

House Price Index, December 2013

Coverage: **UK**

Date: **18 February 2014**

Geographical Area: **Region**

Theme: **Economy**

Theme: **People and Places**

Key Findings

- UK house prices increased by 5.5% in December 2013 compared with a year earlier, up from 5.4% in November 2013.
- The average UK house price reached £250,000 in December 2013.
- House prices grew by 5.7% in England, 4.8% in Wales, 0.5% in Scotland and 4.8% in Northern Ireland.
- House price growth is beginning to increase strongly across parts of the UK, with prices in London increasing at more than double the UK average.
- Annual house price increases in England were driven by rises in London (12.3%), the East (4.6%) and the West Midlands (4.3%).
- Excluding London and the South East, UK house prices increased by 3.1% in the 12 months to December 2013.
- On a seasonally adjusted basis, average house prices increased by 0.9% between November and December 2013.
- In December 2013, prices paid by first-time buyers were 7.4% higher on average than in December 2012. For owner-occupiers (existing owners), prices increased by 4.7% 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.

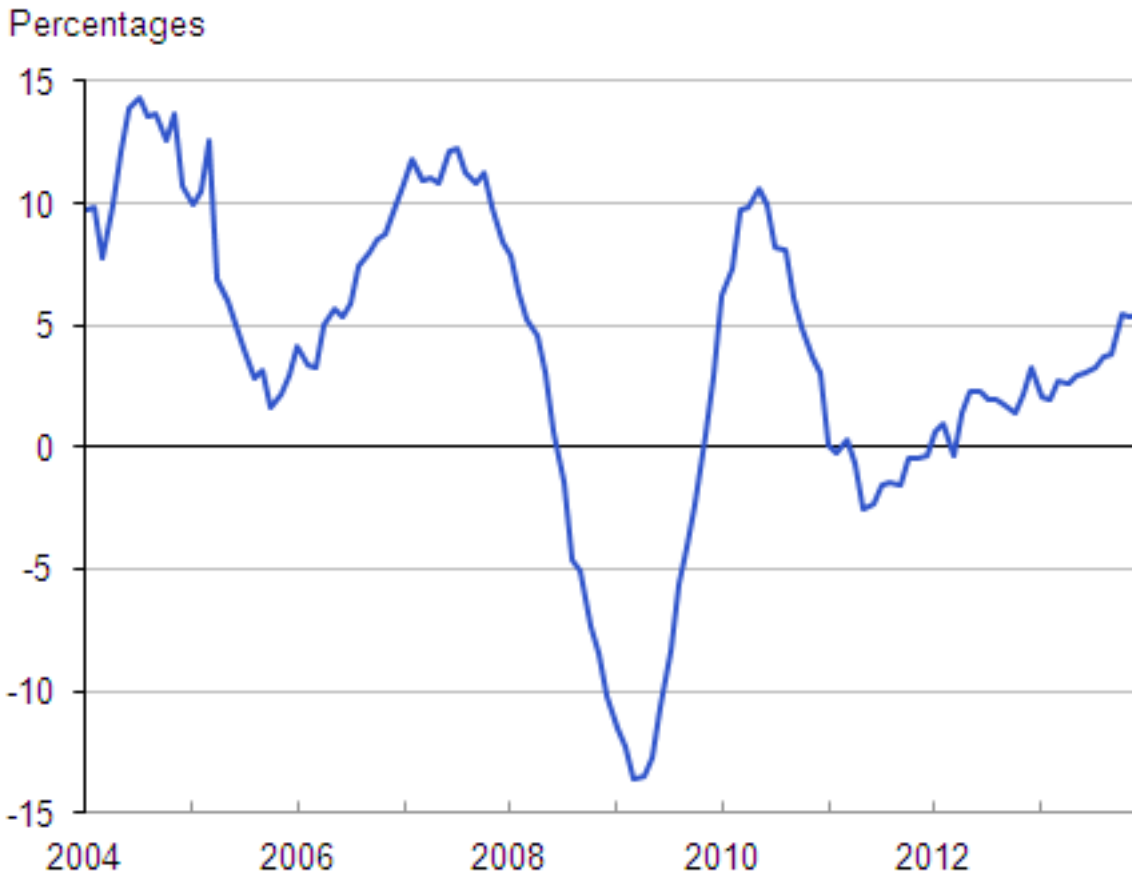
The figures published in this release are not seasonally adjusted unless otherwise stated.

House Price Index UK Summary

UK average house prices increased by 5.5% over the year to December 2013, up from an increase of 5.4% in the year to November 2013. This increase 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 December 2013 was £250,000.

Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to December 2013

12 month percentage change



Notes:

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

Download chart

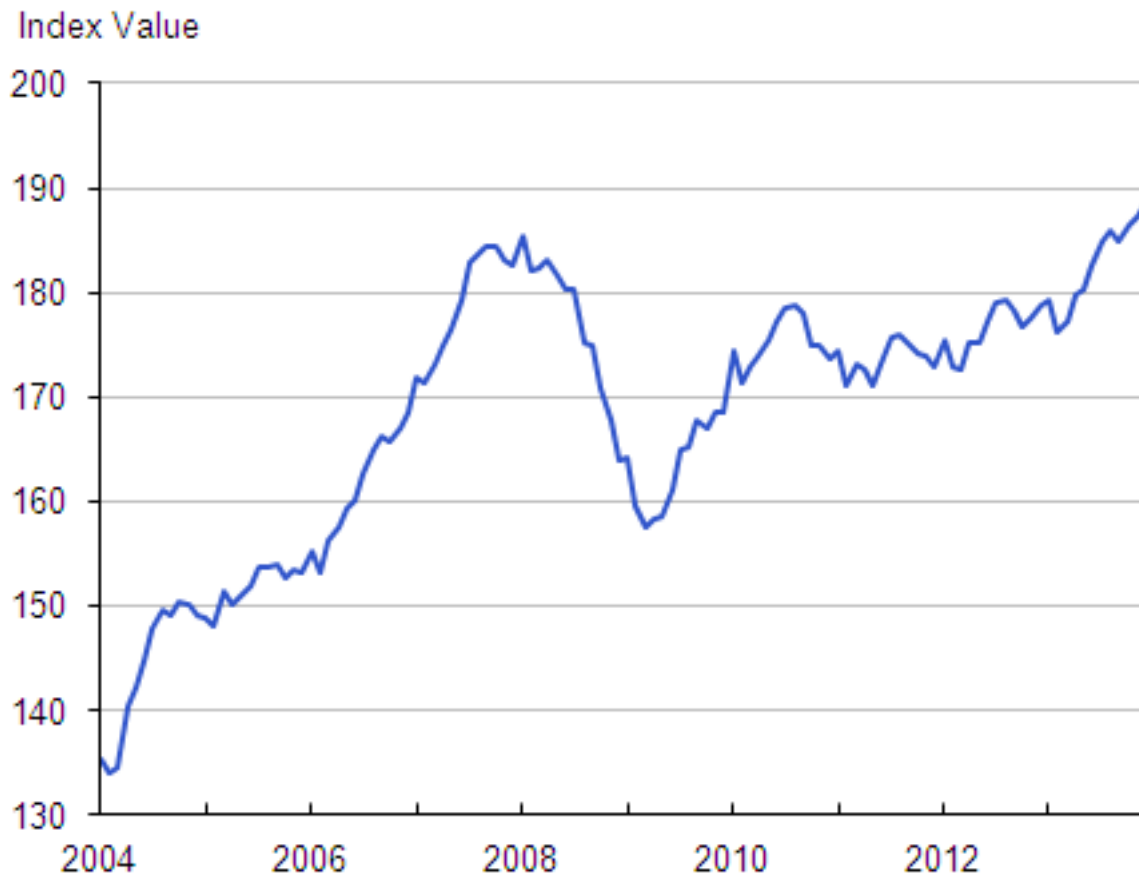
[XLS](#) [XLS format](#)

(39.5 Kb)

In December 2013, the UK mix-adjusted House Price Index reached 188.5 (Figure 2). This is up 0.7% from the record level witnessed in November 2013, when the index reached 187.2 and 1.6% higher than the pre-financial crisis peak of 185.5 in January 2008.

Figure 2: Index values, UK all dwellings from January 2004 to December 2013

Index values February 2002=100

**Notes:**

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

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

(39.5 Kb)

On a seasonally adjusted basis, average house prices increased by 0.9% between November and December 2013 compared with a 0.9% increase in average prices during the same period in 2012.

Table A: House Price Index - Summary of UK all dwellings, December 2013

Index - February 2002=100

		House Price Index: UK All Dwellings					
		Index	% 12 month change	Index	% monthly change	£	
		NSA	NSA	SA	SA	NSA	
2011	Dec	173.0	-0.4	174.2	0.1	214,000	
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 R	0.9 R	233,000	
2013	Jan	179.2	2.1	178.4 R	-0.6	237,000	
	Feb	176.1	1.9	178.6 R	0.1	233,000	
	Mar	177.3	2.7	179.6	0.5	235,000	
	Apr	179.7	2.6	180.5	0.5	238,000	
	May	180.2	2.9	181.2	0.4	239,000	
	Jun	182.5	3.1	182.1 R	0.5 R	242,000	
	Jul	185.0	3.3	182.7 R	0.4 R	245,000	
	Aug	185.9	3.7	183.5	0.5	246,000	
	Sep	185.0	3.8	183.6 R	0.0	245,000	
	Oct	R	186.4	5.5	186.4 R	1.5 R	247,000
	Nov	R	187.2	5.4	187.4 R	0.5	248,000
	Dec		188.5	5.5	189.1	0.9	250,000

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.
5. R = Figure revised this month.

Download table

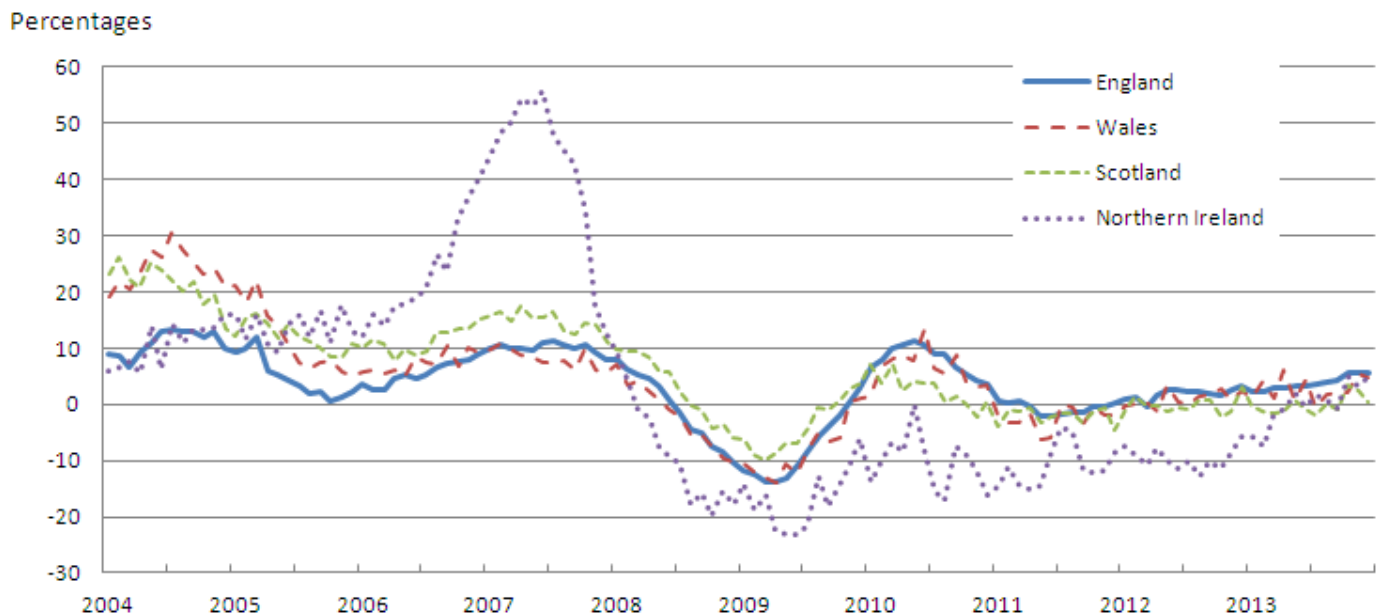
XLS [XLS format](#)
(39.5 Kb)

House Price Index by Country

During the year to December 2013, average house prices increased 5.7% in England, 4.8% in Wales, 0.5% in Scotland and 4.8% in Northern Ireland (Figure 3).

Figure 3: All dwellings annual house price rates of change by country, January 2004 to December 2013

12 month percentage change



Notes:

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

Download chart

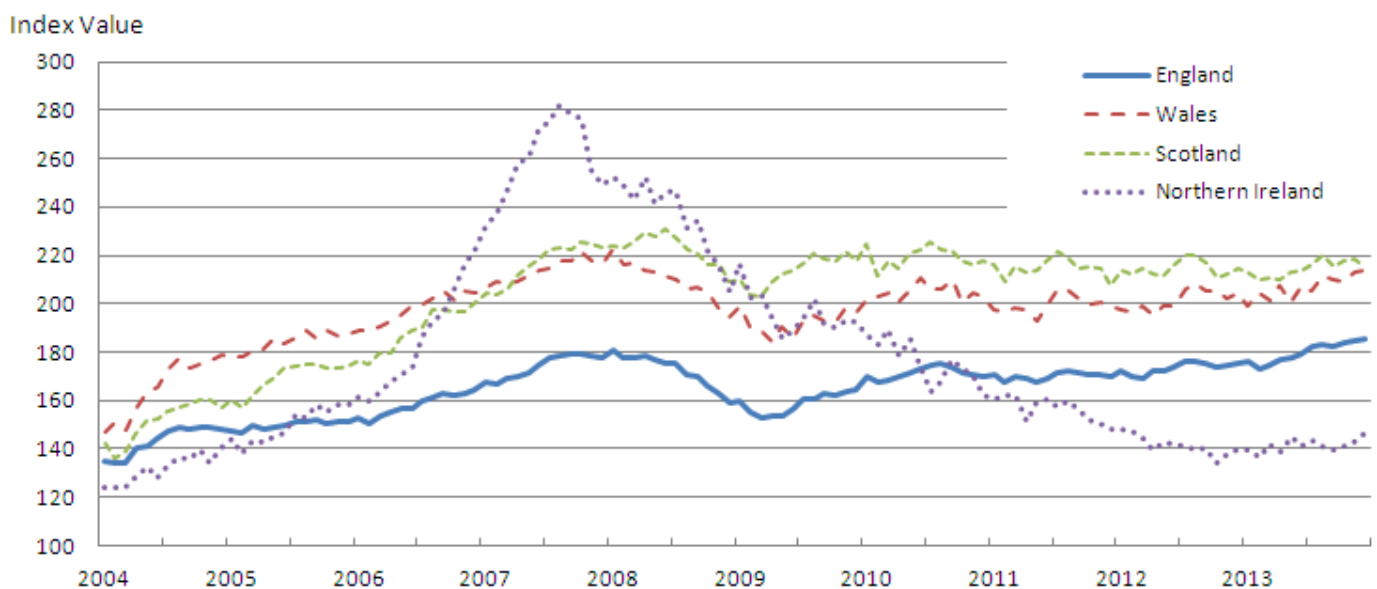
XLS [XLS format](#)
(36.5 Kb)

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 185.8 in December 2013. This is 2.8% higher than the peak in January 2008 of 180.8. The index for Northern Ireland (146.4) in December 2013 is 48.0% below the peak of August 2007 (281.5). The index for Scotland (215.5) in December 2013 is 6.5% below the peak of June 2008 (230.6). The index for Wales (214.1) in December 2013 is 3.6% below the peak of January 2008 (222.1).

Figure 4: Mix-adjusted House Price Index by UK countries from January 2004 to December 2013

Index level (Feb 2002=100)



Notes:

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

Download chart

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

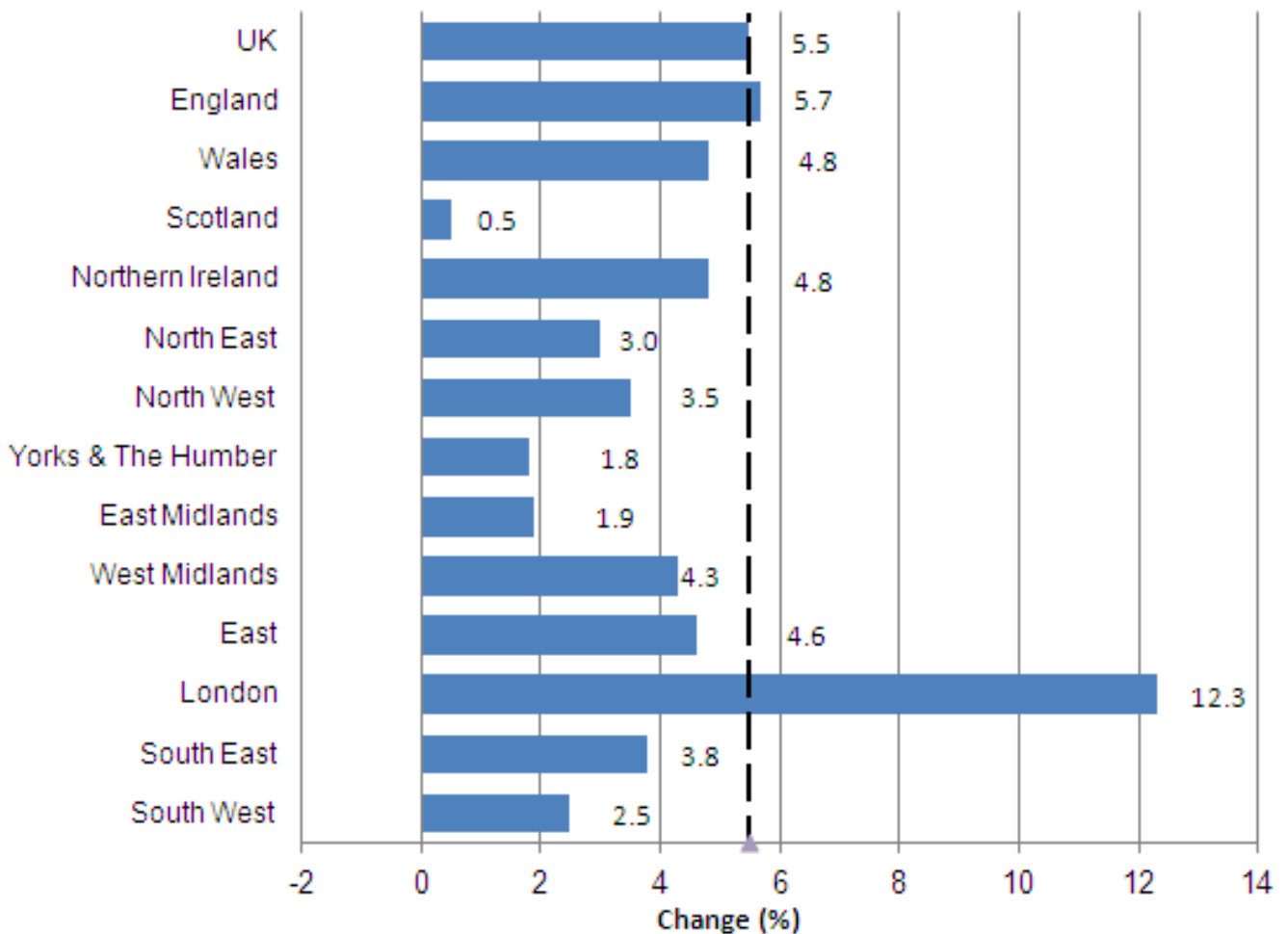
(43 Kb)

House Price Index by Region

Average house prices increased in all nine English regions over the year to December 2013 (Figure 5). The largest increase was again in London (12.3%), followed by the East (4.6%) and West Midlands (4.3%). London house prices are increasing at more than double the rate of the UK average (5.5%). Excluding London and the South East, UK house prices increased by 3.1% over the year to December 2013.

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

12 month percentage change for December 2013

**Notes:**

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

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

(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 (210.0) is 20.3% higher than the pre-financial crisis peak in January 2008 (174.5). The South East is 1.9% above the peak of January 2008 (166.5) with an index of 169.6 in December 2013. The East of England is 1.4% above the January 2008 peak (168.4) with an index of 170.7.

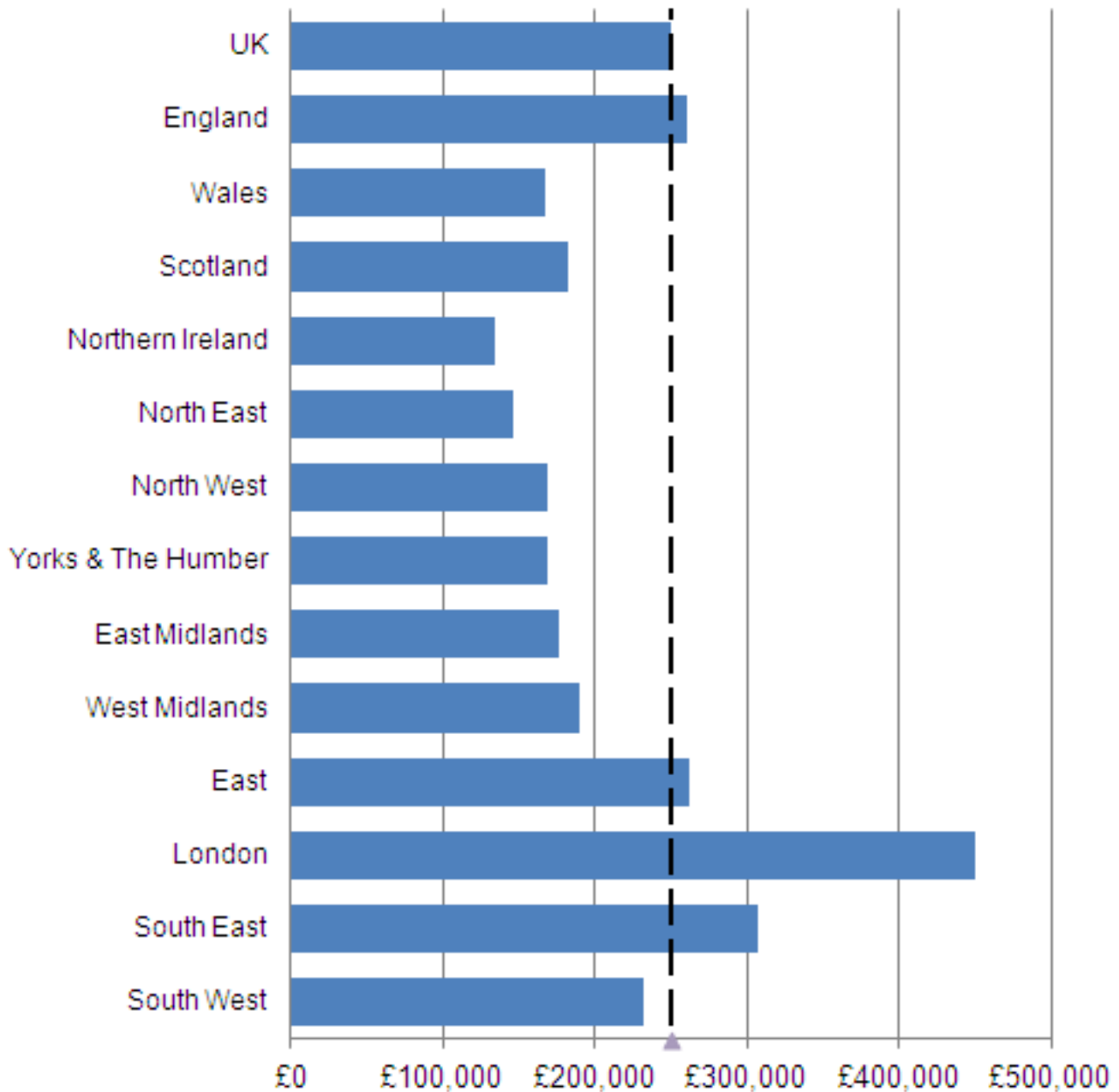
Average House Prices in Countries and Regions

Average mix-adjusted house prices in December 2013 stood at £260,000 in England, £167,000 in Wales, £135,000 in Northern Ireland and £182,000 in Scotland (Figure 6). In December 2013, London continues to be the English region with the highest average house price at £450,000 and the North East had the lowest average house price at £147,000. London, the South East and the East of England all had prices higher than the UK average price of £250,000.

Excluding London and the South East, the average UK mix-adjusted house price was £195,000.

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

House Prices for December 2013

**Notes:**

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

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

(34 Kb)

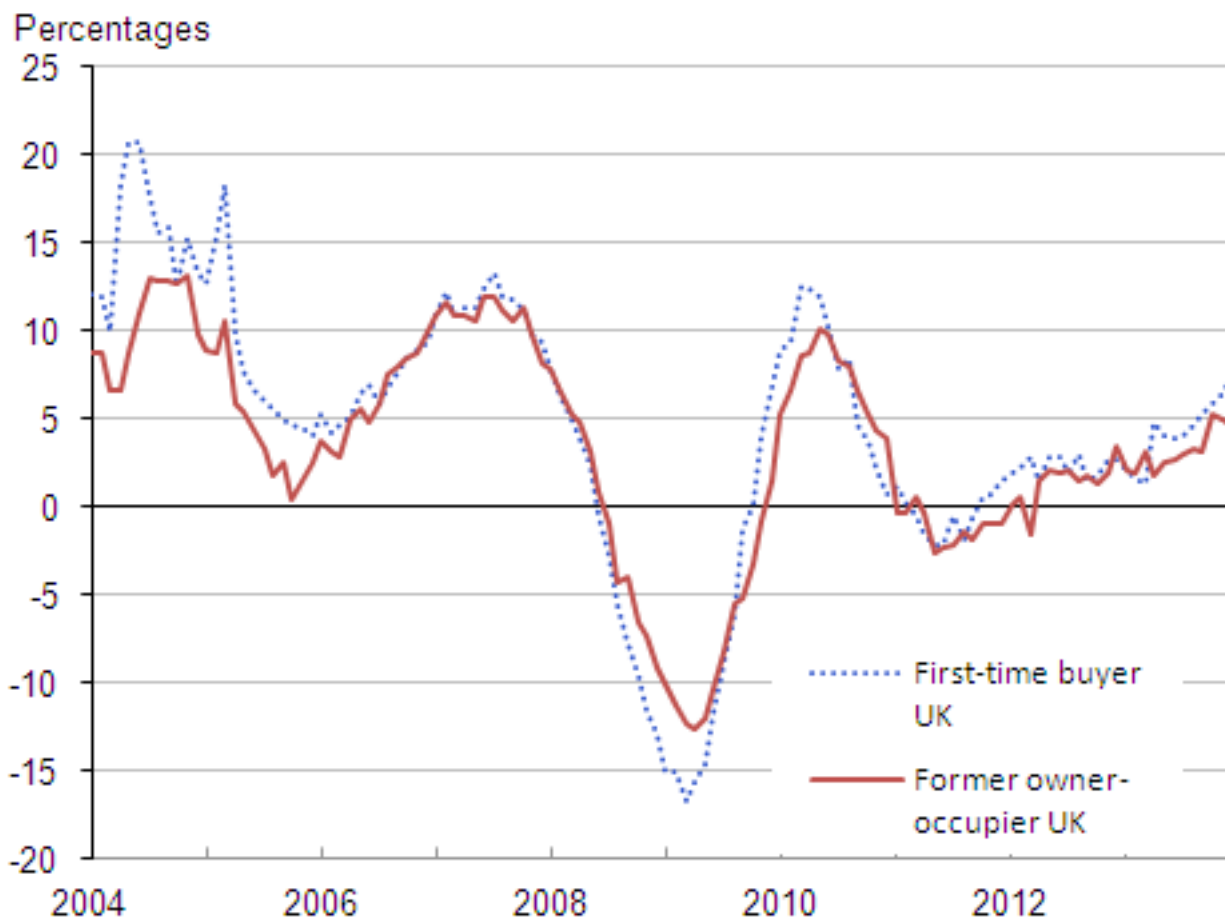
House Price Index by Type of Buyer

The average price for properties bought by first-time buyers increased by 7.4% over the year to December 2013, up from an increase of 6.4% in November 2013 (Figure 7). In December 2013 the average price paid for a house by a first-time buyer was £189,000.

The average price for properties bought by former owner-occupiers (existing owners) increased by 4.7% in the year to December 2013, down from an increase of 5.0% in November 2013. In December 2013, the average price paid for a house by a former owner-occupier was £286,000.

Figure 7: UK annual house price rates of change by type of buyer, January 2004 to December 2013

12 month percentage change

**Notes:**

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

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

(35 Kb)

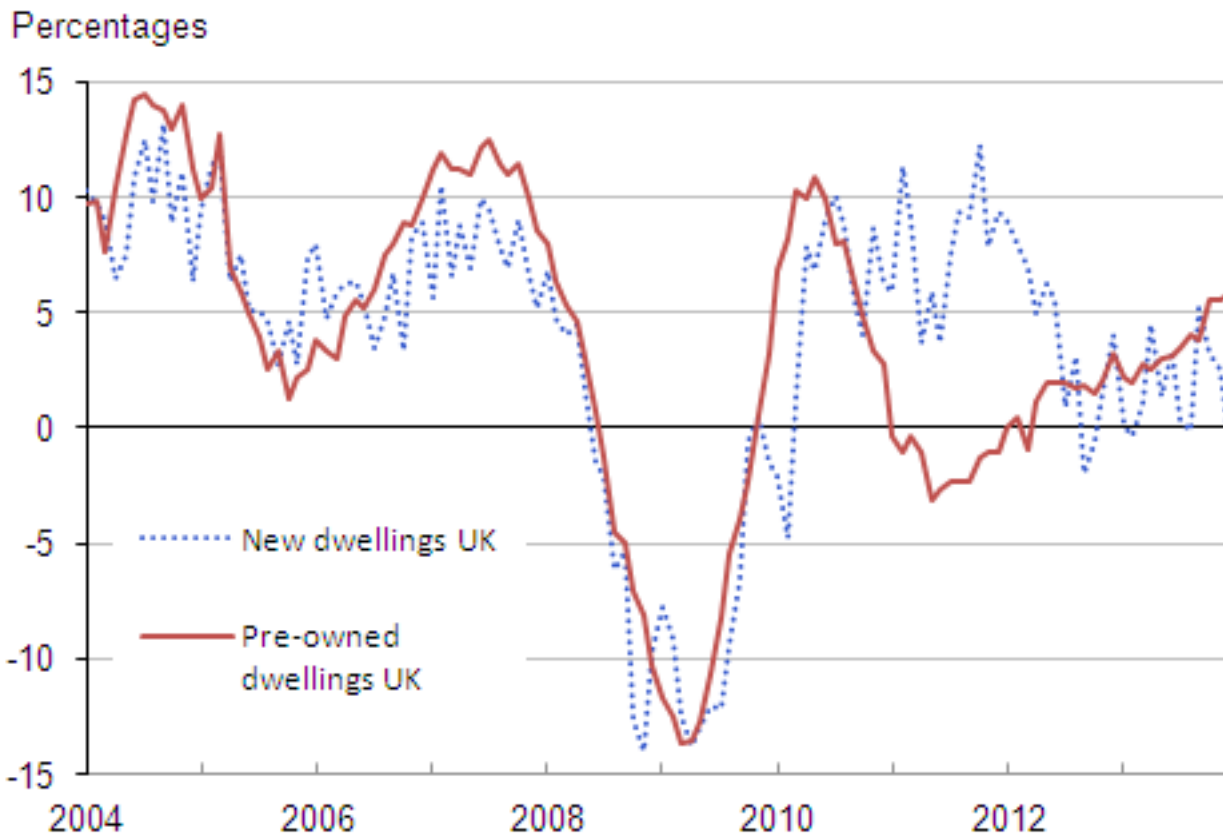
House Price Index by New and Pre-owned Dwellings

During the year to December 2013 prices paid for new dwellings were unchanged on average, compared with an increase of 2.5% in the year to November 2013 (Figure 8). The average UK house price for new dwellings in December 2013 was £236,000.

During the year to December 2013 prices paid for pre-owned dwellings increased by 5.8% on average, compared with an increase of 5.6% in the year to November 2013. The average UK house price for pre-owned dwellings in December 2013 was £251,000.

Figure 8 : UK annual house price rates of change by type of dwelling, January 2004 to December 2013

12 month percentage change

**Notes:**

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

Download chart

XLS [XLS format](#)
(40.5 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 December 2013 and scheduled quarterly revisions to October and November 2013 data to account for those lenders who provide data on a quarterly basis. The seasonally adjusted figures for the last 12 months in Table 7 have also been revised this month as scheduled. This month, tables 10 to 19 have been updated with the latest data for the fourth quarter of 2013.

[ONS HPI annual tables \(1.16 Mb Excel sheet\)](#) (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 March 2014.

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 December 2013 are published this month. The [monthly and quarterly reference table \(3.4 Mb Excel sheet\)](#) has been updated to include data for December 2013, along with data for the fourth quarter of 2013.

Revisions this month

October and November 2013 data have been revised this month to incorporate transactions from those lenders that provide data on a quarterly basis. 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

There are no revisions expected in the January 2014 HPI beyond the usual seasonal adjustment revisions.

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 quarter 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. Index of Private Housing Rental Prices

On 26 June 2013 ONS published the Index of Private Housing Rental Prices (IPHRP). IPHRP is an experimental series that measures the changes in price charged for renting private housing in Great Britain. The index is calculated from rental prices collected by Valuation Office Agency, Scottish Government and Welsh Government, and includes price indices at country level and English region level. The [latest publication of the IPHRP](#) was published on 24 January 2014 and covers September to December 2013 data.

ONS would like to consult with users of the index to evaluate how the current IPHRP publication meets user needs, and to identify any improvements which may be required to better meet the needs for private rental price statistics. A user feedback questionnaire has been developed and is available via the following link:

<https://www.surveymonkey.com/s/78KPZ2H>

Please would you take ten minutes to complete the questionnaire, so that ONS can understand how the IPHRP can be improved. The questionnaire will close on Monday 24 February 2014.

4. 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.

5. 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.

6. 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 on the [ONS website](#).

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.

7. 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](#).

8. Accessibility

This bulletin includes the December 2013 data. Future publication dates for this statistical bulletin are available via the [Publication Hub](#).

9. 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.

Follow us on [Twitter](#) or join us at [Facebook](#)

View the latest podcasts in [Youtube](#)

10. 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

Copyright

© Crown copyright 2014

You may use or re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit www.nationalarchives.gov.uk/doc/open-government-licence/ or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gsi.gov.uk.

This document is also available on our website at www.ons.gov.uk.

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:

25 March 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 ^R	190.9	185.4
Nov ^R	192.6	185.9
Dec	195.2	186.7

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 ^R	185,000	284,000
Nov ^R	187,000	284,000
Dec	189,000	286,000

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 ^R	5.9	5.3
Nov ^R	6.4	5.0
Dec	7.4	4.7

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 ^R	176.9	187.2
Nov ^R	179.1	187.9
Dec	185.7	188.9

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 ¹	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 ¹	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 ¹	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 ¹	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 ¹	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 ^R	225,000	248,000
Nov ^R	227,000	250,000
Dec	236,000	251,000

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 ^R	3.2	5.6
Nov ^R	2.5	5.6
Dec	0.0	5.8

Notes R = data revised

