

Statistical Bulletin

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



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

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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 Pr	ice Index:	UK All Dwellin	ngs	
			Index	% 12 month change	Index	% monthly change	£
			NSA	NSA	SA	SA	NSA
2011 D	ec		173.0	-0.4	174.2	0.1	214,000
2012 Ja	an		175.5	0.6	174.9	0.4	229,000
F	eb		172.8	1.0	175.4	0.3	226,000
М	1ar		172.6	-0.4	174.9	-0.3	225,000
Α	.pr		175.1	1.4	175.9	0.6	229,000
М	lay		175.1	2.3	175.9	0.0	229,000
Jı	un		177.1	2.3	176.5	0.3	231,000
Jı	ul		179.1	2.0	176.5	0.0	234,000
Α	ug		179.3	1.9	176.7	0.1	234,000
S	ер		178.2	1.7	176.4	-0.1	233,000
0	ct		176.7	1.4	176.9	0.2	231,000
N	lov		177.6	2.2	177.6	0.5	232,000
D	ec		178.7	3.3	179.4 R	0.9 R	233,000
2013 Ja	an		179.2	2.1	178.4 R	-0.6	237,000
F	eb		176.1	1.9	178.6 R	0.1	233,000
М	1ar		177.3	2.7	179.6	0.5	235,000
Α	.pr		179.7	2.6	180.5	0.5	238,000
М	lay		180.2	2.9	181.2	0.4	239,000
Ju	un		182.5	3.1	182.1 R	0.5 R	242,000
Ju	ul		185.0	3.3	182.7 R	0.4 R	245,000
Α	ug		185.9	3.7	183.5	0.5	246,000
S	ер		185.0	3.8	183.6 R	0.0	245,000
0	ct	R	186.4	5.5	186.4 R	1.5 R	247,000
N	lov	R	187.2	5.4	187.4 R	0.5	248,000
D	ec		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 reweighting section in the background notes.
- 3. SA = Seasonally adjusted.
- 4. NSA = Not seasonally adjusted.
- 5. R = Figure revised this month.

Download table

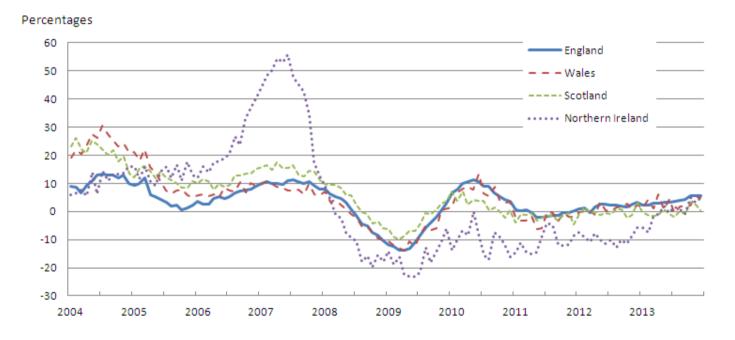
XLS XLS format (39.5 Kb)

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

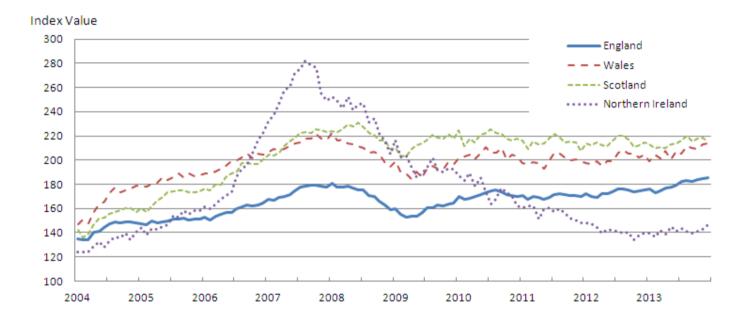
XLS XLS format (36.5 Kb)

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

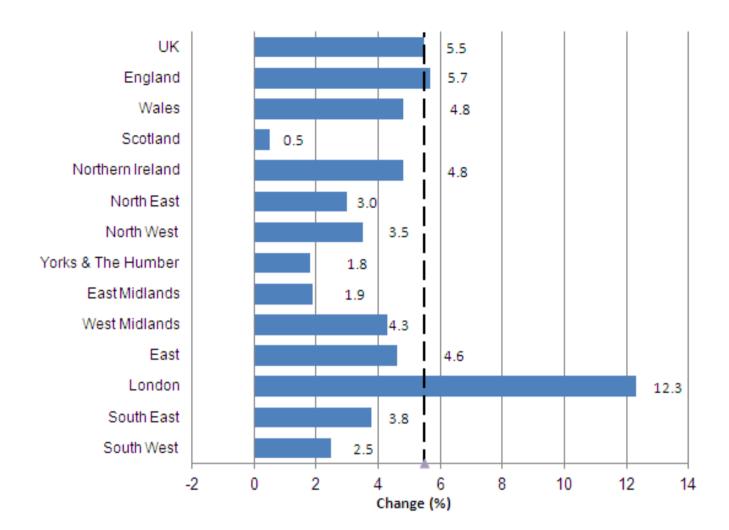


House Price Index by Region

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

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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.

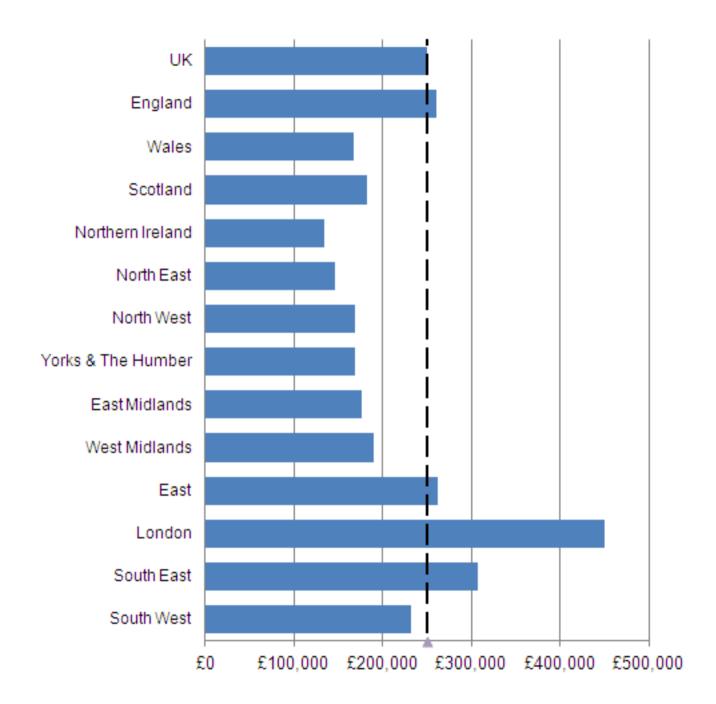
Average House Prices in Countries and Regions

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

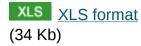
House Prices for December 2013



Notes:

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

Download chart



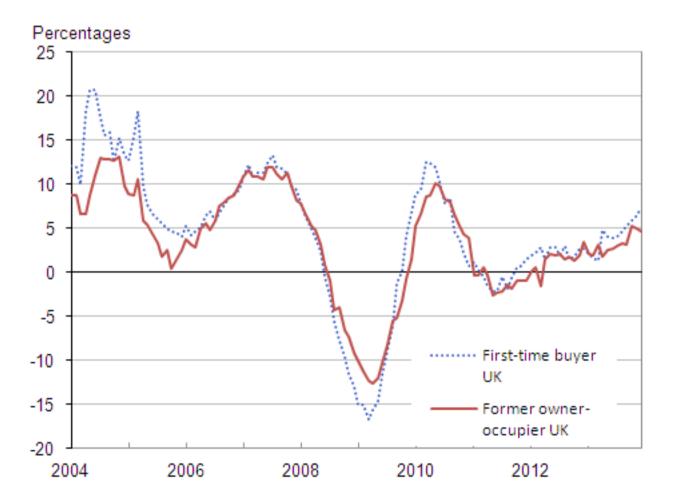
House Price Index by Type of Buyer

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 <u>monthly and quarterly</u> <u>reference table (3.4 Mb Excel sheet)</u> 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 <u>July 2013</u>, 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 <u>latest publication of the IPHRP</u> 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 <u>quarterly Residential Property Prices Index (RPPI) for Northern Ireland</u>. 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 <u>Halifax</u> and <u>Nationwide</u> 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 <u>National Statistician's Review of House Price Statistics</u>.

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 <u>pre-release access</u> to the contents of this release.

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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

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

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1 Mix-adjusted House Price Index and annual house price change by region (DCLG table A1) All dwellings

							Regions								no	t seasonal	iy adjusted
						Northern		North	Yorks &	East	West			South	South	UK excl	UK excl
		UK		Wales	Scotland	Ireland	North East	West	Humber	Midlands	Midlands	East	London	East	West	London	S East
Index	level (Feb	2002=100.	0)														
2008		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 Mar	182.1 182.3	177.4 177.5	216.1 217.3	222.9 225.2	249.0 242.8	220.9 223.5	206.9 205.3	211.1 208.2	190.1 190.0	184.3 181.6	167.7 167.5	167.9 169.5	163.8 164.5	176.5 177.4	185.9 185.7	193.8 193.4
	Apr	183.1	177.3	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 Nov	170.8 167.7	166.1 163.0	204.7 197.2	215.8 216.2	222.0 215.7	206.0 207.3	196.7 192.1	197.9 194.7	173.9 172.5	169.3 169.2	156.1 150.3	158.9 156.5	154.1 150.0	163.4 161.9	174.0 170.7	181.1 178.2
	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
2000	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 Nov	166.9 168.5	162.5 163.8	192.7 198.1	217.5 221.9	190.0 193.1	201.4 206.4	190.2 193.4	193.2 196.2	171.6 172.4	166.9 167.0	151.6 151.9	157.0 158.1	149.0 150.9	162.2 162.2	169.5 171.3	176.9 178.7
	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 July	177.1 178.5	173.0 174.6	210.9 205.9	222.1 225.4	174.8 164.0	212.7 209.0	197.1 195.9	197.3 197.5	181.8 181.6	175.0 176.2	160.7 162.7	171.1 175.5	161.6 162.5	170.3 172.5	178.7 179.3	184.8 185.3
	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 Dec	174.8 173.7	171.0 169.9	204.4 203.2	216.5 218.0	170.6 161.8	200.8 201.4	193.2 193.3	195.0 193.4	173.8 176.4	172.1 171.9	162.2 159.3	171.0 169.2	158.9 158.3	169.6 166.3	175.8 174.8	181.8 180.7
2011	Jan Feb	174.5 171.1	171.0 167.7	197.5 196.8	216.1 209.5	160.2 162.4	196.1 200.1	193.6 185.7	187.5 188.2	176.7 171.4	166.8 168.9	163.2 158.6	172.7 169.1	159.4 156.7	170.6 165.2	174.9 171.6	180.4 176.9
	Mar	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	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	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	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 Aug	175.6 176.0	171.7 172.3	205.8 204.9	221.8 218.8	157.1 159.8	200.6 200.7	193.3 190.6	189.6 195.3	174.7 177.5	167.9 169.6	160.8 161.9	176.5 176.5	160.6 160.4	167.7 168.7	175.3 175.9	180.5 181.3
	Sep	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	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	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	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		175.5	172.4	197.3	214.1	148.2	196.9	188.0	189.4	173.7	169.4	160.4	179.4	161.8	169.9	174.5	178.9
	Feb	172.8	169.6	196.8	212.3	147.6	192.1	186.6	186.9	172.5	168.1	159.4	174.4	159.2	166.9	172.4	177.1
	Mar Apr	172.6 175.1	169.2 172.1	198.8 195.3	214.3 212.3	144.5 139.5	194.9 200.4	187.8 186.4	191.1 189.9	175.5 170.4	167.3 168.0	158.4 160.8	172.9 182.3	157.0 160.7	168.1 165.9	172.5 173.1	178.1 177.3
	May	175.1	172.0	199.4	211.4	142.7	197.3	186.5	187.8	174.7	166.2	160.4	182.4	160.5	165.8	173.0	177.4
	Jun	177.1	173.9	199.4	216.2	141.7	199.4	189.2	192.7	176.2	169.0	162.7	183.5	160.9	170.4	175.3	180.4
	Jul	179.1	175.8	206.3	219.9	141.0	200.6	191.6	193.6	177.2	171.2	164.8	186.5	163.4	168.7	177.1	181.9
	Aug	179.3	176.0	208.0	220.2	139.5	201.6	190.1	194.6	176.7	171.9	163.5	187.6	164.2	167.5	177.0	181.4
	Sep	178.2	175.0	205.5	216.7	140.6	201.6	191.0	190.5	176.6	170.6	163.7	185.3	162.7	169.1	176.2	181.0
	Oct Nov	176.7 177.6	173.7 174.6	205.2 202.4	210.5 212.6	134.2 137.9	197.5 195.8	190.9 190.7	194.2 192.9	176.8 177.7	170.3 170.6	161.9 161.9	182.1 184.6	160.9 162.6	169.6 169.4	175.2 175.7	180.2 180.2
	Dec	177.6	175.7	204.2	214.4	139.6	196.4	190.7	193.1	178.0	170.6	163.2	187.0	163.5	168.8	176.4	180.2
2013	Jan	179.2	176.4	199.3	213.2	139.5	201.3	190.1	192.3	176.2	170.5	165.3	189.2	163.4	170.0	176.4	181.0
	Feb	176.1	173.1	204.8	209.9	136.4	197.2	186.7	189.5	173.6	169.0	160.5	184.5	161.1	167.8	173.8	178.2
	Mar	177.3	174.3	201.3	210.6	141.6	198.4	187.8	188.7	176.0	170.7	162.8	186.1	162.2	167.6	174.8	179.2
	Apr	179.7	176.9	207.4	209.7	138.5	198.1	187.2	191.8	176.6	171.8	162.4	193.5	163.9	168.9	175.8	179.9
	May	180.2	177.3	200.8	213.0	145.4	199.3	191.6	192.4	175.6	170.7	164.7	194.3	163.0	168.3	176.2	180.7
	Jun Jul	182.5 185.0	179.6 182.3	207.9 205.1	214.2 215.8	141.1 143.4	200.1 198.0	189.4 190.6	192.3 194.5	177.8 181.4	174.3 174.6	166.2 167.0	198.4 204.6	165.6 167.5	170.4 172.3	178.0 179.4	182.2 183.4
	Aug	185.0	183.0	211.8	220.1	143.4	206.6	190.6	194.5	183.7	174.6	167.0	203.6	167.8	172.3	180.9	185.4
	Sep	185.0	182.2	209.8	215.0	139.3	202.0	192.2	196.8	179.8	174.7	166.8	202.6	168.8	171.1	179.9	183.7
	Oct R	186.4	183.6	209.5	217.6	140.9	204.4	193.6	196.1	182.0	178.2	169.8	203.9	168.1	174.3	181.3	185.9
	Nov R	187.2	184.4	213.4	218.1	142.6	203.8	191.9	199.1	181.2	178.2	168.7	206.0	169.6	174.8	181.8	186.0
	Dec	188.5	185.8	214.1	215.5	146.4	202.2	197.7	196.5	181.5	179.8	170.7	210.0	169.6	173.0	182.3	186.6

1 Mix-adjusted House Price Index and annual house price change by region (DCLG table A1) All dwellings

							Regions										
		UK	England	Wales	ales 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
Percei	ntage chan	ge on a yea	ar earlier														
2009		-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 -12.7	-13.7 -13.0	-14.0 -10.7	-8.6 -7.0	-22.6 -23.3	-13.4 -12.0	-11.2 -12.0	-11.1 -10.5	-12.9 -11.0	-10.3 -8.9	-15.1 -13.9	-15.6 -16.5	-13.9 -12.2	-14.3 -12.9	-13.0 -11.7	-12.7 -11.6
	May Jun	-10.7	-10.7	-10.7	-7.0	-23.0	-9.2	-9.4	-10.5	-10.9	-8.6	-11.3	-11.1	-12.2	-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	8.0	-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 May	9.8 10.6	10.7 11.3	8.8 7.9	2.4 4.2	-8.3 -0.1	7.4 6.6	6.2 8.6	3.5 5.4	8.7 8.5	8.6 6.6	11.8 12.0	16.8 17.1	10.0 12.0	11.0 10.6	8.1 9.1	7.6 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	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	-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	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	-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	-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	-2.3	-2.1 -1.7	-5.8 0.0	-2.1	-8.3	-5.0	-5.2 -1.3	-4.2 -4.0	-5.0 -3.8	-3.8 -4.7	-0.4	1.1 0.6	-2.5	-1.8 -2.8	-3.1 -2.2	-3.3 -2.6
	July Aug	-1.6 -1.5	-1.5	-0.5	-1.6 -1.6	-4.2 -4.6	-4.0 -5.0	-4.0	-2.2	-2.1	-4.1	-1.1 -1.7	2.8	-1.1 -1.9	-3.8	-2.6	-2.0
	Sep	-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	-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	-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	-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	0.6	0.8	-0.1	-0.9	-7.5	0.4	-2.9	1.0	-1.7	1.5	-1.7	3.9	1.5	-0.4	-0.3	-0.9
	Feb	1.0	1.1	0.0	1.3	-9.1	-4.0	0.5	-0.7	0.7	-0.4	0.5	3.1	1.6	1.0	0.5	0.1
	Mar	-0.4	-0.3	0.4	-0.3	-10.7	-0.9	-0.3	0.2	0.5	0.0	-0.7	-0.2	-1.4	2.2	-0.4	0.0
	Apr	1.4	1.7	-1.1	-0.3	-7.9	0.8	-1.3	-1.4	-1.0	0.3	1.0	4.9	2.1	1.6	0.5	-0.1
	May	2.3	2.6	3.5	-1.2	-10.0	-0.6	-1.5	-1.0	2.3	-1.1	1.9	7.1	3.4	0.6	1.0	0.2
	Jun Jul	2.3	2.7 2.4	0.4	-0.6 -0.8	-11.6 -10.2	-1.3 0.0	1.3 -0.9	2.0 2.1	2.0 1.4	0.4 2.0	1.7 2.5	6.0 5.7	2.2 1.7	1.9 0.6	1.3	1.0
	Aug	1.9	2.4	1.5	0.7	-10.2	0.4	-0.9	-0.4	-0.4	1.3	1.0	6.3	2.3	-0.7	0.6	0.0
	Sep	1.7	1.8	1.6	0.9	-10.1	2.4	0.7	0.0	1.2	0.3	1.9	5.2	0.7	0.0	0.7	0.8
	Oct	1.4	1.7	2.7	-2.2	-11.5	0.0	2.3	3.1	1.5	-0.8	1.5	3.3	1.3	0.4	0.9	0.8
	Nov	2.2	2.5	0.8	-1.1	-8.3	-2.4	2.1	1.3	1.1	1.3	0.9	5.1	2.9	1.5	1.3	0.8
	Dec	3.3	3.4	2.4	3.1	-5.7	-0.6	1.1	2.1	1.3	2.7	3.2	6.4	3.7	1.4	2.4	1.9
2013		2.1	2.3	1.0	-0.4	-5.9	2.3	1.1	1.5	1.5	0.7	3.0	5.4	1.0	0.1	1.1	1.2
	Feb	1.9	2.1	4.0	-1.1	-7.6	2.6	0.0	1.4	0.6	0.5	0.7	5.8	1.2	0.6	0.8	0.6
	Mar Apr	2.7 2.6	3.0 2.8	1.2 6.2	-1.7 -1.2	-2.0 -0.8	1.8 -1.1	0.0	-1.3	0.3 3.7	2.0 2.3	2.8 1.0	7.6 6.1	3.3 2.0	-0.3 1.8	1.3 1.6	0.6 1.4
	May	2.6	3.1	0.7	-1.2	-0.8 1.8	-1.1 1.1	2.8	1.0 2.4	0.5	2.3	2.7	6.5	1.6	1.8	1.8	1.4
	Jun	3.1	3.3	4.3	-0.9	-0.4	0.4	0.1	-0.2	0.5	3.1	2.7	8.1	2.9	0.0	1.5	1.0
	Jul	3.3	3.7	-0.6	-1.9	1.7	-1.3	-0.5	0.5	2.4	2.0	1.3	9.7	2.5	2.2	1.3	0.8
	Aug	3.7	4.0	1.8	0.0	1.0	2.5	2.5	0.8	4.0	3.4	2.3	8.5	2.2	2.2	2.2	2.2
	Sep	3.8	4.1	2.1	-0.8	-0.9	0.2	0.6	3.3	1.8	2.4	1.9	9.3	3.8	1.2	2.1	1.5
	Oct R	5.5	5.7	2.1	3.4	4.9	3.5	1.4	1.0	2.9	4.6	4.9	12.0	4.4	2.7	3.5	3.2
	Nov R	5.4	5.6	5.4	2.5	3.4	4.1	0.6	3.2	2.0	4.5	4.2	11.6	4.3	3.2	3.5	3.2
	Dec	5.5	5.7	4.8	0.5	4.8	3.0	3.5	1.8	1.9	4.3	4.6	12.3	3.8	2.5	3.3	3.1

Notes R = data revised

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

Part	South South East West	South Sout	U
Feb			h UK excl Lon
Feb	278,000 229,000	,000 229,000	0 202,000 186
May			
May	274,000 226,000	,000 226,000	199,000 184
May			
May 18,000 22,000 18,000 18,000 20,000 18,000 18,000 18,000 18,000 18,000 18,000 34,0			
Aug			
Dec	263,000 218,000	,000 218,000	
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May 196,000 22,000 148,000 160,000 178,000 133,000 149,000 150,000 154,000 160,000 299,000 314,000			
Aug	238,000 198,000	,000 198,000	176,000 163
Sep			
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Aug	269,000 216,000	,000 216,000	192,000 176
Sep			
Oct 208,000 216,000 148,000 165,000 159,000 134,000 152,000 152,000 156,000 170,000 227,000 337,000 338,000 309,000			
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11 Jan	265,000 215,000	,000 215,000	189,000 173
Feb			
Apr 214,000 222,000 149,000 170,000 141,000 139,000 153,000 155,000 161,000 169,000 234,000 352,000 352,000 153,000 159,000 170,000 231,000 350,000 350,000 170,000 231,000 350,000 350,000 170,000 235,000 350,000 350,000 350,000 170,000 235,000 350,000 350,000 350,000 163,000 170,000 236,000 350,000 350,000 350,000 170,000 236,000 357,000 350,000 163,000 170,000 236,000 357,000 357,000 357,000 180,000 183,000 153,000 165,000 171,000 236,000 357,000 357,000 357,000 357,000 357,000 357,000 350,000 172,000 140,000 140,000 153,000 165,000 171,000 236,000 357,000 357,000 153,000 164,000 170,000 236,000 357,000 357,000 153,000 164,000 170,000 23			
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Sep 217,000 225,000 152,000 171,000 145,000 183,000 153,000 163,000 172,000 236,000 357,000 170,000 216,000 224,000 150,000 171,000 141,000 141,000 141,000 151,000 152,000 162,000 170,000 234,000 357,000 170,000 223,000 234,000 356,000 170,000 234,000 234,000 356,000 170,000 234,000 234,000 234,000 234,000 170,000 234,000 170,000 234,000 234,000 234,000 234,000 170,000 234,000			
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Aug 246,000 256,000 166,000 186,000 150,000 166,000 168,000 178,000 188,000 257,000 436,000 Sep 245,000 255,000 164,000 128,000 146,000 164,000 168,000 174,000 184,000 257,000 434,000 Oct R 247,000 257,000 184,000 130,000 148,000 165,000 166,000 176,000 188,000 261,000 436,000	299,000 229,000	,000 229,000	212,000 190
Sep 245,000 255,000 164,000 128,000 128,000 146,000 164,000 168,000 174,000 184,000 257,000 434,000 Oct R 247,000 257,000 164,000 130,000 148,000 165,000 166,000 176,000 188,000 261,000 436,000			
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Dec 250,000 260,000 167,000 182,000 135,000 147,000 168,000 168,000 170,000 176,000 190,000 259,000 441,000 1			

Notes

1 Note that the weights used for mix-adjustment change at the start of each calendar year (i.e. in January). The mix-adjusted prices are therefore not comparable between calendar years, although they are comparable within each calendar year.

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

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

easonally adjus	£, not s		asonally adjusted	not se	
Former Ow Occu	First time buyer		Former Owner Occupier	irst time buyer	Fir
	UK		UK	02=100.0)	dex level (Feb 200
256,0	163,000	2008 Jan ¹	185.4	187.9	2008 Jan
251,0	161,000	Feb	181.9	184.9	Feb
251,0	161,000	Mar	181.9	185.7	Mar
252,0	162,000	Apr	182.6	186.7	Apr
249,0	162,000	May	180.8	186.3	May
248,0	160,000	Jun	179.9	183.8	Jun
248,0	159,000	Jul	180.1	182.8	Jul
242,0	154,000	Aug	175.3	177.2	Aug
243,0	150,000	Sep	176.4	173.1	Sep
237,0	147,000	Oct	172.0	169.5	Oct
234,0	143,000	Nov	169.7	164.4	Nov
228,0	141,000	Dec	165.2	162.2	Dec
230,0	138,000	2009 Jan ¹	166.7	159.5	2009 Jan
223,0	136,000	Feb	161.3	157.3	Feb
220,0	134,000	Mar	159.3	154.6	Mar
220,0	136,000	Apr	159.4	157.3	Apr
220,0 223,0	137,000 140,000	May Jun	159.1 161.3	159.1 162.4	May Jun
228,0 229,0	144,000 144,000	Jul Aug	165.2 165.7	166.5 166.3	Jul Aug
231,0	148,000	Sep	167.3	170.8	Sep
230,0	146,000	Oct	166.6	169.6	Oct
233,0	148,000	Nov	168.3	171.0	Nov
231,0	150,000	Dec	167.5	173.3	Dec
242,0	151,000	2010 Jan ¹	175.4	173.6	2010 Jan
237,0	150,000	Feb	172.0	171.8	Feb
239,0	152,000	Mar	173.0	174.1	Mar
240,0	154,000	Apr	173.5	176.8	Apr
242,0	155,000	May	175.2	178.1	May
244,0	156,000	June	177.1	179.1	June
247,0	156,000	July	178.9	179.4	July
247,0	157,000	Aug	178.9	180.3	Aug
246,0	156,000	Sep	178.5	178.7	Sep
242,0	153,000	Oct	175.4	176.0	Oct
242,0	152,000	Nov	175.5	174.9	Nov
240,0	152,000	Dec	174.1	174.5	Dec
250,0	161,000	2011 Jan ¹	174.7	175.8	2011 Jan
245,0	157,000	Feb	171.5	172.1	Feb
249,0	158,000	Mar	174.0	173.2	Mar
247,0	159,000	Apr	172.8	174.2	Apr
244,0	159,000	May	170.6	174.3	May
247,0	160,000	June	173.0	175.3	June
250,0	163,000	July	175.1	178.6	July
252,0	162,000	Aug	176.4	176.9	Aug
250,0	162,000	Sep	175.1	177.5	Sep
248,0	162,000	Oct	173.8	177.0	Oct
248,0	161,000	Nov	173.7	176.2	Nov
246,0	162,000	Dec	172.2	177.0	Dec
263,0	171,000	2012 Jan 1	174.9	179.1	2012 Jan
259,0	168,000	Feb	172.3	176.0	Feb
258,0	170,000	Mar	171.2	178.0	Mar
264,0	169,000	Apr	175.2	176.7	Apr
262,0	171,000	May	174.2	179.3	May
266,0	172,000	Jun	176.5	180.3	Jun
269,0	174,000	Jul	178.8	181.9	Jul
269,0	174,000	Aug	178.9	182.2	Aug
268,0	172,000	Sep	178.1	180.2	Sep
265,0	172,000	Oct	176.1	180.2	Oct
266,0 268,0	173,000 174,000	Nov Dec	177.0 178.3	181.0 181.7	Nov Dec
273,0	177,000	2013 Jan ¹	178.6	182.7	2013 Jan
269,0	173,000	Feb	175.7	178.9	Feb
270,0	175,000	Mar	176.8	180.4	Mar
273,0	179,000	Apr	178.4	185.1	Apr
273,0	181,000	May	178.4	186.6	May
277,0	182,000	Jun	181.4	187.3	Jun
282,0	183,000	Jul	184.2	189.2	Jul
283,0	185,000	Aug	184.9	190.7	Aug
	184,000	Sep Oct R	183.9	189.8	Sep Oct R
281,0					
284,0	185,000		185.4	190.9	- OCI
	185,000 187,000 189,000	Oct ^ Nov ^R Dec	185.4 185.9 186.7	190.9 192.6 195.2	Nov R

Notes R = data revised

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	Former Owner
	UK	Occupier UK
Percentage c	hange 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 Dec	0.7 1.4	-1.0 -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 Dec	2.7 2.7	1.9 3.5
200		0.0
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

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

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 se	easonally adjusted	£, not seasonally adjust							
New	dwellings	Pre-owned dwellings		New dwellings	Pre-owned dwellings					
Index level (Feb 2002=100	UK	UK		UK	UK					
index level (Feb 2002=100	J.0)									
2008 Jan	175.5	186.5	2008 Jan 1	231,000	221,000					
Feb	174.5	183.0	Feb	229,000	216,000					
Mar	173.2	183.3	Mar	228,000	217,000					
Apr	174.9	184.0	Apr	230,000	218,000					
May Jun	170.0 169.0	182.8 181.5	May Jun	224,000 222,000	216,000 215,000					
Juli	105.0	161.5	Juli	222,000	213,000					
Jul	166.0	181.5	Jul	218,000	215,000					
Aug	158.2	176.7	Aug	208,000	209,000					
Sep	160.6	176.3	Sep	211,000	208,000					
Oct	148.6	172.6	Oct	195,000	204,000 200,000					
Nov Dec	145.9 156.0	169.5 164.7	Nov Dec	192,000 205,000	195,000					
500	100.0	101.1	500	200,000	100,000					
2009 Jan	162.1	164.7	2009 Jan 1	201,000	195,000					
Feb	158.6	160.1	Feb	197,000	189,000					
Mar	151.6	158.3	Mar	188,000	187,000					
Apr	150.7	159.2	Apr	187,000	188,000					
May	147.9 148.7	159.7	May	184,000	189,000					
Jun	148.7	162.3	Jun	185,000	192,000					
Jul	145.8	166.7	Jul	181,000	197,000					
Aug	143.3	167.2	Aug	178,000	198,000					
Sep	150.0	169.3	Sep	186,000	200,000					
Oct	147.7	168.6	Oct	184,000	199,000					
Nov	146.7	170.4	Nov	182,000	201,000					
Dec	153.6	170.0	Dec	191,000	201,000					
2010 Jan	158.7	175.8	2010 Jan ¹	192,000	209,000					
Feb	151.0	173.3	Feb	182,000	206,000					
Mar	153.5	174.5	Mar	185,000	207,000					
Apr	162.5	175.0	Apr	196,000	208,000					
May	157.9	177.1	May	191,000	210,000					
June	162.0	178.5	June	196,000	212,000					
July	160.5	180.2	July	194,000	214,000					
Aug	156.0	180.8	Aug	188,000	215,000					
Sep	158.4	179.8	Sep	191,000	213,000					
Oct	153.6	176.9	Oct	185,000	210,000					
Nov Dec	159.5 163.3	176.2 174.7	Nov Dec	193,000 197,000	209,000 207,000					
Dec	103.3	174.7	Dec	137,000	207,000					
2011 Jan	168.1	175.2	2011 Jan 1	200,000	217,000					
Feb	168.0	171.6	Feb	199,000	213,000					
Mar	167.5	173.9	Mar	199,000	216,000					
Apr	168.5	173.2	Apr	200,000	215,000					
May	167.2	171.7	May	199,000	213,000					
June	167.9 172.5	173.7 176.0	June	199,000 205,000	216,000 218,000					
July Aug	172.3	176.7	July Aug	203,000	219,000					
Sep	172.8	175.7	Sep	205,000	218,000					
Oct	172.4	174.6	Oct	205,000	217,000					
Nov	172.0	174.2	Nov	204,000	216,000					
Dec	178.6	172.9	Dec	212,000	215,000					
2012 In-	400.4	475.0	2012 1 1	202 222	000 05-					
2012 Jan	183.1	175.2 172.5	2012 Jan	223,000	230,000					
Feb Mar	181.4 179.0	172.5	Feb Mar	221,000	226,000 226,000					
Mar Apr	179.0 176.9	172.4 175.1	Mar Apr	218,000 215,000	226,000					
May	177.5	175.1	May	216,000	229,000					
Jun	177.4	177.2	Jun	216,000	232,000					
Jul	174.1	179.6	Jul	212,000	235,000					
Aug	175.9	179.7	Aug	214,000	235,000					
Sep	169.3	178.9	Sep	206,000	234,000					
Oct	171.4	177.2	Oct	209,000	232,000					
Nov	174.8	177.9	Nov	213,000	233,000					
Dec	185.7	178.5	Dec	226,000	234,000					
2013 Jan	183.3	179.1	2013 Jan ¹	233,000	238,000					
Feb	180.9	175.9	Feb	230,000	234,000					
Mar	180.8	177.2	Mar	230,000	235,000					
Apr	184.8	179.6	Apr	235,000	238,000					
May	180.1	180.4	May	229,000	239,000					
Jun	183.3	182.6	Jun	233,000	242,000					
Jul	174.6	185.9	Jul	222,000	247,000					
Aug	175.8	186.8	Aug	223,000	248,000					
Sep Oct. R	178.1	185.6	Sep Oct R	226,000	246,000					
Oct _	176.9 179.1	187.2 187.9	Oct R Nov R	225,000 227,000	248,000 250,000					
		107.9	INUV	441,UUU	250,000					
Nov ^R Dec	185.7	188.9	Dec	236,000	251,000					

Notes

R = data revised

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	Pre-owned dwellings
	UK	UK
ercentage char	nge 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 Oct	-6.6 -0.6	-3.9 -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 5.6	8.1 6.2
Sep 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
Арг	3.7	-1.1
May	5.9	-3.1
June	3.7	-2.7
July Aug	7.5 9.4	-2.3 -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 Jun	6.2 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 May	4.5 1.4	2.5
Jun	1.4 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

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

All dwellings

		New	Pre-owned	All	First time	Former owner			New	Pre-owned	All	First time	Former owner
		dwellings ¹	dwellings ¹	dwellings ¹	buyer ¹	occupier ¹			dwellings	dwellings	dwellings	buyer	occupier
	evel (Feb		before seasona				Percenta	age cha	ange on the p	revious month			
2008	Jan	174.5	186.1	184.9	188.7	184.3	2008		0.6	0.6	0.6	0.6	0.6
	Feb Mar	174.1 172.5	185.5 185.4	184.4 184.2	188.3 187.3	183.9 183.6		Feb Mar	-0.3 -0.9	-0.3 -0.1	-0.3 -0.1	-0.2 -0.5	-0.2 -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 Oct	159.6 150.0	174.1 172.1	173.0 170.6	171.9 169.5	174.2 172.0		Sep Oct	0.0 -6.0	-0.1 -1.2	-0.1 -1.4	-2.1 -1.4	0.6 -1.3
	Nov	150.5	169.6	168.1	165.6	169.8		Nov	0.3	-1.4	-1.4	-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	F	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 Jun	148.4 147.8	160.6 162.0	159.3 160.7	158.6 161.1	160.4 161.3		May Jun	0.2 -0.4	0.2 0.9	0.0 0.9	0.6 1.6	0.0
	Jul	147.0	164.1	162.6	163.1	163.0		Jul	-0.6	1.3	1.2	1.3	1.1
	Aug	148.4 152.3	164.6 167.1	163.1 165.7	164.6 169.6	163.4		Aug	1.0	0.3	0.3	0.9	0.3
	Sep Oct	152.3 152.8	167.1 168.1	165.7 166.8	169.6 169.6	165.2 166.6		Sep Oct	2.6 0.4	1.5 0.6	1.6 0.7	3.0 0.0	1.1 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	1	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 June	158.2 161.3	178.1 178.2	176.3 176.6	177.7 177.9	176.7 177.0		May June	-1.0 1.9	1.2 0.0	0.9 0.2	0.3 0.1	1.3 0.2
	Julie	101.3	170.2	170.0	177.5	177.0	J	Julie	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 Oct	160.6 158.7	177.6 176.6	176.1 175.0	177.5 176.1	176.5 175.5		Sep Oct	-0.2 -1.2	-0.3 -0.6	-0.2 -0.6	-0.6 -0.8	0.0 -0.5
	Nov	164.1	176.0	175.0	175.9	175.5		Nov	3.4	-0.0	0.0	-0.5	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	1	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	J	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 Nov	177.6 176.3	174.4 174.2	174.3 174.1	177.2 177.1	174.0 173.8		Oct Nov	1.4 -0.7	0.5 -0.1	0.6 -0.2	0.4 0.0	0.5 -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	F	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 Jun	177.4 176.8	176.1 176.7	175.9 176.5	179.0 179.3	175.7 176.2		May Jun	2.0 -0.4	0.1 0.4	0.0 0.3	1.2 0.2	-0.2 0.2
	Jul Aug	175.0 179.8	176.8 176.7	176.5 176.7	179.0 180.2	176.3 176.2		Jul Aug	-1.0 2.6	0.0 -0.1	0.0 0.1	-0.1 0.5	0.1 -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	1	Nov	1.2	0.5	0.5	0.6	0.5
	Dec	183.3 R	179.4 R	179.4 R	182.1 R	179.2 R	[Dec	2.8 R	0.9 R	0.9 R	0.2 R	1.2
2013	Jan	177.5	178.6 R	178.4 R	182.3 R	177.6 R	2013	Jan	-3.2	-0.5	-0.6	0.1 R	-0.9
	Feb	177.6	178.7 R	178.6 R	182.1 R	178.0 R		Feb	0.1	0.1	0.1	-0.1	0.2
	Mar	179.4	179.7 R	179.6	182.1 R	178.7 R		Mar	1.0	0.5	0.5	0.0	0.4
	Apr May	181.7 180.2	180.5 R 181.6	180.5 181.2	185.3 R 186.3 R	179.1 R 180.1 R		Apr May	1.3 -0.8	0.5 R 0.6	0.5 0.4	1.7 0.6	0.2
	May Jun	180.2 182.8 R		181.2 182.1 R	186.3 R 186.5	180.1 R 181.1		May Jun	-0.8 1.4	0.6 0.4 R	0.4 0.5 R	0.6	0.6
	led	176.0.0	102.2	1007.0	100.0	101.0.0		lul	2.7	0.0	0.4.5	0.4	0.4
	Jul Aug	176.0 R 179.7 R		182.7 R 183.5	186.8 188.8	181.9 R 182.4 R		Jul Aug	-3.7 2.1	0.6 0.4	0.4 R 0.5	0.1 1.1	0.4
	Sep	179.7 R		183.6 R	189.3 R	182.4 R		Aug Sep	0.6	-0.1	0.0	0.2	0.0
	Oct	181.8 R		186.4 R	191.1 R	185.4 R		Oct	0.6 R		1.5 R	1.0	1.6
	Nov	182.6 R		187.4 R	193.2 R	185.9 R		Nov	0.4 R		0.5	1.1 R	0.3
			189.7	189.1	195.5	187.5		Dec	0.4	1.0	0.9	1.2	0.9

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

R = data revised