

House Price Index, July 2014

Coverage: UK Date: 16 September 2014 Geographical Area: Region Theme: Economy Theme: People and Places

Key Findings

- UK house prices increased by 11.7% in the year to July 2014, up from 10.2% in the year to June 2014.
- House price annual inflation was 12.0% in England, 7.4% in Wales, 7.6% in Scotland and 4.5% in Northern Ireland.
- House prices are increasing strongly across the UK, with prices in London again showing the highest growth.
- Annual house price increases in England were driven by an annual increase in London of 19.1% and to a lesser extent increases in the South East (12.2%) and the East (10.6%).
- Excluding London and the South East, UK house prices increased by 7.9% in the 12 months to July 2014.
- On a seasonally adjusted basis, average house prices increased by 1.6% between June and July 2014.
- In July 2014, prices paid by first-time buyers were 13.5% higher on average than in July 2013. For owner-occupiers (existing owners), prices increased by 10.9% 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 11.7% over the year to July 2014, up from an increase of 10.2% in the year to June 2014. This 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 July 2014 was £272,000.

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



12 month percentage change

Notes:

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

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In July 2014, the UK mix-adjusted House Price Index reached a record level of 206.6 (Figure 2). This is 2.7% higher than June 2014, when the index reached 201.2 and 11.4% higher than the prefinancial crisis peak of 185.5 in January 2008.

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



Index values February 2002=100

Notes:

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

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On a seasonally adjusted basis, average house prices increased by 1.6% between June and July 2014, compared to an increase of 0.2% in average prices during the same period a year earlier.

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

Index - February 2002=100

	House Pr	rice Index:	UK All Dwellin	ngs	
	Index	% 12 month change	Index	% monthly change	£
	NSA	NSA	SA	SA	NSA
2012 Jul	179.1	2.0	176.3 R	-0.1 R	234,000
Aug	179.3	1.9	176.7 R	0.2 R	234,000
Sep	178.2	1.7	176.8 R	0.1 R	233,000
Oct	176.7	1.4	176.8 R	0.0 R	231,000
Nov	177.6	2.2	178.0 R	0.7 R	232,000
Dec	178.7	3.3	179.9 R	1.1 R	233,000
2013 Jan	179.2	2.1	178.8 R	-0.6 R	237,000
Feb	176.1	1.9	178.6 R	-0.1 R	233,000
Mar	177.3	2.7	179.8 R	0.6 R	235,000
Apr	179.7	2.6	180.2 R	0.2 R	238,000
May	180.2	2.9	180.9 R	0.4 R	239,000
Jun	182.5	3.1	181.8 R	0.5 R	242,000
Jul	185.0	3.3	182.1 R	0.2 R	245,000
Aug	185.9	3.7	183.2 R	0.6 R	246,000
Sep	185.0	3.8	183.8 R	0.3 R	245,000
Oct	186.4	5.5	186.5 R	1.5 R	247,000
Nov	187.2	5.4	187.6 R	0.6 R	248,000
Dec	188.5	5.5	189.6 R	1.1 R	250,000
2014 Jan	191.3	6.8	191.0 R	0.7 R	252,000
Feb	192.2	9.2	194.7 R	1.9 R	253,000
Mar	191.4	8.0	193.9 R	-0.4 R	252,000
Apr	197.5	9.9	197.9 R	2.1 R	260,000
May	198.9	10.4	199.6 R	0.9 R	262,000
Jun	201.2	10.2	200.5 R	0.4 R	265,000

Jul 206.6 11.7 203.6	1.6 272,000
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Table notes:

- 1. 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.
- 2. SA = Seasonally adjusted.
- 3. NSA = Not seasonally adjusted.

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House Price Index by Country

During the year to July 2014, average house prices increased 12.0% in England, 7.4% in Wales, 7.6% in Scotland and 4.5% in Northern Ireland (Figure 3).

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

12 month percentage change



Notes:

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

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Scotland average house prices have now passed their pre-financial crisis peak of June 2008 (Figure 4), and along with average prices in England are at record levels.

The England index reached 204.3 in July 2014. This is 13.0% higher than the peak in January 2008 of 180.8. The index for Northern Ireland (149.9) in July 2014 is 46.7% below the peak of August 2007 (281.5). The index for Scotland (232.2) in July 2014 is 0.7% above the peak of June 2008 (230.6). The index for Wales (220.3) in July 2014 is 0.8% below the peak of January 2008 (222.1).

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

Index level (Feb 2002=100)



Notes:

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

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House Price Index by Region

Average house prices increased in all nine English regions over the year to July 2014 (Figure 5). The largest increase was again in London at 19.1% followed by the South East (12.2%) and the

East (10.6%). Excluding London and the South East, UK house prices increased by 7.9% over the year to July 2014.

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



12 month percentage change for July 2014

Notes:

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

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This month has seen house prices in a number of regions reach record levels. The East Midlands, West Midlands and South West have joined London, the East and the South East in having price levels higher than their pre-financial crisis peaks in 2007/08. The index for London (243.7) is 39.7% higher than the pre-financial crisis peak in January 2008 (174.5). The South East is 12.9% above the peak of January 2008 (166.5) with an index of 188.0 in July 2014. The East is 9.7% above the January 2008 peak (168.4) with an index of 184.7. The East Midlands is 0.8% higher than the previous peak of January 2008 (193.5) with an index of 195.1. The West Midlands is 1.1% above the peak of October 2007 (185.4) with an index of 187.4. Finally the South West is 2.2% above the previous peak of October 2007 (180.7) with an index of 184.6 (Figure 6).

Figure 6: Mix-adjusted House Price Index by selected regions from January 2004 to July 2014

Index level (Feb 2002=100)



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 July 2014 stood at £284,000 in England, £171,000 in Wales, £139,000 in Northern Ireland and £198,000 in Scotland (Figure 7).

In July 2014, London continued to be the English region with the highest average house price at £514,000 and the North East had the lowest average house price at £156,000. London, the South East and the East all had prices higher than the UK average price of £272,000.

Excluding London and the South East, the average UK mix-adjusted house price was £206,000.

Figure 7: Mix-adjusted average house price: UK, country and region

House Prices for July 2014



Notes:

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

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House Price Index by Type of Buyer

The average price for properties bought by first-time buyers increased by 13.5% over the year to July 2014, up from an increase of 12.0% in June 2014 (Figure 8). This is the highest annual increase for first-time buyers since March 2005, when prices increased by 18.3%. In July 2014 the average price paid for a house by a first-time buyer was £209,000.

The average price for properties bought by former owner-occupiers (existing owners) increased by 10.9% in the year to July 2014, up from an increase of 9.5% in June 2014. In July 2014, the average price paid for a house by a former owner-occupier was £313,000.

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

12 month percentage change



Notes:

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

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House Price Index by New and Pre-owned Dwellings

During the year to July 2014 prices paid for new dwellings increased by 13.8% on average, compared with an increase of 3.9% in the year to June 2014 (Figure 9). This is the highest annual increase for new dwellings since October 2003, when prices increased by 16.6%. The average UK house price for new dwellings in July 2014 was £254,000.

During the year to July 2014 prices paid for pre-owned dwellings increased by 11.5% on average, compared with an increase of 10.7% in the year to June 2014. This is the highest annual increase for pre-owned dwellings since July 2007, when prices increased by 12.5% (although prices did increase by 11.5% in both August and October 2007). The average UK house price for pre-owned dwellings in July 2014 was £273,000.

Figure 9 : UK annual house price rates of change by type of dwelling, January 2004 to July 2014

12 month percentage change



Notes:

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

Download chart

XLS XLS format (41.5 Kb)

Data Tables

ONS HPI monthly and quarterly reference tables (3.47 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 July 2014. The seasonally adjusted figures in Table 7 have been revised this month as scheduled to account for the annual review of the seasonal adjustment process.

ONS HPI annual tables (1.15 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 set of updates to annual tables will be in March 2015.

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

How are we doing?

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

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 25 April 2014 and covers January to March 2014 data.

It was announced in August 2014¹ that the National Statistics designation of CPIH, a measure of consumer price inflation including owner-occupiers' housing costs (OOH), was being suspended whilst further development work took place to improve the OOH component. The OOH component of CPIH is primarily sourced from data held within the Valuation Office Agency's (VOA) systems. This is the same source of data used to produce the experimental Index of Private Housing Rental Prices (IPHRP).

In recent months, ONS and VOA officials have been working together to review the methods used to generate the elementary aggregates used in compiling the OOH component of CPIH (and subsequently to compile IPHRP). Whilst there is still work to complete, the work to date suggests the OOH component has been underestimating rental inflation. This will mean a similar impact on the inflation estimates produced for IPHRP.

It is too early to understand the full impact for IPHRP, but work is continuing to make the necessary improvements to the methodology used in the production of the index. In light of this, a scheduled September 2014 article explaining IPHRP methodology will be postponed until any new improvements have been implemented. Future publications of IPHRP will continue to the preannounced schedule, with a further update on these recent developments to be reported in the IPHRP release on 24 October 2014.

For further information, please contact Chris Jenkins (<u>christopher.jenkins@ons.gsi.gov.uk</u> or +44 (0)1633 455474).

Notes for Index of Private Housing Rental Prices

1. <u>http://www.statisticsauthority.gov.uk/reports---correspondence/correspondence/letter-from-john-pullinger-to-sir-andrew-dilnot-140814.pdf</u>

Background notes

1. New this month

New house price data for July 2014 are published this month. The <u>monthly and quarterly</u> reference table (3.47 Mb Excel sheet) has been updated to include data for July 2014.

Revisions this month

There are small revisions to all the seasonally adjusted series from the beginning of these series in February 2002. These revisions are implemented once a year following the seasonal adjustment review of the ONS HPI and ensure higher accuracy of all the seasonally adjusted series.

Revisions next month

No revisions are expected for the August 2014 HPI, apart from the normal revisions to the latest 12 months that follow the monthly seasonal adjustment process.

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

In <u>November 2013</u> it was announced that the four producers of official house price statistics (Land Registry; Office for National Statistics; Registers of Scotland and Land & Property Services, Northern Ireland) were continuing to investigate options for the production of a single definitive UK House Price Index (HPI). This work was triggered in response to a recommendation from the 2010 National Statistician's <u>Review of House Price Indices.</u>

During 2014, work has focused on reviewing the available data sources and developing a methodology that would allow a collaborative production of a new, definitive HPI. This work had a clear goal to identify options for a HPI that would produce coherent house price data at the UK, national, regional and sub-regional level, and covering all UK private residential housing market transactions.

A draft methodology has been identified and each of the above organisations has agreed that the work should progress to a consultation phase, where users of house price statistics will be invited to comment on the intention to develop a new HPI and the proposed methodology to be used.

The consultation will allow the proposed methodology to be refined where necessary and to firm up the development costs for the production and implementation of a new HPI. These costs will then be considered by each department against ongoing priorities and resource constraints before a final decision is taken to implement the new HPI. Depending on the outcome of this decision, it is anticipated that a new HPI would first be published in early 2016.

The consultation will be published in September 2014 and will provide users with details of the proposed methodology, data sources, plans for production and publication, and the effect the new HPI will have on the publication of current HPIs (assuming the new HPI development moves to publication).

This announcement was first published in August 2014.

3. Relevance of the ONS House Price Index

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

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

4. Revisions policy

At the end of every quarter, as well as releasing final figures for the latest month, ONS revises the figures from the previous two months. This is done because some mortgage lenders, which account for 1 to 2% of all records, provide their data on a quarterly rather than monthly basis. Additionally, data will be revised for the previous month if more than 1,000 additional cases are received in a subsequent month.

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

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

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

5. Methodology

Data sources

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

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

Price methodology

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

Re-weighting

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

One consequence of changing the weights every year is that the mix-adjusted house prices cannot be compared between years as the weights are different. The index itself is constructed on a chain-linked basis, which enables year-on-year comparisons to be made. This means that the year-on-year change in the index for June 2011, say, is effectively the change in the average price from June to January 2011 (using the weights for 2010) combined with the change in the average price from January to June 2011 using the weights for 2011. Therefore, the year-on-year change in the index is not the same as the year-on-year change in the mix-adjusted average price. More information on the HPI methodology is available on the GOV.UK 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-13-ARIMA. Seasonally adjusted house price estimates are used to report monthly percentage changes. All other figures such as annual rates of change and average house prices are based on non-seasonally adjusted estimates, unless otherwise stated.

6. Other house price statistics

Currently there are a number of different sources of house price statistics published in addition to the ONS HPI. There will be differences in the data published by each source as there are differences in both the data and methodology used. Therefore the ONS HPI is not directly comparable with these other indicators. Further details on the differences between official house price statistics can be found in the article <u>Official House Price Statistics Explained (974.4 Kb Pdf)</u>.

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 repeatsales 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 <u>Quarterly Housing Market Statistics</u> 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</u> <u>Statistician's Review of House Price Statistics.</u>

7. Accessibility

This bulletin includes the July 2014 data. Future publication dates for this statistical bulletin are available via the <u>Publication Hub</u>.

8. General

Details of the policy governing the release of new data are available from the Media Relations Office. Also available is a list of the names of those given <u>pre-release access</u> to the contents of this release.

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

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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								not seasonally adjusted			
						Northern		North	Yorks &	East	West			South	South	UK excl	UK excl London &	
		UK	England	Wales	Scotland	Ireland	North East	West	Humber	Midlands	Midlands	East	London	East	West	London	S East	
Index	level (Feb	2002=100.0)																
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	
	Mav	181.7	176.1	214.1	229.1	252.0	224.0	207.1	212.5	187.5	178.7	167.6	170.6	165.3	177.4	184.2	194.0	
	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	1/1.5	179.0	186.7	
	Oct	170.8	166.1	200.0	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	
2000	lan	164.0	150 F	100.0	210.0	216.0	202.1	100 0	102.5	166.1	167.1	140 E	150.2	147 4	159 7	167.0	175.4	
2009	Jan Feb	159.7	159.5	196.6	203.4	202.4	198.0	184.0	193.5	166.0	167.1	149.5	146.9	147.4	156.7	167.9	175.4	
	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 Dec	168.5	163.8	198.1 196.4	221.9	193.1 192.6	206.4	193.4	196.2	172.4	167.0	151.9	158.1 159.1	150.9	162.2	171.3	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	
	Mav	175.5	170.2	200.3	214.6	185.3	206.3	195.3	195.5	177.4	173.5	159.2	168.6	150.5	168.2	175.4	183.7	
	June	177.1	173.0	210.9	220.3	174.8	212.7	197.1	197.3	181.8	175.0	160.7	171.1	161.6	170.3	177.5	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	113.1	103.3	200.2	210.0	101.0	201.4	135.5	135.4	170.4	171.5	155.5	103.2	150.5	100.5	174.0	100.7	
2011	Jan	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	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	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	
	June	173.1	169.4	192.0	213.9	160.3	202.1	186.8	189.0	172.8	168.3	160.0	173.1	157.5	167.1	171.3	178.6	
	July	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	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	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	
	000	175.0	105.5	133.4	201.5	140.1	137.0	100.0	103.1	11 5.1	107.3	150.1	115.1	157.7	100.5	172.5	111.5	
2012	Jan	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	172.6	169.2	198.8	214.3	144.5	194.9	187.8	191.1	175.5	167.3	158.4	172.9	157.0	168.1	172.5	178.1	
	Apr Mav	175.1	172.1	195.3	212.3	139.5 142.7	200.4	186.4	189.9	170.4	168.0	160.8	182.3	160.7	165.9	173.1	177.3	
	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	176.7	173.7	205.2	210.5	134.2	197.5	190.9	194.2	176.8	170.3	161.9	182.1	160.9	169.6	175.2	180.2	
	Dec	177.0	174.0	202.4	212.0	137.9	195.8	190.7	192.9	178.0	170.0	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	
	Mav	180.2	170.9	207.4	209.7	145.4	196.1	191.6	191.6	175.6	170.7	164.7	193.5	163.0	168.3	176.2	180.7	
	Jun	182.5	179.6	207.9	214.2	141.1	200.1	189.4	192.3	177.8	174.3	166.2	198.4	165.6	170.4	178.0	182.2	
	Jul	185.0	182.3	205.1	215.8	143.4	198.0	190.6	194.5	181.4	174.6	167.0	204.6	167.5	172.3	179.4	183.4	
	Aug	185.9	183.0	211.8	220.1	141.0	206.6	194.9	196.2	183.7	177.7	167.2	203.6	167.8	171.2	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	
	Uct Nov	186.4	183.6	209.5	217.6	140.9	204.4	193.6	196.1	182.0	178.2	169.8 169.7	203.9 206.0	168.1 160 e	174.3	181.3	185.9	
	Dec	188.5	185.8	213.4 214.1	210.1	146.4	203.6	191.9	196.5	181.5	179.8	170.7	210.0	169.6	173.0	182.3	186.6	
	-				2.2											. 2.0		
2014	Jan	191.3	188.8	213.3	216.0	143.4	202.3	194.4	198.9	182.7	179.4	173.0	214.1	175.0	177.4	184.7	187.8	
	Feb	192.2	189.8	215.8	214.9	140.3	202.8	197.6	199.7	186.7	178.3	172.7	217.3	174.1	177.5	184.9	188.5	
	Mar	191.4	189.1	211.0	212.3	142.1	206.5	193.6	198.8 202 F	184.8	178.2 183 F	173.6	217.7 220.9	172.1 179.2	177.4	183.8	187.7	
	May	198.9	196.8	213.8	220.8	144.4	208.9	199.2	202.0	188.1	182.9	178.8	233.3	178.4	179.7	188.9	192.2	
	Jun	201.2	198.8	215.1	227.0	148.1	209.0	201.1	203.9	190.6	183.6	179.3	236.6	181.8	180.3	190.8	193.6	
	Jul	206.6	204.3	220.3	232.2	149.9	216.9	205.3	204.2	195.1	187.4	184.7	243.7	188.0	184.6	195.8	198.0	

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

							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
Perce	ntage char	nge on a year	earlier														
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
	lun	-12.7	-13.0	-10.7	-7.0	-23.3	-12.0	-12.0	-10.5	-11.0	-6.9	-13.9	-10.5	-12.2	-12.9	-11.7	-10.3
	Jun	-10.7	-10.7	-12.2	-7.1	-20.0	-3.2	-3.4	-11.5	-10.3	-0.0	-11.5	-11.1	-11.5	-3.4	-10.0	-10.5
	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
	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	0.2 8.1	0.9	5.5	3.6	-15.5	4.9	3.3	3.0	6.1	5.1 7.1	10.0	14.4	10.5	10.0	0.0	5.4
	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	-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
	Aug	-1.5	-1.5	-0.5	-1.6	-4.6	-4.0	-4.0	-4.0	-3.0	-4.1	-1.7	2.8	-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
	Jul	2.0	2.4	0.4	-0.8	-10.2	0.0	-0.9	2.0	1.4	2.0	2.5	5.7	1.7	0.6	1.0	0.8
	Aug	1.9	2.1	1.5	0.7	-12.7	0.4	-0.3	-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	Jan	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	2.7	3.0	1.2	-1.7	-2.0	1.8	0.0	-1.3	0.3	2.0	2.8	7.6	3.3	-0.3	1.3	0.6
	Apr	2.6	2.8	6.2	-1.2	-0.8	-1.1	0.5	1.0	3.7	2.3	1.0	6.1	2.0	1.8	1.6	1.4
	May	2.9	3.1	0.7	0.7	1.8	1.1	2.8	2.4	0.5	2.7	2.7	6.5	1.6	1.5	1.8	1.9
	Jun	3.1	3.3	4.3	-0.9	-0.4	-1.3	-0.5	-0.2	2.4	3.1	1.2	0.1	2.9	2.2	1.5	0.8
	Aug	3.3	4.0	-0.0	-1.9	1.7	-1.3	-0.5	0.5	2.4	3.4	23	9.7	2.5	2.2	22	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	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	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
2014	Jan	6.8	7.1	7.0	1.3	2.8	0.5	2.3	3.4	3.7	5.2	4.7	13.2	7.1	4.3	4.7	3.8
	Feb	9.2	9.7	5.4	2.4	2.8	2.8	5.9	5.4	7.5	5.5	7.6	17.8	8.1	5.7	6.4	5.8
	Mar	8.0	8.5	4.9	0.8	0.3	4.1	3.1	5.3	5.0	4.4	6.6	17.0	6.1	5.8	5.1	4.7
	Apr Mav	9.9 10.4	10.4	3.4	4.9	-0.7	6.7 4.9	5.6 3.0	5.6	6.7 7 1	6.8 7.2	8.5 8.6	18.7 20.1	8.7 9.4	5.4 6.8	7.0	6.3 6.4
	Jun	10.2	10.7	3.5	6.0	4.9	4.4	6.2	6.0	7.2	5.4	7.9	19.3	9.7	5.8	7.2	6.3
	Jul	11.7	12.0	7.4	7.6	4.5	9.5	7.7	5.0	7.6	7.3	10.6	19.1	12.2	7.1	9.1	7.9

Notes R = data revised

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

								£, Regions								£, r	iot seasonal	y adjusted
												ogiono						LIK excl
			ПК	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West	UK excl London	London & S East
			UK	England	Wales	Ocotiand												
2008	Jan	1 2	221,000	229,000	170,000	163,000	226,000	150,000	164,000	167,000	176,000	179,000	238,000	350,000	278,000	229,000	202,000	186,000
	Feb	2	217,000	224,000	166,000	162,000	223,000	148,000	161,000	164,000	173,000	180,000	237,000	337,000	273,000	224,000	200,000	184,000
	Mar	2	217,000	225,000	166,000	164,000	217,000	150,000	160,000	161,000	173,000	177,000	237,000	340,000	274,000	226,000	199,000	184,000
	May	2	217,000	224,000	163,000	166,000	216,000	147,000	161,000	162,000	169,000	174,000	236,000	346,000	270,000	222,000	198,000	182,000
	Jun	2	215,000	222,000	162,000	168,000	220,000	147,000	159,000	165,000	169,000	174,000	232,000	337,000	270,000	220,000	197,000	182,000
	Jul	2	215,000	222,000	161,000	165,000	221,000	145,000	160,000	160,000	168,000	176,000	234,000	340,000	269,000	220,000	197,000	181,000
	Sep	2	209,000	215,000	158,000	160,000	210,000	141,000	156,000	157,000	163,000	168,000	224,000	325,000	264,000	219,000	192,000	176,000
	Oct	2	204,000	210,000	157,000	157,000	199,000	138,000	154,000	153,000	158,000	165,000	221,000	319,000	257,000	208,000	187,000	172,000
	Nov Dec	2	200,000	206,000	151,000 149,000	157,000 152,000	193,000 183,000	139,000	150,000	151,000 149,000	157,000	165,000	213,000	314,000	250,000	206,000	183,000 179,000	169,000 166,000
	200		100,000	202,000	110,000	102,000	100,000	100,000	110,000	110,000	101,000	100,000	200,000	001,000	210,000	200,000	110,000	100,000
2009	Jan	1 1	195,000	201,000	152,000	155,000	197,000	135,000	146,000	150,000	150,000	162,000	210,000	299,000	245,000	201,000	180,000	166,000
	Feb Mar	1	190,000	196,000 193,000	146,000 145.000	150,000 150.000	184,000 185.000	132,000 131.000	143,000 143.000	144,000 141.000	150,000 149.000	157,000 154.000	205,000	292,000	236,000 233.000	196,000 192,000	175,000 173,000	162,000 160.000
	Apr	1	188,000	194,000	141,000	154,000	177,000	129,000	143,000	146,000	147,000	157,000	200,000	286,000	236,000	192,000	174,000	160,000
	May	1	188,000	194,000	146,000	156,000	169,000	129,000	141,000	145,000	149,000	158,000	202,000	287,000	236,000	192,000	174,000	161,000
	Jun	1	191,000	197,000	142,000	158,000	172,000	133,000	144,000	146,000	150,000	158,000	205,000	297,000	238,000	198,000	176,000	163,000
	Aug	1	196,000	202,000	148,000	163,000	184,000	133,000	149,000	149,000	152,000	160,000	209,000	303,000	244,000	203,000	180,000	167,000
	Sep	1	199,000	206,000	148,000	161,000	174,000	136,000	151,000	149,000	156,000	163,000	214,000	314,000	247,000	207,000	182,000	169,000
	Oct	1	198,000	205,000	148,000	160,000	173,000	134,000	148,000	150,000	155,000	162,000	213,000	312,000	247,000	205,000	182,000	168,000
	NOV Dec	2	200,000	206,000 207.000	152,000 150.000	164,000 160.000	176,000 175.000	137,000 141.000	150,000 152.000	152,000 152.000	156,000 154.000	162,000 163.000	∠14,000 214.000	315,000 317.000	∠51,000 249.000	205,000 205.000	183,000 183.000	169,000 169.000
			.,	. ,	,	,	.,	,	. ,	. ,	. ,	,	,	,	.,		,	,
2010	Jan	1 2	207,000	214,000	148,000	171,000	172,000	133,000	152,000	152,000	158,000	169,000	223,000	331,000	265,000	214,000	190,000	173,000
	Feb Mar	2	204,000	211,000	150,000	160,000	168,000 174,000	137,000	151,000	153,000 153,000	158,000	164,000	223,000	321,000	260,000	211,000	187,000	171,000
	Apr	2	207,000	214,000	148,000	163,000	164,000	139,000	152,000	151,000	161,000	171,000	225,000	333,000	261,000	214,000	189,000	173,000
	May	2	209,000	216,000	151,000	167,000	170,000	137,000	154,000	153,000	163,000	169,000	227,000	334,000	265,000	213,000	191,000	175,000
	June	2	211,000	218,000	155,000	168,000	161,000	142,000	154,000	153,000	165,000	171,000	227,000	339,000	269,000	216,000	192,000	176,000
	Aug	2	212,000	220,000	152,000	168,000	151,000	141,000	155,000	155,000	165,000	172,000	233,000	340,000	271,000	219,000	193,000	178,000
	Sep	2	212,000	219,000	155,000	168,000	163,000	139,000	153,000	154,000	163,000	172,000	232,000	340,000	272,000	218,000	193,000	176,000
	Oct	2	208,000	216,000	148,000	165,000	159,000	134,000	152,000	152,000	160,000	170,000	227,000	337,000	266,000	213,000	190,000	173,000
	Nov Dec	2	208,000	215,000	151,000	164,000 165,000	157,000 149.000	134,000 134,000	151,000	151,000	158,000	168,000	229,000	338,000	265,000	215,000	189,000 188,000	173,000 172,000
	200	-	201,000	211,000	100,000	100,000	110,000	101,000	101,000	100,000	100,000	100,000	220,000	000,000	201,000	211,000	100,000	112,000
2011	Jan Feb	1 2	216,000	224,000	149,000 148.000	172,000 167.000	149,000 151,000	137,000 140.000	156,000 150,000	151,000 152,000	165,000 160,000	169,000 171,000	240,000 233,000	350,000 342,000	274,000 269.000	221,000	196,000 193,000	179,000 175,000
	Mar	2	215,000	222,000	149,000	171,000	150,000	137,000	152,000	154,000	163,000	169,000	234,000	351,000	274,000	213,000	194,000	176,000
	Apr	2	214,000	222,000	149,000	170,000	141,000	139,000	153,000	155,000	161,000	169,000	234,000	352,000	271,000	211,000	193,000	176,000
	June	2	212,000	219,000	145,000	171,000	147,000	139,000	153,000	153,000	159,000	170,000	231,000	345,000	267,000	213,000	192,000	175,000
	July	2	217,000	225,000	155,000	177,000	146,000	140,000	156,000	153,000	163,000	170,000	236,000	357,000	276,000	217,000	197,000	179,000
	Aug Sen	2	218,000	226,000	154,000 152,000	175,000	148,000 145,000	140,000	154,000 153,000	157,000 153,000	165,000	171,000	238,000	357,000	276,000	218,000	197,000 196,000	180,000 178,000
	Oct	2	216,000	224,000	150,000	172,000	141,000	138,000	151,000	152,000	162,000	173,000	234,000	357,000	273,000	218,000	195,000	177,000
	Nov	2	215,000	223,000	151,000	171,000	140,000	140,000	151,000	153,000	164,000	170,000	236,000	356,000	272,000	216,000	195,000	177,000
	Dec	2	214,000	222,000	150,000	166,000	138,000	138,000	153,000	152,000	164,000	170,000	232,000	356,000	271,000	215,000	193,000	176,000
2012	Jan	1 2	229,000	238,000	153,000	179,000	138,000	143,000	158,000	160,000	167,000	178,000	245,000	382,000	289,000	226,000	205,000	185,000
	Feb	2	226,000	234,000	152,000	178,000	137,000	139,000	157,000	158,000	166,000	176,000	243,000	371,000	285,000	222,000	203,000	183,000
	Apr	2	229,000	233,000	154,000	179,000	134,000	141,000	158,000	160,000	169,000	176,000	242,000	388,000	281,000	224,000	203,000	184,000
	May	2	229,000	237,000	154,000	177,000	132,000	143,000	157,000	158,000	168,000	174,000	245,000	388,000	287,000	221,000	204,000	184,000
	Jun	2	231,000	240,000	154,000	181,000	132,000	144,000	159,000	163,000	170,000	177,000	248,000	390,000	288,000	227,000	206,000	187,000
	Aug	2	234,000	242,000	161,000	184,000	130,000	146,000	160,000	164,000	170,000	180,000	249,000	399,000	294,000	223,000	208,000	188,000
	Sep	2	233,000	241,000	159,000	181,000	130,000	146,000	161,000	161,000	170,000	179,000	250,000	394,000	291,000	225,000	208,000	187,000
	Oct Nov	2	231,000	239,000	159,000 157,000	176,000 178,000	125,000	143,000 142,000	161,000	164,000 163,000	171,000	179,000	247,000	388,000	288,000	226,000	206,000	187,000 187,000
	Dec	2	233,000	242,000	158,000	179,000	130,000	142,000	161,000	163,000	172,000	181,000	249,000	398,000	292,000	225,000	208,000	187,000
2012	.lan ¹	,	237 000	247 000	156.000	180.000	128 000	146.000	162 000	164 000	171 000	180.000	254 000	405 000	295 000	228 000	210 000	189.000
2013	Feb	2	233,000	242,000	160,000	178,000	125,000	140,000	159,000	162,000	168,000	178,000	247,000	395,000	293,000	225,000	207,000	186,000
	Mar	2	235,000	244,000	157,000	178,000	130,000	144,000	160,000	161,000	171,000	180,000	250,000	398,000	293,000	225,000	208,000	187,000
	Apr Mav	2	238,000	247,000	162,000 157.000	177,000 180.000	127,000 134,000	144,000 144,000	159,000 163,000	164,000 164,000	171,000 170,000	181,000	250,000	414,000	296,000	227,000	209,000	188,000 189,000
	June	2	242,000	251,000	162,000	181,000	130,000	145,000	161,000	164,000	172,000	184,000	256,000	425,000	299,000	229,000	212,000	190,000
	July	2	245,000	255,000	160,000	183,000	132,000	144,000	162,000	166,000	176,000	184,000	257,000	438,000	302,000	231,000	213,000	192,000
	Aug Sep	2	246,000 245.000	256,000	166,000 164.000	186,000 182.000	130,000 128.000	150,000 146.000	166,000 164.000	168,000 168,000	178,000 174,000	188,000 184.000	257,000	436,000	303,000	230,000 230.000	215,000 214.000	194,000 192.000
	Oct	2	247,000	257,000	164,000	184,000	130,000	148,000	165,000	168,000	176,000	188,000	261,000	436,000	303,000	234,000	216,000	194,000
	Nov	2	248,000	258,000	167,000	184,000	131,000	148,000	163,000	170,000	176,000	188,000	259,000	441,000	306,000	234,000	216,000	194,000
	Dec	2	250,000	260,000	167,000	182,000	135,000	147,000	168,000	168,000	176,000	190,000	263,000	450,000	306,000	232,000	217,000	195,000
2014	Jan	2	252,000	262,000	166,000	184,000	133,000	145,000	165,000	169,000	175,000	189,000	264,000	452,000	314,000	237,000	218,000	195,000
	Feb	2	253,000	264,000	168,000	183,000	130,000	146,000	168,000	170,000	179,000	188,000	264,000	458,000	312,000	237,000	219,000	196,000
	Apr	2	260,000	271,000	166,000	187,000	131,000	152,000	168,000	172,000	181,000	194,000	269,000	485,000	320,000	238,000	222,000	199,000
	May	2	262,000	273,000	166,000	188,000	134,000	150,000	169,000	173,000	181,000	193,000	273,000	492,000	320,000	240,000	223,000	200,000
	Jun Jul	2	265,000	276,000 284.000	167,000 171.000	193,000 198.000	137,000 139.000	150,000 156.000	171,000 175.000	173,000 174.000	183,000 187.000	194,000 198.000	274,000 282.000	499,000 514.000	326,000 337.000	241,000 246.000	225,000 231.000	201,000 206.000
			,	. ,	,	,	,	,	.,	,	. ,	,		,			. ,	,

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

		not se	easonally adjusted			£, not :	seasonally adjusted
			Former Owner				Former Owner
		First time buyer	Occupier			First time buyer	Occupier
Indox I	ovol (Eab 2	UK	UK			UK	UK
Index	evel (Feb 2	2002=100.0)					
2008	Jan	187.9	185.4	2008	Jan	163,000	256,000
	Feb	184.9	181.9		Feb	161,000	251,000
	Mar	185.7	181.9		Mar	161,000	251,000
	Apr	186.7	182.6		Apr	162,000	252,000
	Jun	186.3	180.8 179.9		Jun	162,000	249,000 248,000
	lul.	100.0	190.1		Lul.	150.000	248.000
	Aug	182.8	175.3		Aug	154,000	248,000
	Sep	173.1	176.4		Sep	150,000	243,000
	Oct	169.5	172.0		Oct	147,000	237,000
	Nov	164.4	169.7		Nov	143,000	234,000
	Dec	102.2	103.2			141,000	220,000
2009	Jan Eeb	159.5	166.7	2009	Jan '	138,000	230,000
	Mor	157.5	101.3		Mor	130,000	223,000
	Apr	154.0	159.3		Apr	134,000	220,000
	Mav	159.1	159.4		Mav	137,000	220,000
	Jun	162.4	161.3		Jun	140,000	223,000
	Jul	166.5	165.2		Jul	144 000	228.000
	Aug	166.3	165.7		Aug	144.000	229.000
	Sep	170.8	167.3		Sep	148,000	231,000
	Oct	169.6	166.6		Oct	146,000	230,000
	Nov	171.0	168.3		Nov	148,000	233,000
	Dec	173.3	167.5		Dec	150,000	231,000
2010	Jan	173.6	175.4	2010	Jan ¹	151,000	242,000
	Feb	171.8	172.0		Feb	150,000	237,000
	Mar	174.1	173.0		Mar	152,000	239,000
	Apr	176.8	173.5		Apr	154,000	240,000
	May	178.1	175.2		May	155,000	242,000
	June	179.1	177.1		June	156,000	244,000
	July	179.4	178.9		July	156,000	247,000
	Aug	180.3	178.9		Aug	157,000	247,000
	Sep	178.7	178.5		Sep	156,000	246,000
	Oct	176.0	175.4		Oct	153,000	242,000
	Dec	174.9	175.5		Dec	152,000	242,000
	200	114.0			200	102,000	210,000
2011	Jan	175.8	174.7	2011	Jan ¹	161,000	250,000
	Feb	172.1	171.5		Feb	157,000	245,000
	Mar	173.2	174.0		Mar	158,000	249,000
	Mav	174.2	172.6		May	159,000	247,000
	June	175.3	173.0		June	160,000	247.000
	July	178.6	175.1		July	163.000	250.000
	Aug	176.9	176.4		Aug	162,000	252,000
	Sep	177.5	175.1		Sep	162,000	250,000
	Oct	177.0	173.8		Oct	162,000	248,000
	Nov	176.2	173.7		Nov	161,000	248,000
	Dec	177.0	172.2		Dec	162,000	246,000
2012	Jan	179.1	174.9	2012	Jan ¹	171,000	263,000
	Feb	176.0	172.3		Feb	168,000	259,000
	Mar	178.0	171.2		Mar	170,000	258,000
	Apr	176.7	175.2		Apr	169,000	264,000
	May	179.3	174.2		May	171,000	262,000
	Juli Jul	180.3	176.5		Jun Iul	172,000	266,000
	Jui	101.9	178.0		Jui	174,000	269,000
	Sen	180.2	178.1		Sen	172,000	268,000
	Oct	180.2	176.1		Oct	172,000	265,000
	Nov	181.0	177.0		Nov	173,000	266,000
	Dec	181.7	178.3		Dec	174,000	268,000
2013	Jan	182.7	178.6	2013	Jan ¹	177.000	273.000
	Feb	178.9	175.7		Feb	173,000	269,000
	Mar	180.4	176.8		Mar	175,000	270,000
	Apr	185.1	178.4		Apr	179,000	273,000
	May	186.6	178.4		May	181,000	273,000
	Jun	187.3	181.4		Jun	182,000	277,000
	Jul	189.2	184.2		Jul	183,000	282,000
	Aug	190.7	184.9		Aug	185,000	283,000
	Oct	169.8	183.9		oep Oct	185,000	261,000
	Nov	190.9	100.4		Nov	165,000	264,000
	Dec	195.2	186.7		Dec	189,000	286,000
2014	lan	100 C	100.1	2044	lan	101.000	304.000
2014	Feb	196.6	190.1 100 R	2014	Jari Feb	191,000	291,000
	Mar	197.0	189.5		. eo Mar	192,000	292,000
	Apr	205.0	195.3		Apr	199,000	299,000
	May	207.7	196.3		May	202,000	301,000
	Jun	209.9	198.6		Jun	204,000	304,000
	Jul	214.7	204.3		Jul	209,000	313,000

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	UK
Percentage cha	nge 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
.lul	-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	80	5.2
2010 Jan Feb	93	5.2
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	3.3
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
Aug	-0.5	-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
Apr	2.0	-1.6
Mav	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	21
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
Dec	0.4 7.4	5.U 4.7
200	7.4	7.7
2014 Jan	7.6	6.4
Feb	10.5	8.6
Mar	10.0	7.2
Apr	10.8	9.5
May	11.3	10.0
Jun	12.0	9.5
Jui	13.5	10.9

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

		New dwellings	Pre-owned dwellings		New dwellings	Pre-owned dwellings
		UK	UK		UK	UK
dex le	vel (Feb 200	2=100.0)				
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
	a a a a a a a a a a a a a a a a a a a	173.2	185.5	iviai .	228,000	217,000
	Apr	174.9	184.0	Apr	230,000	218,000
	May	170.0	182.8	May	224,000	216,000
	Jun	169.0	181.5	Jun	222,000	215,000
	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
	Nov	145.9	169.5	Nov	192,000	200,000
	Dec	156.0	164.7	Dec	205,000	195,000
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
	A = -	450.7	450.0	A	407,000	101,000
	Apr	150.7	159.2	Apr	187,000	188,000
	May	147.9	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	lan	159.7	175.9	2010 Jan 1	192.000	200 000
	Feb	151.0	173.3	2010 Jah	182,000	209,000
	reD	151.0	1/3.3	⊢eb	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	150.5	176.0	Nev	102,000	200,000
	Dec	163.3	174.7	Dec	197,000	203,000
2011	Jan Feb	168.1 168.0	175.2	2011 Jan '	200,000	217,000
	reD	100.0	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	173.7	June	199,000	216,000
	July	172.5	176.0	July	205,000	218,000
	Aug	170.7	176.7	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
012	Jan	183.1	175.2	2012 Jan ¹	223.000	230.000
	Feb	181.4	172.5	Feb	221.000	226.000
	Mar	170.0	170 /	Mor	218 000	220,000
	Apr	179.0	172.4	Mar A	210,000	220,000
	. ф Мон	170.9	170.1	Apr	210,000	229,000
	ividy lun	1//.5	1/5.1	May	210,000	229,000
	Jul	1//.4	1//.2	Jun	210,000	232,000
	JUI	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	177.9	Mar	230.000	234,000
	Apr	100.0	170.0	ividi A	230,000	235,000
	nyı Mari	104.0	1/9.0	Apr	235,000	238,000
	way	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	178.1	185.6	Sep	226,000	246,000
	Oct	176.9	187.2	Oct	225,000	248,000
	Nov	179.1	187.9	Nov	227,000	250,000
	Dec	185.7	188.9	Dec	236,000	251,000
014	Jan	188.0	191.7	2014 Jan	240,000	253,000
	Feb	192.1	192.4	Feb	245,000	254.000
	Mar	184.7	192.0	Mar	236.000	253.000
	Apr	189.4	198.2	Apr	242 000	261 000
	Mav	103.4	100.2	Apr	246.000	201,000
	widy	192.0	199.5	May	240,000	263,000
	Juñ	190.4	202.1	Jun	243,000	266,000
			007.1		051000	070 000

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
		No. do alla co	Pre-owned
		New dweilings UK	aweilings UK
ercen	tage cha	nge on a year earli	er
2009	Jan	-7.7	-11.7
	Mar	-9.1	-12.0
	Apr	-12.5	-13.5
	Mav	-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
	JUIY	10.1	8.0
	Sep	6.8 5.6	8.1
	Oct	3.0 4 A	0.2 4 C
	Nov	8.7	3.4
	Dec	6.3	2.8
011	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
	Get Oct	9.1	-2.3
	Nov	12.3	-1.3
	Dec	9.4	-1.0
012	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
	Nov	-0.6	1.5
	Dec	4.0	3.2
013	Jan	0.1	23
-	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
	Uct	3.2	5.6
	Nov Dec	2.5 0.0	5.6
014	lan		- /
014	Feb	2.6	9.3
	Mar	2.1	8.4
	Apr	2.5	10.4
	May	7.0	10.6
	Jun	3.9	10.7
	Jul	13.8	11.5

Notes R = data revised

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

		di	New	Pre-owned	All	First time	Former owner				New	Pre-owned	All	First time	Former owner
			weilings	uweilings	uwenings	buyei	occupiei	_			uweilings	dwenings	uweilings	buyer	occupier
Index le	evel (Fe	eb 201 R	174.0	before season	al adjustment)	100 7	104.4	Percer	itage c	R	ae on the pr	evious month	0.6	0.6	0.6
2000	Eeh I	R	174.2	185.5	184.9	188.2	183.0	2008	Eab	R	0.0	-0.3	-0.3	-0.2	-0.2
	Mar	R	172.3	185.4	184.2	187.3	183.7		Mar	R	-1.1	-0.1	-0.1	-0.5	-0.2
	Apr ¹	R	174.2	185.0	184.0	187.0	183.6		Apr	R	1.1	-0.2	-0.1	-0.2	0.0
	May ¹	R	169.5	183.6	182.4	185.7	182.0		May	R	-2.7	-0.8	-0.9	-0.7	-0.9
	Jun ¹	R	166.8	181.3	180.0	182.5	179.9		Jun	R	-1.6	-1.3	-1.3	-1.7	-1.1
	Jul '	R	165.5	179.0	177.9	179.5	178.0		Jul	R	-0.8	-1.2	-1.2	-1.6	-1.1
	Rug	R	150.0	174.3	173.2	173.5	173.2		Rug	R	-3.5	-2.0	-2.7	-2.2	*2.7
	Sep	R	140.0	174.1	173.0	171.9	174.2		Sep	R	-0.1	-0.1	-0.1	-2.0	0.0
	Nov I	R	149.9	172.1	169.1	169.5	172.0		Neu	R	-0.3	-1.2	-1.4	-1.4	-1.3
	Dec	R	153.5	166.3	165.3	163.3	166.5		Dec	R	1.7	-1.9	-1.7	-1.4	-1.9
2009	Jan '	R	155.3 153.8	164.3 162.6	163.5 162.0	160.0 160.6	165.6 163.4	2009	Jan Feb	R	-1.0	-1.2 -1.0	-1.1 -0.9	-2.0	-0.5 -1.4
	Mar	R	150.0	160.6	159.6	156.4	161.2		Mar	R	-1.0	-1.2	-1.5	-2.6	-1.3
	Anr	R	148.6	160.2	150.3	157.6	160.3		Apr	R	-1.5	-0.2	-0.2	0.8	-0.6
	May ¹	R	148.1	160.6	159.3	158.6	160.5		May	R	-0.3	0.3	0.0	0.6	0.1
	Jun	R	147.8	162.0	160.7	161.0	161.3		Jun	R	-0.2	0.9	0.9	1.6	0.5
	oun		141.0	102.0	100.1	101.0	101.0		oun		0.2	0.0	0.0	1.0	0.0
	Jul ¹	R	146.3	164.1	162.6	163.1	163.0		Jul	R	-1.0	1.3	1.2	1.3	1.1
	Aug ¹	R	148.0	164.7	163.1	164.6	163.4		Aug	R	1.1	0.3	0.3	0.9	0.3
	Sep ¹	R	152.2	167.1	165.7	169.6	165.2		Sep	R	2.9	1.5	1.6	3.1	1.1
	Oct	R	152.7	168.2	166.8	169.6	166.6		Oct	R	0.4	0.6	0.7	0.0	0.9
	Nov ¹	R	151.5	170.5	168.8	172.2	168.3		Nov	R	-0.8	1.4	1.2	1.5	1.0
	Dec	R	151.3	171.6	170.0	174.3	168.9		Dec	R	-0.1	0.7	0.7	1.2	0.3
2010	Jan '		152.1	175.4	173.6	174.0	174.4	2010	Jan		0.5	2.2	2.1	-0.2	3.3
	Feb		146.5	175.8	173.7	175.2	174.1		Feb		-3.7	0.2	0.1	0.7	-0.2
	Mar		152.7	177.0	175.0	176.0	175.0		Mar		4.2	0.7	0.8	0.4	0.5
	Apr '		160.4	175.9	174.7	177.1	174.3		Apr		5.1	-0.6	-0.2	0.6	-0.4
	May	R	158.1	178.1	176.3	177.7	176.7		May	R	-1.5	1.3	0.9	0.3	1.4
	June		161.1	178.1	1/6.6	177.8	176.9		June		1.9	0.0	0.2	0.1	0.1
	July ^I	R	161.0	177.5	176.0	176.1	176.5		July	R	-0.1	-0.3	-0.3	-1.0	-0.2
	Aug ^I	R	160.4	178.1	176.4	178.5	176.5		Aug	R	-0.4	0.4	0.3	1.3	0.0
	Sep '	R	160.6	177.7	176.2	177.6	176.6		Sep	R	0.1	-0.2	-0.1	-0.5	0.1
	Oct ¹	R	158.5	176.6	175.0	176.1	175.5		Oct	R	-1.3	-0.6	-0.7	-0.8	-0.6
	Nov ¹	R	163.9	176.3	175.1	175.9	175.6		Nov	R	3.4	-0.2	0.1	-0.1	0.0
	Dec	R	161.1	176.3	175.1	175.3	175.5		Dec	R	-1.7	0.0	0.0	-0.3	-0.1
0044		R	464.0	474.0	470.0	470.0	470.0	0044		R	0.5	0.7	0.7		0.0
2011	Feb ¹	R	164.1	174.9	173.5	175.6	173.0	2011	Feb	R	13	-0.7	-0.7	-0.3	-0.9
	Mar ^I	R	166.7	176.5	175.6	175.0	176.1		Mar	R	1.5	-0.5	-0.2	-0.3	-0.1
	Anr	R	166.6	174.0	173.3	174.4	173.5		Apr	R	-0.1	-1.4	-1.3	-0.4	-1.5
	May ¹	R	167.1	172.7	171.9	173.9	172.1		May	R	0.3	-0.7	-0.8	-0.3	-0.8
	June ^I	R	166.9	173.2	172.5	174.2	172.7		June	R	-0.1	0.3	0.4	0.2	0.4
	July	R	172.9	173.2	173.0	175.5	172.6		July	R	3.6	0.0	0.3	0.8	-0.1
	Aug ¹	R	174.7	173.9	173.5	174.9	173.8		Aug	R	1.1	0.4	0.3	-0.4	0.7
	Sep	R	175.1	173.7	173.5	176.6	173.3		Sep	R	0.2	-0.1	0.0	1.0	-0.3
	Oct	к	177.3	174.4	174.3	177.2	174.0		Oct	ĸ	1.2	0.4	0.4	0.4	0.4
	Nov '	ĸ	175.9	174.3	174.1	177.1	173.8		Nov	R	-0.8	0.0	-0.1	-0.1	-0.1
	Dec '		176.3	174.3	174.2	177.7	173.5		Dec	i.	0.2	0.0	0.1	0.3	-0.2
2012	Jan ^I	R	177.4	175.1	175.0	179.3	174.2	2012	Jan	R	0.6	0.4	0.5	0.9	0.4
	Feb I	R	177.9	175.0	175.3	179.5	174.6		Feb	R	0.3	-0.1	0.1	0.1	0.2
	Mar	R	178.3	175.0	175.0	179.9	173.3		Mar	R	0.2	0.0	-0.2	0.2	-0.7
	Apr ¹	R	175.0	175.8	175.7	176.8	175.8		Apr	R	-1.8	0.5	0.4	-1.7	1.4
	Mav	R	177.3	176.1	175.9	178.9	175.7		Mav	R	1.3	0.2	0.1	1.2	0.0
	Jun ¹	R	176.4	176.7	176.4	179.3	176.2		Jun	R	-0.5	0.3	0.3	0.2	0.3
		_													
	Jul		174.3	176.6	176.3	179.0	176.1		Jul	R	-1.2	0.0	-0.1	-0.2	0.0
	Aug		179.5	176.7	176.7	180.1	176.1		Aug		3.0	0.1	0.2	0.6	0.0
	Sep !	R	171.9	177.1	176.8	179.4	176.5		Sep	P	-4.3	0.2	0.1	-0.4	0.2
	Oct		176.1	177.0	176.8	180.5	176.3		Oct		2.5	0.0	0.0	0.6	-0.1
	Nov '	R	178.4	178.1	178.0	181.9	177.2		Nov	R	1.3	0.6	0.7	0.8	0.5
	Dec		163.3	179.9	179.9	182.3	179.6		Dec		2.7	1.0	1.1	0.2	1.4
2013	Jan ^I	R	178.1	179.1	178.8	182.8	178.1	2013	Jan	R	-2.9	-0.4	-0.6	0.3	-0.8
	Feb ¹	R	177.7	178.4	178.6	182.4	178.0		Feb	R	-0.2	-0.4	-0.1	-0.3	0.0
	Mar ^I	R	180.3	179.9	179.8	182.3	178.9		Mar	R	1.4	0.9	0.6	-0.1	0.5
	Apr ¹	R	182.9	180.2	180.2	185.1	178.9		Apr	R	1.5	0.2	0.2	1.5	0.0
	May ^I	R	179.8	181.4	180.9	186.1	179.8		May	R	-1.7	0.6	0.4	0.6	0.5
	Jun	к	182.2	182.1	181.8	186.4	181.1		Jun	R	1.4	0.4	0.5	0.2	0.7
	Jul ^I	R	174.7	182.8	182.1	186.4	181.3		ابرل	R	-4.2	0.4	0.2	0.0	0.1
	Aun	R	179.2	183.8	183.2	188.5	182.0		Aun	R	2.6	0.5	0.6	1.1	0.4
	Sen I	R	180.9	183.9	183.8	189.1	182.5		Sen	R	0.9	0.1	0.3	0.4	0.2
	Oct	R	181.6	187.1	186.5	191.2	185.6		Oct	R	0.4	1.7	1.5	1.1	1.7
	Nov	R	182.6	188.2	187.6	193.4	186.1		Nov	R	0.6	0.6	0.6	1.2	0.3
	Dec	R	183.1	190.2	189.6	195.7	188.0		Dec	R	0.3	1.1	1.1	1.2	1.0
001		R	400 -		· · · ·		100 -	ar :	,	R	<u>.</u>				
2014	Jan '	R	183.0	191.8	191.0	196.8	189.6	2014	Jan	R	-0.1	0.8	0.7	0.6	0.9
	Mar I	R	184.4	194.9	194.7	201.2	101.1		Mar	R	.2.5	1.0	-0.4	-0.5	-0.9
	Apr 1	R	194.4	109.7	107.0	200.2	105.7		Acr	R	-2.5	-0.1	-0.4	-0.5	-0.8
	May ¹	R	192.2	200.4	197.9	207.9	197.6		Mav	R	2.5	2.1	2.1	2.4	2.1
	Jun ^I	R	189.2	201.6	200.5	209.0	198.3		Jun	R	-1.5	0.6	0.4	0.9	0.3
	Jul		198.7	204.2	203.6	212.0	201.3		Jul		5.0	1.3	1.6	1.4	1.5

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

R = data revised