5	211.2	198.7	199.8	181.2	176.8	164.7	171.7	163.5	175.4	180.6	186.7	
	Sep	178.0	174.0	209.8	221.7	177.1	208.1	196.8	198.7	179.1	176.5	164.1	171.9	163.1	171.4	179.6	185.5	
	Oct	175.0	171.3	200.7	218.0	172.8	200.6	195.5	196.6	176.2	174.5	160.9	170.1	159.8	167.7	176.3	182.2	
	Nov	174.8	171.0	204.4	216.5	170.6	200.8	193.2	195.0	173.8	172.1	162.2	171.0	158.9	169.6	175.8	181.8	
	Dec	173.7	169.9	203.2	218.0	161.8	201.4	193.3	193.4	176.4	171.9	159.3	169.2	158.3	166.3	174.8	180.7	
2011	Jan <sup>R</sup>	174.5	171.0	197.5	216.1	160.2	196.1	193.6	187.5	176.7	166.8	163.2	172.7	159.4	170.6	174.9	180.4	
	Feb <sup>R</sup>	171.1	167.7	196.8	209.5	162.4	200.1	185.7	188.2	171.4	168.9	158.6	169.1	156.7	165.2	171.6	176.9	
	Mar <sup>R</sup>	173.2	169.7	198.0	215.0	161.9	196.5	188.5	190.8	174.5	167.3	159.5	173.2	159.2	164.5	173.2	178.1	
	Apr <sup>R</sup>	172.6	169.3	197.3	213.0	151.6	198.8	188.8	192.5	172.2	167.5	159.2	173.9	157.4	163.2	172.3	177.5	
	May <sup>R</sup>	171.1	167.6	192.6	213.9	158.7	198.5	189.3	189.8	170.7	168.1	157.4	170.4	155.2	164.8	171.3	177.1	
	June <sup>R</sup>	173.1	169.4	198.7	217.5	160.3	202.1	186.8	189.0	172.8	168.3	160.0	173.1	157.5	167.1	173.1	178.6	
	July <sup>R</sup>	175.6	171.7	205.8	221.8	157.1	200.6	193.3	189.6	174.7	167.9	160.8	176.5	160.6	167.7	175.3	180.5	
	Aug <sup>R</sup>	176.0	172.3	204.9	218.8	159.8	200.7	190.6	195.3	177.5	169.6	161.9	176.5	160.4	168.7	175.9	181.3	
	Sep <sup>R</sup>	175.2	171.8	202.3	214.8	156.3	196.9	189.6	190.6	174.5	170.1	160.5	176.2	161.5	169.0	174.9	179.6	
	Oct <sup>R</sup>	174.2	170.8	199.7	215.4	151.8	197.5	186.7	188.3	174.2	171.6	159.5	176.3	158.9	168.9	173.6	178.8	
	Nov <sup>R</sup>	173.8	170.4	200.8	214.9	150.3	200.6	186.8	190.3	175.9	168.3	160.4	175.7	157.9	166.9	173.3	178.8	
	Dec <sup>R</sup>	173.0	169.9	199.4	207.9	148.1	197.6	188.8	189.1	175.7	167.9	158.1	175.7	157.7	166.5	172.3	177.5	
2012	Jan <sup>R</sup>	174.4	171.3	196.3	212.7	147.8	195.0	186.7	187.9	172.6	168.4	159.9	177.2	161.4	169.3	173.7	177.9	
	Feb	171.7	168.4	195.7	211.8	146.8	190.2	185.5	185.1	171.4	167.1	158.8	172.0	158.6	166.5	171.6	176.2	

# 1 Mix-adjusted house price index and annual house price change by region (DCLG table A1) All dwellings

not seasonally adjusted

		Regions															
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East London	South East	South West	UK excl London	UK excl London & S East	
<b>Percentage change on a year earlier</b>																	
2008	Mar	5.2	5.2	4.1	9.3	-1.2	4.9	2.4	2.7	3.3	2.4	5.9	7.6	6.7	3.8	4.7	4.1
	Apr	4.6	4.6	2.3	8.4	-2.4	4.2	2.4	3.4	0.8	1.4	5.6	7.3	6.0	2.9	4.0	3.4
	May	3.0	3.1	0.8	5.9	-7.5	2.2	1.8	0.8	0.8	0.3	3.9	7.0	3.1	0.6	2.0	1.7
	Jun	0.6	0.5	-1.0	5.7	-9.4	-0.2	-1.1	0.7	-1.1	-1.9	1.5	1.4	1.8	-0.4	0.4	-0.1
	Jul	-1.4	-1.4	-2.1	2.2	-10.4	-3.1	-1.1	-2.6	-1.6	-1.8	0.0	-1.1	-0.8	-2.9	-1.5	-1.7
	Aug	-4.6	-4.5	-5.5	-0.2	-17.9	-4.6	-4.2	-4.2	-6.2	-4.5	-4.5	-4.6	-4.1	-4.6	-4.6	-4.7
	Sep	-5.1	-5.1	-5.2	-0.8	-15.8	-6.0	-4.5	-5.6	-7.0	-6.8	-4.6	-5.0	-4.3	-4.5	-5.1	-5.3
	Oct	-7.4	-7.3	-7.6	-4.2	-19.8	-6.5	-6.0	-7.7	-9.5	-8.7	-6.0	-7.1	-6.5	-9.6	-7.5	-7.8
	Nov	-8.5	-8.6	-9.5	-3.7	-15.4	-7.5	-8.0	-8.4	-9.9	-8.1	-10.5	-7.0	-9.1	-9.3	-8.8	-8.7
	Dec	-10.2	-10.4	-10.3	-6.0	-17.9	-8.9	-9.3	-10.8	-11.5	-10.2	-10.8	-9.6	-11.3	-10.2	-10.4	-10.1
2009	Jan	-11.5	-11.8	-10.5	-6.3	-14.1	-9.9	-10.5	-10.2	-14.1	-9.1	-11.2	-13.9	-11.5	-11.8	-10.9	-10.7
	Feb	-12.3	-12.4	-11.9	-8.8	-18.7	-10.4	-11.1	-11.7	-12.7	-11.9	-13.2	-12.5	-13.4	-12.1	-12.3	-11.9
	Mar	-13.6	-13.8	-13.0	-9.8	-16.1	-11.7	-10.3	-12.5	-13.2	-12.7	-13.8	-15.7	-14.5	-14.4	-13.1	-12.6
	Apr	-13.5	-13.7	-14.0	-8.6	-22.6	-13.4	-11.2	-11.1	-12.9	-10.3	-15.1	-15.6	-13.9	-14.3	-13.0	-12.7
	May	-12.7	-13.0	-10.7	-7.0	-23.3	-12.0	-12.0	-10.5	-11.0	-8.9	-13.9	-16.5	-12.2	-12.9	-11.7	-11.6
	Jun	-10.7	-10.7	-12.2	-7.1	-23.0	-9.2	-9.4	-11.5	-10.9	-8.6	-11.3	-11.1	-11.5	-9.4	-10.6	-10.3
	Jul	-8.4	-8.5	-7.9	-4.2	-21.5	-7.8	-7.6	-6.9	-9.0	-7.1	-9.6	-9.4	-8.9	-7.4	-8.2	-8.0
	Aug	-5.6	-5.9	-5.2	-0.7	-12.7	-5.3	-4.5	-5.3	-5.0	-6.6	-7.0	-5.3	-6.3	-7.1	-5.7	-5.6
	Sep	-4.1	-4.0	-6.7	-0.9	-18.3	-2.5	-2.5	-5.4	-3.5	-2.4	-3.9	-2.7	-6.1	-5.1	-4.5	-4.0
	Oct	-2.3	-2.2	-5.8	0.8	-14.4	-2.2	-3.3	-2.4	-1.3	-1.4	-2.9	-1.2	-3.3	-0.7	-2.5	-2.3
	Nov	0.5	0.5	0.4	2.6	-10.5	-0.4	0.7	0.8	-0.1	-1.3	1.1	1.0	0.6	0.2	0.4	0.3
	Dec	2.9	3.0	1.0	3.8	-6.0	4.0	2.8	2.1	0.8	2.6	2.9	4.9	2.8	1.7	2.4	2.3
2010	Jan	6.2	6.6	1.3	7.1	-13.7	-1.5	3.9	1.9	5.1	3.8	5.7	11.2	8.1	6.3	4.9	4.0
	Feb	7.3	7.9	6.7	3.8	-9.7	3.5	5.4	5.8	4.8	3.8	8.2	10.5	10.0	7.3	6.5	5.5
	Mar	9.7	10.1	8.1	7.2	-6.9	5.7	5.1	8.3	5.2	9.0	8.4	15.6	11.3	9.7	8.2	7.3
	Apr	9.8	10.7	8.8	2.4	-8.3	7.4	6.2	3.5	8.7	8.6	11.8	16.8	10.0	11.0	8.1	7.6
	May	10.6	11.3	7.9	4.2	-0.1	6.6	8.6	5.4	8.5	6.6	12.0	17.1	12.0	10.6	9.1	8.1
	June	9.9	10.5	13.5	3.7	-7.7	6.7	6.5	5.0	9.7	7.2	10.4	14.8	12.8	8.5	8.7	7.5
	July	8.2	8.9	6.3	3.8	-15.5	4.9	3.3	3.0	7.7	5.1	9.0	14.4	10.5	7.4	6.6	5.4
	Aug	8.1	9.1	5.5	0.5	-17.0	5.0	4.0	3.4	6.1	7.1	10.9	12.4	10.8	10.0	7.1	5.9
	Sep	6.1	6.5	8.8	1.4	-7.6	1.7	1.2	3.6	3.5	5.1	7.8	9.0	9.7	4.9	5.4	4.1
	Oct	4.9	5.4	4.1	0.2	-9.0	-0.4	2.8	1.8	2.7	4.5	6.2	8.4	7.3	3.4	4.0	3.0
	Nov	3.7	4.4	3.2	-2.4	-11.7	-2.7	-0.1	-0.6	0.8	3.0	6.8	8.2	5.3	4.6	2.6	1.7
	Dec	3.0	3.5	3.5	0.3	-16.0	-4.6	-1.2	-1.1	3.1	2.4	4.6	6.3	5.6	2.6	2.2	1.1
2011	Jan <sup>R</sup>	0.1	0.6	-1.9	-3.9	-14.4	-1.4	-1.0	-4.9	1.2	-3.8	3.2	3.4	0.1	1.2	-0.8	-1.0
	Feb <sup>R</sup>	-0.2	0.1	-3.1	-0.8	-11.1	-2.3	-4.2	-4.6	-1.4	0.2	0.6	4.1	0.3	-0.7	-1.2	-1.7
	Mar <sup>R</sup>	0.3	0.7	-3.1	-1.3	-14.6	-5.8	-2.6	-3.3	0.6	-3.3	1.8	4.8	1.7	-1.3	-0.9	-1.7
	Apr <sup>R</sup>	-0.7	-0.5	-1.5	-0.7	-15.2	-4.6	-3.3	-1.5	-2.9	-4.4	0.1	3.4	0.6	-3.2	-1.8	-2.5
	May <sup>R</sup>	-2.5	-2.2	-6.2	-3.2	-14.4	-3.7	-4.2	-4.0	-4.9	-3.1	-2.1	1.0	-2.6	-2.0	-3.4	-3.6
	June <sup>R</sup>	-2.3	-2.1	-5.8	-2.1	-8.3	-5.0	-5.2	-4.2	-5.0	-3.8	-0.4	1.1	-2.5	-1.8	-3.1	-3.3
	July <sup>R</sup>	-1.6	-1.7	0.0	-1.6	-4.2	-4.0	-1.3	-4.0	-3.8	-4.7	-1.1	0.6	-1.1	-2.8	-2.2	-2.6
	Aug <sup>R</sup>	-1.5	-1.5	-0.5	-1.6	-4.6	-5.0	-4.0	-2.2	-2.1	-4.1	-1.7	2.8	-1.9	-3.8	-2.6	-2.9
	Sep <sup>R</sup>	-1.6	-1.3	-3.6	-3.1	-11.7	-5.4	-3.6	-4.1	-2.6	-3.6	-2.2	2.5	-1.0	-1.4	-2.6	-3.2
	Oct <sup>R</sup>	-0.5	-0.3	-0.5	-1.2	-12.2	-1.5	-4.5	-4.2	-1.2	-1.7	-0.9	3.6	-0.6	0.7	-1.5	-1.8
	Nov <sup>R</sup>	-0.5	-0.4	-1.8	-0.7	-11.9	-0.1	-3.3	-2.4	1.2	-2.2	-1.1	2.7	-0.6	-1.6	-1.4	-1.7
	Dec <sup>R</sup>	-0.4	0.1	-1.9	-4.6	-8.5	-1.9	-2.3	-2.2	-0.4	-2.3	-0.8	3.8	-0.4	0.1	-1.4	-1.8
2012	Jan <sup>R</sup>	0.0	0.2	-0.6	-1.6	-7.8	-0.6	-3.5	0.2	-2.3	0.9	-2.0	2.6	1.3	-0.7	-0.7	-1.4
	Feb	0.3	0.4	-0.5	1.1	-9.7	-5.0	-0.1	-1.6	0.0	-1.0	0.2	1.7	1.2	0.8	0.0	-0.4

Notes



## 2 Mix-adjusted average house prices by region (DCLG table A2) All dwellings

£, not seasonally adjusted

		Regions														UK excl		
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East London	South East	South West	UK excl London	UK excl London & S East		
2007	Mar	<sup>1</sup>	206,890	214,424	161,191	151,468	217,579	144,383	158,216	158,208	168,751	174,588	224,600	316,308	257,272	218,790	191,292	177,691
	Apr		209,010	216,218	161,684	155,354	228,476	145,618	159,512	160,388	170,549	174,682	225,319	318,976	260,219	220,663	193,333	179,546
	May		210,793	217,885	163,275	158,122	231,210	145,647	160,200	162,214	169,237	175,252	227,584	323,421	262,287	222,388	194,737	180,812
	Jun		214,222	221,370	165,119	160,363	240,302	148,992	163,032	164,601	172,558	179,112	229,466	332,009	265,501	222,611	197,431	183,399
	Jul		218,288	225,729	165,882	163,130	243,967	151,068	163,665	165,201	172,808	180,789	234,505	343,382	271,657	228,562	200,455	185,778
	Aug		219,369	226,678	168,195	163,947	249,264	150,802	164,775	166,230	175,867	182,269	237,387	339,029	274,222	230,132	202,311	187,487
	Sep		220,111	227,661	168,405	163,359	246,794	151,415	164,602	167,688	176,883	181,858	235,879	342,319	276,471	230,911	202,690	187,481
	Oct		220,291	227,572	171,131	165,512	244,947	149,229	165,050	167,402	176,237	182,447	235,925	343,165	275,420	231,329	202,776	187,801
	Nov		218,865	226,544	168,383	165,019	225,863	151,788	164,661	165,910	175,586	181,137	238,553	337,632	275,600	228,410	201,934	186,749
	Dec		218,007	225,840	167,462	163,701	220,829	150,902	165,572	167,676	175,749	179,379	235,546	336,712	274,388	227,332	201,086	185,975
2008	Jan	<sup>1</sup>	221,130	228,804	170,151	162,801	225,978	150,353	164,168	167,039	175,791	179,199	238,333	350,169	277,972	228,644	202,320	186,386
	Feb		217,089	224,464	165,542	162,013	222,955	148,105	161,454	163,555	172,753	179,648	237,245	336,928	273,453	224,360	199,619	184,069
	Mar		217,344	224,668	166,484	163,687	217,413	149,888	160,255	161,270	172,619	177,011	237,097	340,167	274,493	225,513	199,440	183,632
	Apr		218,264	225,419	164,041	166,511	225,657	150,174	161,646	164,643	170,335	175,493	237,197	342,301	275,835	225,476	200,182	184,249
	May		216,625	223,818	163,280	165,641	216,341	147,314	161,393	162,370	168,909	174,158	235,792	345,936	270,314	222,001	197,775	182,497
	Jun		215,029	221,763	162,168	167,577	220,199	147,195	159,449	164,552	169,019	174,002	232,126	336,545	270,262	220,113	197,315	181,952
	Jul		214,867	221,861	161,104	164,835	221,171	144,910	160,069	159,697	168,372	175,755	233,641	339,684	269,380	220,351	196,671	181,358
	Aug		208,892	215,660	157,671	161,755	207,012	142,443	156,155	158,132	163,333	172,315	226,055	323,535	262,796	217,994	192,180	177,308
	Sep		208,583	215,342	158,418	160,331	210,070	140,778	155,507	157,072	162,888	167,771	224,334	325,132	264,421	218,937	191,593	176,254
	Oct		203,580	210,164	156,839	156,848	198,806	138,152	153,544	153,356	158,017	165,020	220,964	318,726	257,279	207,627	186,795	171,950
	Nov		199,933	206,282	151,093	157,131	193,193	138,967	149,919	150,819	156,757	164,874	212,700	313,906	250,378	205,746	183,319	169,195
	Dec		195,317	201,676	148,993	152,256	183,457	136,057	148,658	148,527	154,153	159,467	209,357	304,421	243,363	202,611	179,412	165,943
2009	Jan	<sup>1</sup>	195,114	200,761	152,320	154,739	197,246	134,594	146,449	149,984	149,887	162,022	210,212	299,013	244,781	200,760	179,806	166,051
	Feb		189,747	195,527	145,806	149,898	184,032	131,878	143,057	144,489	149,746	157,489	204,668	292,400	235,679	196,281	174,623	161,698
	Mar		187,193	192,625	144,836	149,685	185,183	131,434	143,220	141,230	148,813	153,844	203,144	284,482	233,449	192,194	172,859	160,032
	Apr		188,162	193,615	141,057	154,406	177,318	129,252	143,010	146,465	147,291	156,568	200,133	286,475	236,444	192,292	173,677	160,390
	May		188,466	193,728	145,762	156,164	168,590	128,707	141,466	145,332	149,262	157,823	201,759	286,518	236,221	192,403	174,020	160,852
	Jun		191,423	197,079	142,454	157,876	172,204	132,747	143,922	145,646	149,580	158,245	204,624	296,585	237,870	198,487	175,929	162,816
	Jul		196,084	201,911	148,403	160,096	176,424	132,655	147,439	148,677	152,069	162,492	209,763	305,292	244,141	203,216	179,995	166,415
	Aug		196,445	201,899	149,554	162,918	183,564	133,975	148,585	149,824	154,038	160,092	208,885	304,032	245,055	201,638	180,593	166,947
	Sep		199,303	205,592	147,791	161,157	174,342	136,276	151,145	148,693	156,050	162,867	214,122	313,868	246,948	206,840	182,424	168,765
	Oct		198,317	204,560	147,679	160,322	172,774	134,158	147,942	149,722	154,774	161,892	213,077	312,413	247,444	205,249	181,507	167,549
	Nov		200,255	206,269	151,753	163,519	175,579	137,485	150,428	152,073	155,514	161,994	213,548	314,522	250,549	205,248	183,420	169,209
	Dec		200,307	206,694	150,481	160,249	175,170	140,551	152,233	151,645	154,279	162,830	214,075	316,695	249,061	205,128	183,159	169,208
2010	Jan	<sup>1</sup>	207,483	214,094	148,397	170,523	172,035	132,739	152,444	152,464	158,435	168,995	223,433	330,554	265,323	213,900	189,689	173,424
	Feb		203,991	210,999	149,664	160,131	168,000	136,653	151,131	152,555	157,812	164,257	222,654	321,344	260,152	211,117	187,024	171,298
	Mar		205,598	212,266	150,648	165,106	174,172	139,186	150,887	152,679	157,453	168,542	221,359	326,924	260,752	211,406	188,057	172,423
	Apr		206,957	214,338	147,673	162,676	164,294	138,994	152,221	151,199	160,984	170,815	224,917	332,750	260,784	214,054	188,770	173,283
	May		208,823	215,794	151,372	167,468	170,296	137,453	153,980	152,909	162,875	169,055	227,133	333,572	265,417	213,383	190,787	174,737
	June		210,775	217,911	155,492	168,401	160,668	141,903	153,624	152,575	165,003	170,517	227,067	338,508	269,218	216,007	192,307	175,767
	July		212,424	219,917	151,769	170,888	150,746	139,446	152,661	152,741	164,791	171,661	229,903	347,248	270,666	218,826	192,932	176,215
	Aug		212,710	220,409	151,772	168,496	153,990	140,909	154,830	154,543	164,446	172,336	232,804	339,608	272,480	222,495	194,363	177,564
	Sep		211,815	219,145	154,655	168,086	162,740	138,851	153,350	153,690	162,532	171,981	231,955	340,006	271,735	217,505	193,281	176,410
	Oct		208,287	215,710	147,931	165,279	158,861	133,801	152,405	152,054	159,929	170,069	227,399	336,547	266,256	212,743	189,744	173,289
	Nov		208,002	215,387	150,653	164,115	156,764	133,968	150,578	150,810	157,721	167,737	229,190	338,333	264,658	215,202	189,158	172,922
	Dec		206,677	213,923	149,768	165,281	148,732	134,365	150,669	149,608	160,059	167,522	225,181	334,846	263,799	210,990	188,146	171,876
2011	Jan	<sup>R</sup>	216,109	223,856	148,644	172,348	148,913	137,087	156,390	150,984	164,756	168,515	239,792	349,716	274,098	220,596	196,381	178,708
	Feb	<sup>R</sup>	211,960	219,535	148,089	167,099	150,980	139,877	150,045	151,577	159,824	170,537	233,047	342,366	269,481	213,626	192,705	175,246
	Mar	<sup>R</sup>	214,566	222,122	148,988	171,494	150,457	137,364	152,305	153,705	162,726	168,968	234,419	350,790	273,801	212,798	194,452	176,408
	Apr	<sup>R</sup>	213,832	221,579	148,504	169,898	140,858	138,962	152,556	155,072	160,552	169,194	234,037	352,061	270,701	211,114	193,422	175,849
	May	<sup>R</sup>	211,975	219,466	144,939	170,623	147,465	138,729	152,948	152,827	159,219	169,794	231,300	344,989	266,851	213,060	192,335	175,391
	June	<sup>R</sup>	214,426	221,798	149,529	173,470	149,008	141,266	150,941	152,186	161,128	169,970	235,138	350,451	270,906	216,136	194,342	176,931
	July	<sup>R</sup>	217,473	224,794	154,891	176,913	145,964	140,215	156,186	152,668	162,897	169,561	236,371	357,480	276,210	216,869	196,801	178,743
	Aug	<sup>R</sup>	218,022	225,612	154,208	174,503	148,478	140,281	154,035	157,325	165,491	171,341	237,888	357,393	275,874	218,178	197,443	179,608
	Sep	<sup>R</sup>	217,044	224,896	152,216	171,310	145,271	137,608	153,228	153,470	162,697	171,766	235,931	356,802	277,801	218,583	196,408	177,900
	Oct	<sup>R</sup>	215,772	223,556	150,294	171,780	141,046	138,043	150,822	151,672	162,435	173,290	234,450	356,940	273,252	218,474	194,928	177,117
	Nov	<sup>R</sup>	215,333	223,066	151,102	171,417	139,701	140,230	150,922	15								

**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
<b>Index level (Feb 2002=100.0)</b>		
2007 Mar	177.0	172.7
Apr	179.6	174.2
May	181.9	175.4
Jun	184.7	178.3
Jul	187.8	181.8
Aug	187.4	183.2
Sep	187.7	183.9
Oct	187.4	184.2
Nov	186.0	183.1
Dec	186.5	182.0
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 <sup>R</sup>	175.8	174.7
Feb <sup>R</sup>	172.1	171.5
Mar <sup>R</sup>	173.2	174.0
Apr <sup>R</sup>	174.2	172.8
May <sup>R</sup>	174.3	170.6
June <sup>R</sup>	175.3	173.0
July <sup>R</sup>	178.6	175.1
Aug <sup>R</sup>	176.9	176.4
Sep <sup>R</sup>	177.5	175.1
Oct <sup>R</sup>	177.0	173.8
Nov <sup>R</sup>	176.2	173.7
Dec <sup>R</sup>	177.0	172.2
2012 Jan <sup>R</sup>	177.3	174.1
Feb	174.3	171.4

**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
2007 Mar <sup>1</sup>	157,917	230,916
Apr	160,201	232,954
May	162,312	234,576
Jun	164,755	238,490
Jul	167,548	243,180
Aug	167,200	244,962
Sep	167,503	245,920
Oct	167,232	246,322
Nov	165,940	244,829
Dec	166,345	243,352
2008 Jan <sup>1</sup>	163,157	255,532
Feb	160,574	250,625
Mar	161,250	250,630
Apr	162,061	251,614
May	161,733	249,198
Jun	159,606	247,917
Jul	158,718	248,185
Aug	153,831	241,565
Sep	150,311	243,161
Oct	147,143	237,070
Nov	142,740	233,872
Dec	140,857	227,633
2009 Jan <sup>1</sup>	137,728	230,451
Feb	135,808	222,962
Mar	133,535	220,235
Apr	135,835	220,384
May	137,417	219,901
Jun	140,222	222,951
Jul	143,755	228,308
Aug	143,611	228,979
Sep	147,517	231,193
Oct	146,450	230,256
Nov	147,675	232,633
Dec	149,699	231,470
2010 Jan <sup>1</sup>	151,313	242,110
Feb	149,767	237,419
Mar	151,749	238,794
Apr	154,075	239,558
May	155,241	241,855
June	156,103	244,479
July	156,370	246,980
Aug	157,139	246,969
Sep	155,738	246,386
Oct	153,423	242,110
Nov	152,470	242,235
Dec	152,130	240,303
2011 Jan <sup>1 R</sup>	160,775	249,711
Feb <sup>R</sup>	157,411	245,086
Mar <sup>R</sup>	158,405	248,671
Apr <sup>R</sup>	159,327	246,932
May <sup>R</sup>	159,426	243,887
June <sup>R</sup>	160,307	247,291
July <sup>R</sup>	163,327	250,355
Aug <sup>R</sup>	161,808	252,158
Sep <sup>R</sup>	162,370	250,246
Oct <sup>R</sup>	161,902	248,485
Nov <sup>R</sup>	161,153	248,235
Dec <sup>R</sup>	161,888	246,196
2012 Jan <sup>1 R</sup>	169,785	262,252
Feb	166,916	258,236

Notes  
1 See footnote 1 in Table A2

### 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
<b>Percentage change on a year earlier</b>		
2008 Jan	7.9	7.9
Feb	6.1	6.4
Mar	4.9	5.3
Apr	3.9	4.8
May	2.4	3.1
Jun	-0.5	0.9
Jul	-2.7	-1.0
Aug	-5.5	-4.3
Sep	-7.8	-4.0
Oct	-9.6	-6.6
Nov	-11.6	-7.3
Dec	-13.0	-9.2
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 <sup>R</sup>	1.2	-0.4
Feb <sup>R</sup>	0.2	-0.3
Mar <sup>R</sup>	-0.5	0.6
Apr <sup>R</sup>	-1.5	-0.4
May <sup>R</sup>	-2.1	-2.6
June <sup>R</sup>	-2.1	-2.3
July <sup>R</sup>	-0.5	-2.1
Aug <sup>R</sup>	-1.9	-1.4
Sep <sup>R</sup>	-0.7	-1.9
Oct <sup>R</sup>	0.6	-0.9
Nov <sup>R</sup>	0.7	-1.0
Dec <sup>R</sup>	1.4	-1.0
2012 Jan <sup>R</sup>	0.9	-0.4
Feb	1.3	0.0

**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
<b>Index level (Feb 2002=100.0)</b>			
2007	Mar	166.3	174.0
	Apr	167.3	175.8
	May	167.3	177.4
	Jun	171.5	180.2
	Jul	169.7	184.0
	Aug	168.5	185.0
	Sep	169.7	185.6
	Oct	170.0	185.8
	Nov	169.6	184.5
	Dec	172.9	183.5
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 <sup>R</sup>	168.1	175.2
	Feb <sup>R</sup>	168.0	171.6
	Mar <sup>R</sup>	167.5	173.9
	Apr <sup>R</sup>	168.5	173.2
	May <sup>R</sup>	167.2	171.7
	June <sup>R</sup>	167.9	173.7
	July <sup>R</sup>	172.5	176.0
	Aug <sup>R</sup>	170.7	176.7
	Sep <sup>R</sup>	172.8	175.7
	Oct <sup>R</sup>	172.4	174.6
	Nov <sup>R</sup>	172.0	174.2
	Dec <sup>R</sup>	178.6	172.9
2012	Jan <sup>R</sup>	182.7	174.1
	Feb	180.9	171.3

**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
2007	Mar <sup>1</sup>	229,227	205,583
	Apr	230,545	207,749
	May	230,547	209,636
	Jun	236,319	212,929
	Jul	233,828	217,378
	Aug	232,263	218,614
	Sep	233,816	219,309
	Oct	234,232	219,476
	Nov	233,753	217,994
	Dec	238,224	216,824
2008	Jan <sup>1</sup>	230,822	220,549
	Feb	229,424	216,350
	Mar	227,769	216,719
	Apr	229,939	217,564
	May	223,577	216,209
	Jun	222,218	214,598
	Jul	218,340	214,658
	Aug	208,063	208,942
	Sep	211,207	208,425
	Oct	195,356	204,073
	Nov	191,866	200,417
	Dec	205,169	194,726
2009	Jan <sup>1</sup>	201,423	194,677
	Feb	197,070	189,241
	Mar	188,360	187,112
	Apr	187,240	188,226
	May	183,791	188,789
	Jun	184,753	191,884
	Jul	181,162	197,116
	Aug	178,108	197,712
	Sep	186,431	200,193
	Oct	183,518	199,340
	Nov	182,281	201,497
	Dec	190,919	200,956
2010	Jan <sup>1</sup>	191,532	208,742
	Feb	182,291	205,704
	Mar	185,253	207,204
	Apr	196,163	207,809
	May	190,641	210,259
	June	195,531	211,978
	July	193,775	213,897
	Aug	188,270	214,640
	Sep	191,233	213,440
	Oct	185,410	210,094
	Nov	192,533	209,223
	Dec	197,067	207,435
2011	Jan <sup>1 R</sup>	199,547	217,376
	Feb <sup>R</sup>	199,473	212,915
	Mar <sup>R</sup>	198,848	215,769
	Apr <sup>R</sup>	200,086	214,884
	May <sup>R</sup>	198,523	213,005
	June <sup>R</sup>	199,347	215,580
	July <sup>R</sup>	204,780	218,445
	Aug <sup>R</sup>	202,645	219,198
	Sep <sup>R</sup>	205,186	217,951
	Oct <sup>R</sup>	204,699	216,619
	Nov <sup>R</sup>	204,231	216,183
	Dec <sup>R</sup>	212,023	214,520
2012	Jan <sup>1 R</sup>	223,528	228,367
	Feb	221,247	224,688

**Notes**

1 See footnote 1 in Table A2

**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
<b>Percentage change on a year earlier</b>		
2008 Feb	4.7	6.4
Mar	4.1	5.3
Apr	4.5	4.6
May	1.6	3.0
Jun	-1.5	0.7
Jul	-2.1	-1.3
Aug	-6.1	-4.5
Sep	-5.3	-5.0
Oct	-12.6	-7.1
Nov	-14.0	-8.1
Dec	-9.7	-10.3
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 <sup>R</sup>	5.9	-0.4
Feb <sup>R</sup>	11.3	-1.0
Mar <sup>R</sup>	9.1	-0.4
Apr <sup>R</sup>	3.7	-1.1
May <sup>R</sup>	5.9	-3.1
June <sup>R</sup>	3.7	-2.7
July <sup>R</sup>	7.5	-2.3
Aug <sup>R</sup>	9.4	-2.3
Sep <sup>R</sup>	9.1	-2.3
Oct <sup>R</sup>	12.3	-1.3
Nov <sup>R</sup>	7.9	-1.1
Dec <sup>R</sup>	9.4	-1.0
2012 Jan <sup>R</sup>	8.7	-0.6
Feb	7.7	-0.2

Notes

## 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 <sup>1</sup>	Pre-owned dwellings <sup>2</sup>	All dwellings <sup>2</sup>	First time buyer <sup>2</sup>	Former owner occupier <sup>2</sup>			New dwellings <sup>1</sup>	Pre-owned dwellings	All dwellings	First time buyer	Former owner occupier
2007	Mar	166.3	175.8	174.7	179.4	174.1	2007	Mar	-0.2	0.7	0.6	1.0	0.6
	Apr	167.3	176.7	175.7	179.7	175.1		Apr	0.6	0.5	0.5	0.2	0.6
	May	167.3	178.2	177.1	181.3	176.5		May	0.0	0.8	0.8	0.9	0.8
	Jun	171.5	180.1	179.2	183.5	178.4		Jun	2.5	1.1	1.1	1.2	1.1
	Jul	169.7	181.8	180.7	184.6	180.0		Jul	-1.1	0.9	0.9	0.6	0.9
	Aug	168.5	182.8	181.8	185.3	181.3		Aug	-0.7	0.6	0.6	0.4	0.7
	Sep	169.7	183.5	182.4	186.4	181.8		Sep	0.7	0.4	0.3	0.6	0.3
	Oct	170.0	185.2	184.2	187.2	184.1		Oct	0.2	0.9	1.0	0.4	1.3
	Nov	169.6	184.5	183.5	187.0	183.2		Nov	-0.2	-0.4	-0.4	-0.1	-0.5
	Dec	172.9	185.0	183.9	187.5	183.4		Dec	1.9	0.3	0.2	0.3	0.1
2008	Jan	175.5	186.3	184.9	188.7	184.3	2008	Jan	1.5	0.7	0.5	0.6	0.5
	Feb	174.5	185.5	184.3	188.1	183.9		Feb	-0.6	-0.4	-0.3	-0.3	-0.2
	Mar	173.2	184.2	183.0	187.2	182.5		Mar	-0.7	-0.7	-0.7	-0.5	-0.8
	Apr	174.9	185.9	184.8	187.8	184.5		Apr	1.0	0.9	1.0	0.3	1.1
	May	170.0	183.6	182.4	185.7	182.0		May	-2.8	-1.2	-1.3	-1.1	-1.3
	Jun	169.0	181.4	180.1	182.5	180.0		Jun	-0.6	-1.2	-1.3	-1.7	-1.1
	Jul	166.0	179.1	178.0	179.6	178.1		Jul	-1.7	-1.2	-1.2	-1.6	-1.1
	Aug	158.2	174.4	173.3	175.2	173.4		Aug	-4.7	-2.6	-2.6	-2.4	-2.7
	Sep	160.6	174.1	173.0	171.7	174.2		Sep	1.5	-0.2	-0.2	-2.0	0.5
	Oct	148.6	172.0	170.7	169.4	172.0		Oct	-7.5	-1.2	-1.3	-1.4	-1.3
	Nov	145.9	169.5	168.1	165.5	169.8		Nov	-1.8	-1.4	-1.6	-2.3	-1.3
	Dec	156.0	166.4	165.3	163.2	166.7		Dec	6.9	-1.9	-1.6	-1.4	-1.8
2009	Jan	162.1	164.4	163.4	160.2	165.4	2009	Jan	3.9	-1.2	-1.1	-1.8	-0.8
	Feb	158.6	162.5	161.9	160.5	163.3		Feb	-2.2	-1.1	-1.0	0.2	-1.3
	Mar	151.6	160.5	159.5	157.4	161.1		Mar	-4.4	-1.3	-1.5	-1.9	-1.3
	Apr	150.7	160.0	158.9	157.2	160.2		Apr	-0.6	-0.3	-0.4	-0.1	-0.6
	May	147.9	160.5	159.4	158.6	160.4		May	-1.8	0.3	0.3	0.9	0.1
	Jun	148.7	162.1	160.8	161.1	161.4		Jun	0.5	1.0	0.9	1.6	0.6
	Jul	145.8	164.3	162.7	163.3	163.1		Jul	-1.9	1.3	1.2	1.4	1.1
	Aug	143.3	164.9	163.4	164.3	163.8		Aug	-1.7	0.4	0.4	0.6	0.4
	Sep	150.0	167.0	165.6	169.4	165.1		Sep	4.7	1.3	1.3	3.1	0.8
	Oct	147.7	168.1	166.9	169.5	166.6		Oct	-1.6	0.7	0.8	0.1	0.9
	Nov	146.7	170.4	168.9	172.1	168.3		Nov	-0.7	1.4	1.2	1.6	1.0
	Dec	153.6	171.7	170.1	174.1	169.1		Dec	4.7	0.7	0.8	1.2	0.5
2010	Jan	158.7	175.5	173.5	174.2	174.0	2010	Jan	3.3	2.2	2.0	0.1	2.9
	Feb	151.0	175.7	173.6	175.0	173.9		Feb	-4.8	0.1	0.0	0.4	0.0
	Mar	153.5	176.0	174.1	176.2	174.1		Mar	1.6	0.1	0.3	0.7	0.1
	Apr	162.5	176.5	175.1	177.4	174.9		Apr	5.9	0.3	0.6	0.7	0.5
	May	157.9	178.0	176.4	177.7	176.6		May	-2.8	0.9	0.7	0.2	1.0
	June	162.0	178.3	176.8	177.9	177.2		June	2.6	0.1	0.2	0.1	0.3
	July	160.5	177.7	176.2	176.3	176.8		July	-0.9	-0.3	-0.3	-0.9	-0.2
	Aug	156.0	178.5	176.9	178.2	177.0		Aug	-2.8	0.4	0.4	1.1	0.2
	Sep	158.4	177.5	175.9	177.1	176.4		Sep	1.6	-0.6	-0.5	-0.6	-0.4
	Oct	153.6	176.5	175.1	175.9	175.5		Oct	-3.0	-0.5	-0.5	-0.7	-0.5
	Nov	159.5	176.2	175.1	175.9	175.5		Nov	3.8	-0.2	0.0	0.0	0.0
	Dec	163.3	176.4	175.2	175.1	175.7		Dec	2.4	0.1	0.0	-0.4	0.1
2011	Jan <sup>R</sup>	168.1	174.3	173.3	176.8	172.5	2011	Jan <sup>R</sup>	3.0	-1.2	-1.1	1.0	-1.9
	Feb <sup>R</sup>	168.0	173.7	173.0	175.5	172.9		Feb <sup>R</sup>	0.0	-0.4	-0.2	-0.7	0.3
	Mar <sup>R</sup>	167.5	175.9	175.1	175.8	175.5		Mar <sup>R</sup>	-0.3	1.3	1.2	0.2	1.5
	Apr <sup>R</sup>	168.5	174.5	173.5	174.4	173.9		Apr <sup>R</sup>	0.6	-0.8	-0.9	-0.8	-0.9
	May <sup>R</sup>	167.2	172.5	171.9	174.0	171.9		May <sup>R</sup>	-0.8	-1.1	-0.9	-0.2	-1.2
	June <sup>R</sup>	167.9	173.9	173.1	174.3	173.4		June <sup>R</sup>	0.4	0.8	0.7	0.2	0.8
	July <sup>R</sup>	172.5	173.6	173.4	175.6	173.0		July <sup>R</sup>	2.7	-0.1	0.2	0.8	-0.2
	Aug <sup>R</sup>	170.7	174.3	174.2	174.8	174.6		Aug <sup>R</sup>	-1.0	0.4	0.5	-0.5	0.9
	Sep <sup>R</sup>	172.8	173.3	173.1	175.9	172.9		Sep <sup>R</sup>	1.3	-0.6	-0.6	0.6	-0.9
	Oct <sup>R</sup>	172.4	174.3	174.3	176.9	174.0		Oct <sup>R</sup>	-0.2	0.6	0.7	0.6	0.6
	Nov <sup>R</sup>	172.0	174.3	174.2	177.1	173.7		Nov <sup>R</sup>	-0.2	0.0	-0.1	0.1	-0.2
	Dec <sup>R</sup>	178.6	174.5	174.5	177.5	173.8		Dec <sup>R</sup>	3.8	0.1	0.2	0.2	0.1
2012	Jan <sup>R</sup>	182.7	173.8	173.6	177.9	172.7	2012	Jan <sup>R</sup>	2.3	-0.4	-0.5	0.2	-0.7
	Feb	180.9	173.8	173.9	177.5	173.4		Feb	-1.0	0.0	0.2	-0.2	0.4

### Notes

- 1 There is currently no evidence of seasonality in this series.
- 2 Seasonally adjusted series are subject to revision.