

Statistical bulletin

UK House Price Index: February 2016

Monthly house price inflation in the UK, calculated using data from HM Land Registry, Registers of Scotland and Land and Property Services Northern Ireland.

Contact:
Rhys Lewis
hpi@ons.gsi.gov.uk
+44 (0)1633 456400

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1 . Main points

UK house prices increased by 7.6% in the year to February 2016, down from 7.9% in the year to January 2016.

House price annual inflation was 8.2% in England, 2.8% in Wales, -0.8% in Scotland and 2.4% in Northern Ireland.

Annual house price increases in England were driven by an annual increase in the South East (11.4%), the East (10.3%) and London (9.7%).

Excluding London and the South East, UK house prices increased by 5.0% in the 12 months to February 2016.

On a seasonally adjusted basis, average house prices increased by 0.4% between January 2016 and February 2016.

In February 2016, prices paid by first-time buyers were 8.0% higher on average than in February 2015.

For owner-occupiers (existing owners), prices increased by 7.4% for the same period.

UK average mix-adjusted house price in February 2016 was £284,000.

2 . 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 us 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.

3 . House price index UK summary

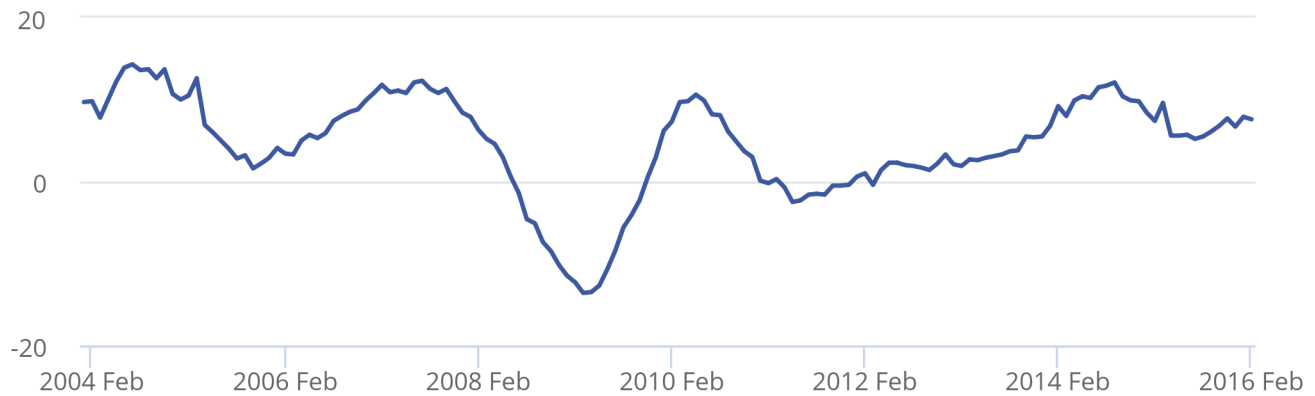
UK average house prices increased by 7.6% over the year to February 2016, down from 7.9% in the year to January 2016 (Figure 1). The average UK mix-adjusted house price in February 2016 was £284,000.

Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to February 2016

12 month percentage change

Figure 1: Annual house price rates of change, UK all dwellings
from January 2004 to February 2016

12 month percentage change



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

In February 2016, the UK mix-adjusted house price index decreased by 0.8% on January 2016 to 222.2 (Figure 2). The UK index is 19.8% higher than the pre-economic downturn peak of 185.5 in January 2008.

Figure 2: Index values, UK all dwellings from January 2004 to February 2016

Index values February 2002=100

Figure 2: Index values, UK all dwellings from January 2004 to February 2016

Index values February 2002=100



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

On a seasonally adjusted basis, average house prices increased by 0.4% between January 2016 and February 2016, compared with an increase of 0.8% in average prices during the same period a year earlier.

House price index: UK all dwellings

		Index	Percentage 12 month change	Index	Percentage monthly change	£
		NSA	NSA	SA	SA	NSA
2013	Sep	185.0	3.8	183.7	0.3	245,130
	Oct	186.4	5.5	186.6	1.7	246,963
	Nov	187.2	5.4	187.7	0.6	248,083
	Dec	188.5	5.5	189.6	0.9	249,792
2014	Jan	191.3	6.8	191.1	1.0	251,935
	Feb	192.2	9.2	194.8	1.8	253,099
	Mar	191.4	8.0	193.6	-0.8	252,019
	Apr	197.5	9.9	198.0	2.3	260,033
	May	198.9	10.4	199.6	0.8	261,935
	Jun	201.2	10.2	200.3	0.3	264,889
	Jul	206.2	11.5	203.2	1.2	271,568
	Aug	207.7	11.7	204.7	0.7	273,552
	Sep	207.3	12.1	205.5	0.4	272,952
	Oct	205.8	10.4	205.7	0.1	271,014
	Nov	205.7	9.9	206.0	0.1	270,901
	Dec	206.9	9.8	207.7	0.8	272,468
2015	Jan	207.4	8.4	207.3	-0.3	270,057
	Feb	206.5	7.4	209.0 R	0.8 R	268,830
	Mar	209.7	9.6	211.9 R	1.4 R	273,035
	Apr	208.6	5.6	209.2 R	-1.3 R	271,626
	May	210.0	5.6	211.0 R	0.9 R	273,503
	Jun	212.6	5.7	212.4 R	0.6 R	276,864
	Jul	217.0	5.2	214.3 R	0.9 R	282,526
	Aug	219.2	5.5	216.3 R	1.0 R	285,431
	Sep	219.8	6.1	218.2 R	0.9 R	286,261
	Oct	219.8	6.8	219.7 R	0.7 R	286,260
	Nov	221.6	7.7	221.9 R	1.0 R	288,517
	Dec	220.8	6.7	221.8 R	-0.0 R	287,560
2016	Jan	223.9	7.9	223.8 R	0.9 R	285,844 R
	Feb	222.2	7.6	224.6	0.4	283,658

Source: Regulated Mortgage Survey

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 re-weighting section in the background notes.

2. NSA: Not seasonally adjusted

3. SA: Seasonally adjusted

4. R: Data is revised

4 . House price index by country

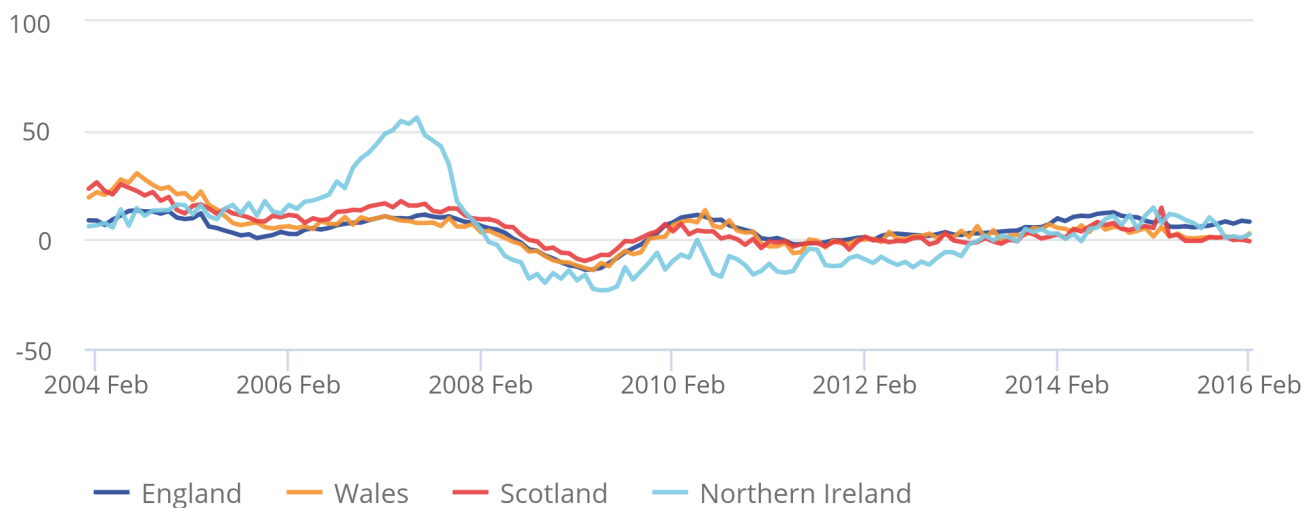
During the year to February 2016, average house prices increased by 8.2% in England (down from 8.6% in the year to January 2016), 2.8% in Wales (up from -0.3%) and 2.4% in Northern Ireland (up from 0.8%). There was a 0.8% decrease in average house prices in Scotland (down from a 0.1% increase in the year to January 2016).

Figure 3: All dwellings annual house price rates of change by country, January 2004 to February 2016

12 month percentage change

Figure 3: All dwellings annual house price rates of change by country, January 2004 to February 2016

12 month percentage change



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

The main movements for each country are:

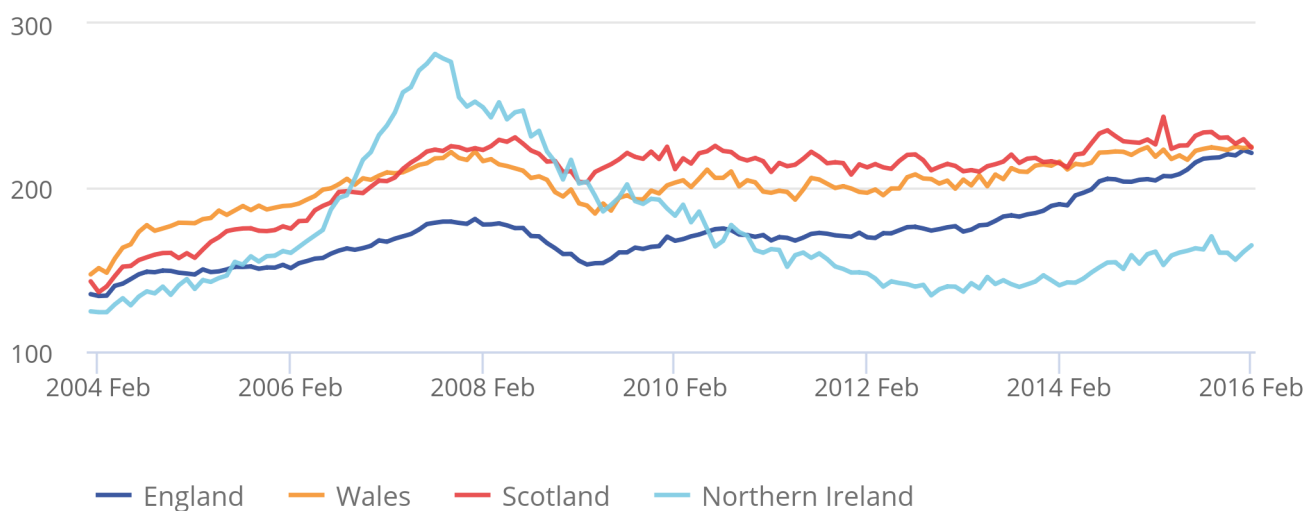
- the index for England in February 2016 (221.1) is 0.7% lower than in January 2016 (222.8) (Figure 4) and is 22.3% higher than the pre-economic downturn peak in January 2008 (180.8)
- the index for Wales in February 2016 was 224.9 – this is 0.4% higher than in January 2016 (224.0) and is 1.3% higher than the pre-economic downturn peak of January 2008 (222.1)
- the index for Scotland in February 2016 (224.3) is 7.8% below the record level witnessed in March 2015 (243.2) – Scotland prices are now 2.7% below the pre-economic downturn peak of June 2008 (230.6)
- the index for Northern Ireland in February 2016 (164.7) is 41.5% below the peak of August 2007 (281.5)

Figure 4: Mix-adjusted house price index by UK countries from January 2004 to February 2016

Index level (Feb 2002 = 100)

Figure 4: Mix-adjusted house price index by UK countries from January 2004 to February 2016

Index level (Feb 2002 = 100)



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

5 . House price index by region

The pace of annual house price growth was again varied across the 9 English regions in February 2016 (Figure 5). The largest annual increase was in the South East at 11.4% (down from 11.7% in the year to January 2016) followed by the East (10.3% increase in the year to February 2016, up from 9.8% in the year to January 2016). The North East continues to have the lowest annual growth of the 9 regions, with prices increasing 1.4% in the year to February 2016 (up from 0.9% in the year to January 2016).

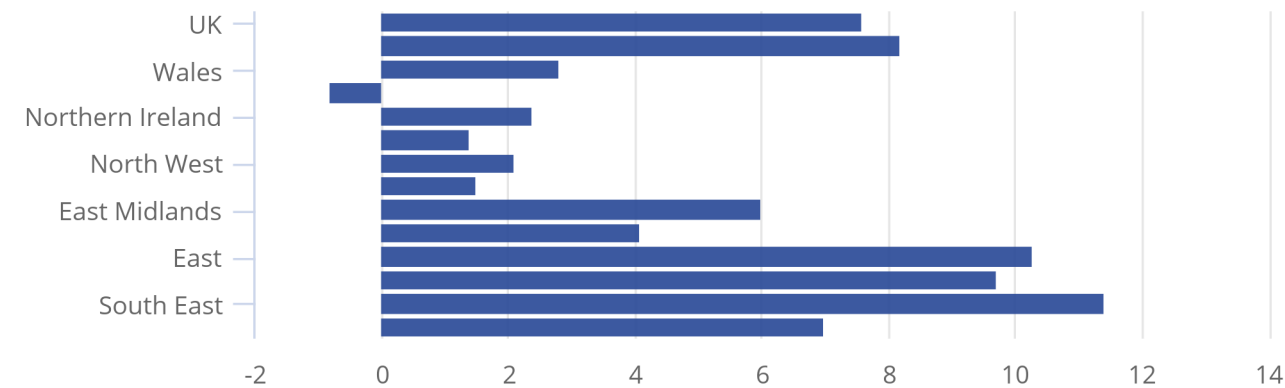
Excluding London and the South East, UK house prices increased by 5.0% over the year to February 2016, down from 5.1% in the year to January 2016.

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

12 month percentage change

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

12 month percentage change



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

This month, average house prices in 2 of the 9 English regions are at record levels (Figure 6). The North East is the only English region yet to surpass its pre-economic downturn peak (prices in the North East remain 3.4% below the peak of January 2008).

The main regional price index movements for February 2016 are:

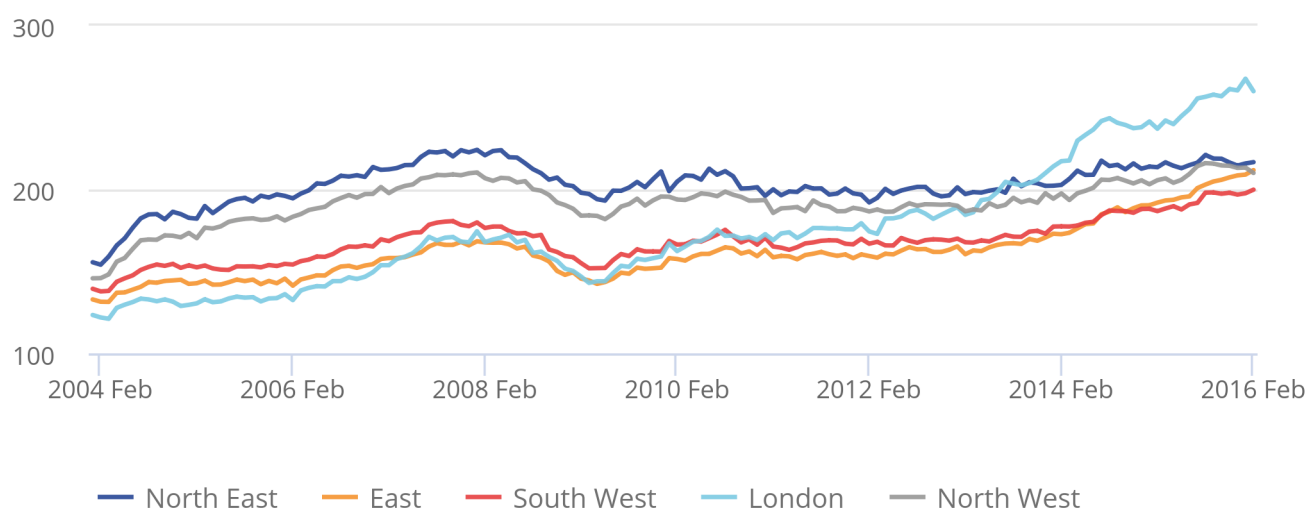
- the price index for the East reached a record high of 211.8 in February 2016 – this is up 1.3% on the previous record in January 2016 (209.1) and 25.8% higher than the pre-economic downturn peak of January 2008 (168.4)
- the price index for the South West reached a record high of 199.9 in February 2016 – this is up 0.9% on the previous record in September 2015 (198.2) and 11.1% higher than the pre-economic downturn peak of January 2008 (179.9)
- the 7 remaining regions fell back from the record levels witnessed in previous months, the most notable being London where the index fell by 2.8% to 260.0 in February 2016 (down from 267.6 in January 2016) and the North West, which fell by 1.5% to 210.1 (down from 213.4 in January 2016)

Figure 6: Mix-adjusted house price index by selected regions from January 2004 to February 2016

Index level (Feb 2002 = 100)

Figure 6: Mix-adjusted house price index by selected regions
from January 2004 to February 2016

Index level (Feb 2002 = 100)



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

6 . Average house prices in countries and regions

Average mix-adjusted house prices in February 2016 stood at £298,000 in England, £173,000 in Wales, £189,000 in Scotland and £157,000 in Northern Ireland (Figure 7).

In February 2016, London continued to be the English region with the highest average house price at £524,000 and the North East had the lowest average house price at £158,000. London, the South East and the East all had prices higher than the UK average price of £284,000.

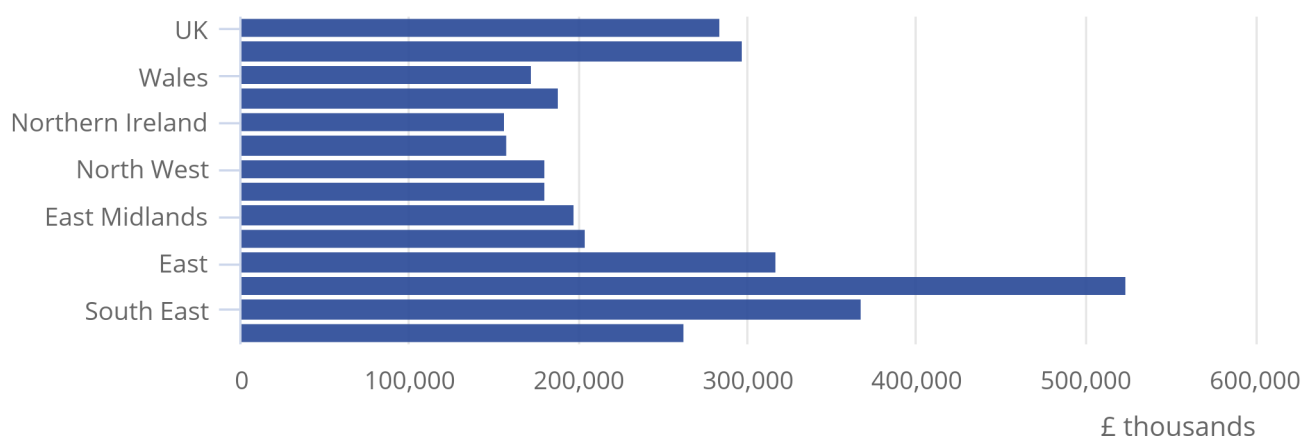
Excluding London and the South East, the average UK mix-adjusted house price was £216,000.

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

House prices for February 2016

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

House prices for February 2016



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

7 . House price index by type of buyer

The average price for properties bought by first-time buyers increased by 8.0% over the year to February 2016, up from an increase of 7.7% in the year to January 2016 (Figure 8). In February 2016, the average price paid for a house by a first-time buyer was £214,000.

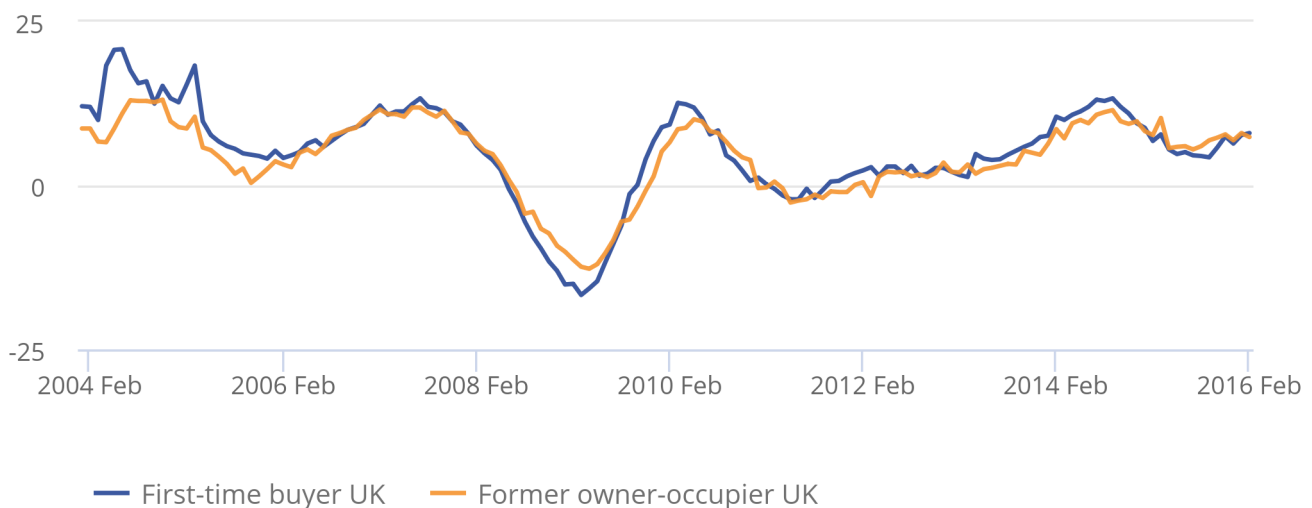
The average price for properties bought by former owner-occupiers (existing owners) increased by 7.4% in the year to February 2016, down from an increase of 8.0% in the year to January 2016. In February 2016, the average price paid for a house by a former owner-occupier was £336,000.

Figure 8: UK annual house price rates of change by type of buyer, January 2004 to February 2016

12 month percentage change

Figure 8: UK annual house price rates of change by type of buyer, January 2004 to February 2016

12 month percentage change



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

8 . House price index by new and pre-owned dwellings

During the year to February 2016, prices paid for new dwellings increased by 9.3% on average, compared with an increase of 8.3% in the year to January 2016 (Figure 9). The average UK house price for new dwellings in February 2016 was £281,000.

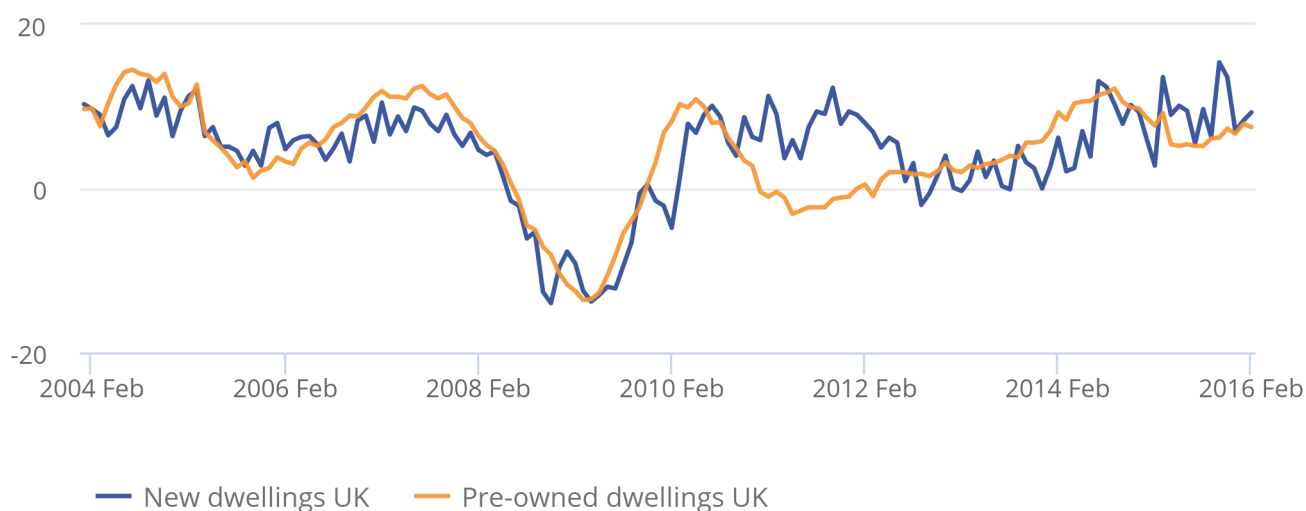
During the year to February 2016, prices paid for pre-owned dwellings increased by 7.5% on average, compared with an increase of 7.9% in the year to January 2016. The average UK house price for pre-owned dwellings in February 2016 was £284,000.

Figure 9: UK annual price rates of change by type of dwelling, January 2004 to February 2016

12 month percentage change

Figure 9: UK annual price rates of change by type of dwelling,
January 2004 to February 2016

12 month percentage change



Source: Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. Data collected via the regulated mortgage survey.

9 . Development of a single, official house price index – progress update

The methodology for the new House Price Index (HPI) has now been finalised and is presented in the article [Development of a single Official House Price Index](#), published in February 2016.

Early historic estimates for the new official UK House Price Index were presented in the article [Introducing the single official House Price Index](#), published in March 2016. The new UK HPI will be published in its entirety in June 2016 and then monthly thereafter, replacing the existing house price indices currently published by the Office for National Statistics and Land Registry for England and Wales.

For further information, please email: hpi@ons.gsi.gov.uk

10 . Economic context – February 2016

House prices continued to grow robustly in the year to February 2016. House prices grew at a rate of 7.6% in the 12 months to February 2016, a slight fall compared to the 7.9% rate in January 2016. On a monthly (seasonally adjusted) basis, prices increased by 0.4% between January and February 2016. House prices have now been growing since early 2012 and in February 2016 were 24.1% higher than their average level in 2007, before the economic downturn. The fall in the 12-month rate in February 2016 was partly driven by the North West, where prices increased by 2.1%, down from 5.0% in January 2016, and Yorkshire and the Humber, where prices increased by 1.5%, down from 3.8% in January. UK price growth of 7.6% in the year to February 2016 was lower than the average rate in 2014 as a whole which was 10.0%.

The continuing upward price pressures in the housing market may be a result of a shortage of supply and robust demand: a view supported by a number of house market indicators. There continues to be weak supply in the market, with the [Bank of England's Agents' Summary of Business Conditions for February 2016](#) reporting that housing activity remained subdued relative to pre-crisis levels, constrained by a shortage of properties for sale. Despite the substantial rise in house prices, the [ONS Output in the Construction Industry](#) release indicated that new-build housing output increased 0.6% in the previous 3 months (Nov to Jan) compared to the same period a year earlier. The latest data from the [Royal Institution of Chartered Surveyors](#) also suggests that supply has increased modestly in the last 3 months following 10 months of consecutive falls.

While supply has been limited, demand for house purchases remains strong. The volume of mortgage approvals - a leading indicator of housing purchases - grew by 22.0% in the year to February 2016. The number of [UK home sales](#) also continued to grow in the 3 months to February (Dec to Feb): rising by 4.0% relative to the preceding 3 months (Sep to Nov). Data from the [Royal Institution of Chartered Surveyors](#) (RICS) also suggests buyer demand increased in February 2016 and has outstripped supply for 13 successive months.

Broader economic indicators suggest that the economy has continued to grow relatively strongly over recent periods, with [output increasing by 0.6% in the fourth quarter \(Oct to Dec\) of 2015](#), a slightly faster rate than in Quarter 3 (July to Sept) 2015. [Labour market conditions](#) have continued to strengthen, as unemployment fell to 5.1% for the 3 months to January 2016: the lowest rate since the 3 months to October 2005. Annual pay growth also strengthened in 2015 compared to 2014, although the rate of this growth has eased in recent months. These improvements, along with [falls in the inactivity rate](#) and [broader evidence of tightening](#), suggest confidence in labour market outcomes remains high. However, house price growth continues to outpace real earnings growth considerably, despite the improvements in nominal pay growth over the past year and [low inflation](#).

11 . Datasets

The [HPI monthly and quarterly datasets](#) provides full historical series for the monthly tables accompanying the house price index statistical bulletin. This month, Tables 1 to 9 have been updated with the latest monthly estimates for February 2016. The seasonally adjusted figures in Table 7 have been revised this month as scheduled.

The [HPI annual dataset](#) 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 July 2016.

The [HPI weights summary](#) datasets provide a summary of the aggregated mix-adjustment weights used in the production of the HPI for the period 2007 to 2016. The mix-adjustment weights are updated in the February HPI each year. This month, the table has been updated with data for 2016.

12 . How are we doing?

We 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 we can improve the data.

hpi@ons.gsi.gov.uk

13. Background notes

1. New this month

New house price data for February 2016 are published this month. The [monthly datasets](#) have been updated to include data for February 2016.

Revisions this month

New mix-adjustment index weights for 2016 have been implemented in this release as scheduled. This update of the weights has revised the January 2016 mix-adjusted prices. For further details on the annual update of weights, please see the “re-weighting” section below.

There are small revisions to the seasonally adjusted series for the last 12 months, which are expected from the monthly seasonal adjustment process.

Revisions next month

Small revisions are expected next month for the January and February 2016 HPI figures as scheduled. These reflect quarterly submissions delivered by a small proportion of mortgage lenders.

2. Relevance of the ONS House Price Index

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

The ONS HPI is 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.

3. Revisions policy

At the end of every quarter, as well as releasing final figures for the latest month, we revise the figures from the previous 2 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 our 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 an “R” and the reason for the revision explained under the “New this month” section of the background notes.

4. Methodology

Data sources

Since December 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 to 70% of all UK mortgage completions.

Quality

A [Quality and Methodology Information \(QMI\) report](#) for the HPI describes in detail the intended uses of the statistics presented in this publication, their general quality and the methods used to produce them.

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](#) 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 3 years, which are grossed to total transactions obtained from Land Registry. Applying new weights ensures that the index keeps up to date with changes in the types of properties that are being purchased, and therefore reflects the price of the average property. A high level summary of the weights used in the calculation of the ONS HPI can be found in the [HPI weights summary dataset](#).

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.

5. Other house price statistics

Currently there are a number of different sources of house price statistics published in addition to the ONS HPI. There will be differences in the data published by each source as there are differences in both the data and methodology used. Therefore the ONS HPI is not directly comparable with these other indicators. 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 and Property Services assisted by the Northern Ireland Statistics and Research Agency (NISRA) publish a [quarterly residential property prices index \(RPPI\) for Northern Ireland](#). The index measures change in the price of residential property sales recorded by Her Majesty's Revenue and Customs. This is a new official statistic, first published in Quarter 1 of 2012.

Halifax house price index and Nationwide house price index

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

LSL Acadata house price index

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

6. **Accessibility**

This bulletin includes the February 2016 data. Future publication dates for this statistical bulletin are available via the [release calendar](#).

7. **Code of Practice for Official Statistics**

Details of the [policy governing the release of new data](#) are available from the [UK Statistics Authority](#).

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

		Regions																	not seasonally adjusted	
		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				
Index level (Feb 2002=100.0)																				
2009	Jan	164.2	159.5	198.8	210.0	216.9	202.1	188.3	193.5	166.1	167.1	149.5	150.3	147.4	158.7	167.9	175.4			
	Feb	159.7	155.3	190.3	203.4	202.4	198.0	184.0	186.4	166.0	162.4	145.6	146.9	141.9	155.1	163.1	170.8			
	Mar	157.5	153.0	189.0	203.1	203.6	197.3	184.2	182.2	164.9	158.6	144.5	143.0	140.6	151.9	161.5	169.0			
	Apr	158.4	153.8	184.1	209.5	195.0	194.1	183.9	189.0	163.3	161.4	142.4	144.0	142.4	152.0	162.2	169.4			
	May	158.6	153.9	190.2	211.9	185.4	193.2	181.9	187.5	165.4	162.7	143.5	144.0	142.2	152.1	162.5	169.9			
	Jun	161.1	156.5	185.9	214.2	189.4	199.3	185.1	187.9	165.8	163.2	145.6	149.0	143.2	156.9	164.3	171.9			
	Jul	165.0	160.4	193.7	217.2	194.0	199.2	189.6	191.8	168.6	167.6	149.2	153.4	147.0	160.6	168.1	175.7			
	Aug	165.3	160.4	195.2	221.1	201.9	201.2	191.1	193.3	170.7	165.1	148.6	152.8	147.5	159.4	168.7	176.3			
	Sep	167.7	163.3	192.9	218.7	191.7	204.6	194.4	191.8	173.0	167.9	152.3	157.7	148.7	163.5	170.4	178.2			
	Oct	166.9	162.5	192.7	217.5	190.0	201.4	190.2	193.2	171.6	166.9	151.6	157.0	149.0	162.2	169.5	176.9			
	Nov	168.5	163.8	198.1	221.9	193.1	206.4	193.4	196.2	172.4	167.0	151.9	158.1	150.9	162.2	171.3	178.7			
	Dec	168.6	164.2	196.4	217.4	192.6	211.0	195.7	195.6	171.0	167.9	152.3	159.1	150.0	162.1	171.1	178.7			
2010	Jan	174.3	170.0	201.3	224.9	187.2	199.0	195.6	197.1	174.6	173.4	158.1	167.1	159.3	168.6	176.3	182.3			
	Feb	171.4	167.5	203.0	211.2	182.8	204.8	193.9	197.3	173.9	168.6	157.6	162.4	156.1	166.4	173.8	180.1			
	Mar	172.8	168.5	204.4	217.8	189.5	208.6	193.6	197.4	173.5	173.0	156.6	165.2	156.5	166.6	174.7	181.3			
	Apr	173.9	170.2	200.3	214.6	178.8	208.3	195.3	195.5	177.4	175.3	159.2	168.2	156.5	168.7	175.4	182.2			
	May	175.5	171.3	205.4	220.9	185.3	206.0	197.6	197.7	179.5	173.5	160.7	168.6	159.3	168.2	177.3	183.7			
	June	177.1	173.0	210.9	222.1	174.8	212.7	197.1	197.3	181.8	175.0	160.7	171.1	161.6	170.3	178.7	184.8			
	July	178.5	174.6	205.9	225.4	164.0	209.0	195.9	197.5	181.6	176.2	162.7	175.5	162.5	172.5	179.3	185.3			
	Aug	178.7	175.0	205.9	222.3	167.5	211.2	198.7	199.8	181.2	176.8	164.7	171.7	163.5	175.4	180.6	186.7			
	Sep	178.0	174.0	209.8	221.7	177.1	208.1	196.8	198.7	179.1	176.5	164.1	171.9	163.1	171.4	179.6	185.5			
	Oct	175.0	171.3	200.7	218.0	172.8	200.6	195.5	196.6	176.2	174.5	160.9	170.1	159.8	167.7	176.3	182.2			
	Nov	174.8	171.0	204.4	216.5	170.6	200.8	193.2	195.0	173.8	172.1	162.2	171.0	158.9	169.6	175.8	181.8			
	Dec	173.7	169.9	203.2	218.0	161.8	201.4	193.3	193.4	176.4	171.9	159.3	169.2	158.3	166.3	174.8	180.7			
2011	Jan	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			
	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	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			
	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	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	175.1	172.1	195.3	212.3	139.5	200.4	186.4	189.9	170.4	168.0	160.8	182.3	160.7	165.9	173.1	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	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			
	Nov	177.6	174.6	202.4	212.6	137.9	195.8	190.7	192.9	177.7	170.6	161.9	184.6	162.6	169.4	175.7	180.2			
	Dec	178.7	175.7	204.2	214.4	139.6	196.4	190.9	193.1	178.0	172.4	163.2	187.0	163.5	168.8	176.4	180.9			
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	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			
	Oct	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	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	186.6			
	Dec	188.5	185.8	214.1	215.5	146.5	202.2	197.7	196.5	181.5	178.8	170.7	210.0	169.6	173.0	182.3	186.0			
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	184.8	178.2	173.6	217.7	172.1	177.4	183.8	187.7			
	Apr	197.5	195.2	214.4	220.1	141.9	211.5	197.7	202.6	188.5	183.5	176.2	229.8	178.2	178.0	188.1	191.2			
	May	196.9	196.8	213.8	220.8	144.4	208.9	199.2	204.1	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	206.2	203.8	221.3	233.0	151.3	217.6	206.0	205.2	195.2	187.7	184.9	241.8	187.4	184.4	195.8	198.8			
	Aug	205.3	205.5	221.5	234.0	154.2	214.3	205.8	208.5	196.1	188.1	185.5	245.5	188.5	187.2	197.3	199.9			
	Sep	207.3	205.0	222.0	231.4	154.4	215.3	207.0	208.7	197.2	188.0	189.1	240.7	188.4	186.9	197.5	200.3			
	Oct	205.8	203.6	221.8	228.2	150.5	212.3													

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

		Regions															UK excl London & S East	
		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			
Percentage change on a year earlier																		
2010	Jan	6.2	6.6	1.3	7.1	-13.7	-1.5	3.9	1.9	5.1	3.8	5.7	11.2	8.1	6.3	4.9	4.0	
	Feb	7.3	7.9	6.7	3.8	-9.7	3.5	5.4	5.8	4.8	3.8	8.2	10.5	10.0	7.3	6.5	5.5	
	Mar	9.7	10.1	8.1	7.2	-6.9	5.7	5.1	8.3	5.2	9.0	8.4	15.6	11.3	9.7	8.2	7.3	
	Apr	9.8	10.7	8.8	2.4	-8.3	7.4	6.2	3.5	8.7	8.6	11.8	16.8	10.0	11.0	8.1	7.6	
	May	10.6	11.3	7.9	4.2	-0.1	6.6	8.6	5.4	8.5	6.6	12.0	17.1	12.0	10.6	9.1	8.1	
	June	9.9	10.5	13.5	3.7	-7.7	6.7	6.5	5.0	9.7	7.2	10.4	14.8	12.8	8.5	8.7	7.5	
	July	8.2	8.9	6.3	3.8	-15.5	4.9	3.3	3.0	7.7	5.1	9.0	14.4	10.5	7.4	6.6	5.4	
	Aug	8.1	9.1	5.5	0.5	-17.0	5.0	4.0	3.4	6.1	7.1	10.9	12.4	10.8	10.0	7.1	5.9	
	Sep	6.1	6.5	8.8	1.4	-7.6	1.7	1.2	3.6	3.5	5.1	7.8	9.0	9.7	4.9	5.4	4.1	
	Oct	4.9	5.4	4.1	0.2	-9.0	-0.4	2.8	1.8	2.7	4.5	6.2	8.4	7.3	3.4	4.0	3.0	
	Nov	3.7	4.4	3.2	-2.4	-11.7	-2.7	-0.1	-0.6	0.8	3.0	6.8	8.2	5.3	4.6	2.6	1.7	
	Dec	3.0	3.5	3.5	0.3	-16.0	-4.6	-1.2	-1.1	3.1	2.4	4.6	6.3	5.6	2.6	2.2	1.1	
2011	Jan	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	
	July	-1.6	-1.7	0.0	-1.6	-4.2	-4.0	-1.3	-4.0	-3.8	-4.7	-1.1	0.6	-1.1	-2.8	-2.2	-2.6	
	Aug	-1.5	-1.5	-0.5	-1.6	-4.6	-5.0	-4.0	-2.2	-2.1	-4.1	-1.7	2.8	-1.9	-3.8	-2.6	-2.9	
	Sep	-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	2.3	2.7	0.4	-0.6	-11.6	-1.3	1.3	2.0	2.0	0.4	1.7	6.0	2.2	1.9	1.3	1.0	
	Jul	2.0	2.4	0.2	-0.8	-10.2	0.0	-0.9	2.1	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	0.4	0.1	-0.2	0.9	3.1	2.2	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	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	9.9	10.4	3.4	4.9	2.5	6.7	5.6	5.6	6.7	6.8	8.5	18.7	8.7	5.4	7.0	6.3	
	May	10.4	10.9	6.5	3.7	-0.7	4.8	3.9	6.1	7.1	7.2	8.6	20.1	9.4	6.8	7.2	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	11.5	11.8	7.9	8.0	5.5	9.9	8.1	5.5	7.6	7.5	10.7	18.2	11.9	7.0	9.2	8.1	
	Aug	11.7	12.2	4.6	6.7	9.4	3.7	5.6	6.2	7.9	5.8	11.6	19.6	12.4	9.3	9.1	7.8	
	Sep	12.1	12.5	5.8	7.6	10.9	6.5	7.7	6.0	9.7	7.7	13.4	18.8	11.6	9.2	9.8	9.1	
	Oct	10.4	10.9	5.8	4.9	6.7	3.8	6.1	6.1	6.6	4.8	9.7	17.4	11.6	7.2	8.1	6.7	
	Nov	9.9	10.4	3.1	4.4	11.3	5.9	6.1	5.3	7.7	5.1	11.8	15.2	10.7	6.3	8.1	7.1	
	Dec	9.8	10.2	4.0	5.5	4.9	5.2	4.0	6.7	8.1	5.5	11.4	13.3	11.5	8.8	8.5	7.4	
2015	Jan	8.4	8.6	5.3	6.2	11.1	5.8	4.5	3.2	7.3	4.7	10.0	12.8	8.0	6.1	6.9	6.4	
	Feb	7.4	7.7	1.4	5.3	14.7	5.3	4.1	4.5	4.9	4.9	11.2	9.1	8.5	5.3	6.8	6.1	
	Mar	9.6	9.4	5.7	14.6	7.5	4.9	6.8	4.4	7.2	7.3	11.4	11.2	11.2	6.2	9.0	8.1	
	Apr	5.6	5.9	1.4	1.6	11.7	1.4	3.2	3.4	5.8	2.3	9.9	4.4	8.4	6.6	6.1	5.2	
	May	5.6	5.8	2.7	2.2	11.0	2.0	3.4	2.7	6.5	3.8	9.2	4.9	8.1	4.5	5.9	5.0	
	Jun	5.7	6.1	0.8	-0.6	9.0	2.8	4.2	3.8	6.4	4.4	9.2	5.3	7.7	5.9	5.9	5.2	
	Jul	5.2	5.6	0.5	-0.6	7.7	-0.6	4.0	5.2	4.6	4.6	8.7	5.7	6.3	4.0	5.0	4.5	
	Aug	5.5	6.0	0.9	-0.6	5.2	3.2	5.0	4.9	3.1	3.4	8.8	5.4	7.4	5.8	5.6	4.8	
	Sep	6.1	6.4	1.1	1.1	10.2	1.8	4.2	4.6	3.6	4.5	8.4	7.2	7.4	6.0	5.7	5.0	
	Oct	6.8	7.3	0.9	0.9	6.6	3.1	4.5	3.8	6.3	4.3	10.6	7.3	9.4	5.7	6.7	5.6	
	Nov	7.7	8.3	1.4	1.2	0.9	0.3	5.3	3.5	6.4	6.7	10.0	10.1	9.5	6.6	6.9	5.8	
	Dec	6.7	7.3	1.0	-0.2	1.5	0.9	3.7	2.6	5.0	3.5	9.7	9.4	8.8	4.7	5.8	4.6	
2016	Jan	7.9	8.6	-0.3	0.1	0.8	0.9	5.0	3.8	5.8	4.1	9.8	10.8	11.7	5.1	6.9	5.1	
	Feb	7.6	8.2	2.8	-0.8	2.4	1.4	2.1	1.5	6.0	4.1	10.3	9.7	11.4	7.0	6.8	5.0	

Notes R = data revised

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

All dwellings

£, not seasonally adjusted

		Regions															UK excl London & S East	
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West			
2009	Jan 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	190,000	196,000	146,000	150,000	184,000	132,000	143,000	144,000	150,000	157,000	205,000	292,000	236,000	196,000	175,000	162,000	
	Mar	187,000	193,000	145,000	150,000	185,000	131,000	143,000	141,000	149,000	154,000	203,000	284,000	233,000	192,000	173,000	160,000	
	Apr	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	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	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	
	Jul	196,000	202,000	148,000	160,000	176,000	133,000	147,000	149,000	152,000	162,000	210,000	305,000	244,000	203,000	180,000	166,000	
	Aug	196,000	202,000	150,000	163,000	184,000	134,000	149,000	150,000	154,000	160,000	209,000	304,000	245,000	202,000	181,000	167,000	
	Sep	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	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	200,000	206,000	152,000	164,000	176,000	137,000	150,000	152,000	156,000	162,000	214,000	315,000	251,000	205,000	183,000	169,000	
	Dec	200,000	207,000	150,000	160,000	175,000	141,000	152,000	152,000	154,000	163,000	214,000	317,000	249,000	205,000	183,000	169,000	
2010	Jan ¹	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	204,000	211,000	150,000	160,000	168,000	137,000	151,000	153,000	158,000	164,000	223,000	321,000	260,000	211,000	187,000	171,000	
	Mar	206,000	212,000	151,000	165,000	174,000	139,000	151,000	153,000	157,000	169,000	221,000	327,000	261,000	211,000	188,000	172,000	
	Apr	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	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	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	
	July	212,000	220,000	152,000	171,000	151,000	139,000	153,000	153,000	165,000	172,000	230,000	347,000	271,000	219,000	193,000	176,000	
	Aug	213,000	220,000	152,000	168,000	154,000	141,000	155,000	155,000	164,000	172,000	233,000	340,000	272,000	222,000	194,000	178,000	
	Sep	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	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	208,000	215,000	151,000	164,000	157,000	134,000	151,000	151,000	158,000	168,000	229,000	338,000	265,000	215,000	189,000	173,000	
	Dec	207,000	214,000	150,000	165,000	149,000	134,000	151,000	150,000	160,000	168,000	225,000	335,000	264,000	211,000	188,000	172,000	
2011	Jan ¹	216,000	224,000	149,000	172,000	149,000	137,000	156,000	151,000	165,000	169,000	240,000	350,000	274,000	221,000	196,000	179,000	
	Feb	212,000	220,000	148,000	167,000	151,000	140,000	150,000	152,000	160,000	171,000	233,000	342,000	269,000	214,000	193,000	175,000	
	Mar	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	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	
	May	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	
	June	214,000	222,000	150,000	173,000	149,000	141,000	151,000	152,000	161,000	170,000	235,000	350,000	271,000	216,000	194,000	177,000	
	July	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	218,000	226,000	154,000	175,000	148,000	140,000	154,000	157,000	165,000	171,000	238,000	357,000	276,000	218,000	197,000	180,000	
	Sep	217,000	225,000	152,000	171,000	145,000	138,000	153,000	153,000	163,000	172,000	236,000	357,000	278,000	219,000	196,000	178,000	
	Oct	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	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	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	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	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	
	Mar	225,000	233,000	154,000	179,000	134,000	141,000	158,000	161,000	169,000	176,000	242,000	368,000	281,000	224,000	203,000	184,000	
	Apr	229,000	237,000	151,000	178,000	130,000	145,000	157,000	160,000	164,000	176,000	245,000	388,000	288,000	221,000	204,000	184,000	
	May	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	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	
	Jul	234,000	242,000	160,000	184,000	131,000	145,000	161,000	163,000	171,000	180,000	251,000	397,000	292,000	225,000	209,000	188,000	
	Aug	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	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	231,000	239,000	159,000	176,000	125,000	143,000	161,000	164,000	171,000	179,000	247,000	388,000	288,000	226,000	206,000	187,000	
	Nov	232,000	241,000	157,000	178,000	128,000	142,000	161,000	163,000	171,000	179,000	247,000	393,000	291,000	226,000	207,000	187,000	
	Dec	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	
2013	Jan 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	
	Feb	233,000	242,000	160,000	178,000	125,000	143,000	159,000	162,000	168,000	178,000	247,000	395,000	291,000	225,000	207,000	186,000	
	Mar	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	238,000	247,000	162,000	177,000	127,000	144,000	159,000	164,000	171,000	181,000	250,000	414,000	296,000	227,000	209,000	188,000	
	May	239,000	248,000	157,000	180,000	134,000	144,000	163,000	164,000	170,000	180,000	253,000	416,000	294,000	226,000	210,000	189,000	
	June	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		

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

not seasonally adjusted		
	First time buyer	Former Owner Occupier
	UK	UK
Index level (Feb 2002=100.0)		
2009 Jan	159.5	166.7
Feb	157.3	161.3
Mar	154.6	159.3
Apr	157.3	159.4
May	159.1	159.1
Jun	162.4	161.3
Jul	166.5	165.2
Aug	166.3	165.7
Sep	170.8	167.3
Oct	169.6	166.6
Nov	171.0	168.3
Dec	173.3	167.5
2010 Jan	173.6	175.4
Feb	171.8	172.0
Mar	174.1	173.0
Apr	176.8	173.5
May	178.1	175.2
June	178.1	177.1
July	179.4	178.9
Aug	180.3	178.9
Sep	178.7	178.5
Oct	176.0	175.4
Nov	174.9	175.5
Dec	174.5	174.1
2011 Jan	175.8	174.7
Feb	172.1	171.5
Mar	173.2	174.0
Apr	174.2	172.8
May	174.3	170.6
June	175.3	173.0
July	176.6	175.1
Aug	176.9	176.4
Sep	177.5	175.1
Oct	177.0	173.8
Nov	176.2	173.7
Dec	177.0	172.2
2012 Jan	179.1	174.9
Feb	176.0	172.3
Mar	178.0	171.2
Apr	176.7	175.2
May	179.3	174.2
Jun	180.3	176.5
Jul	181.9	178.8
Aug	182.2	178.9
Sep	180.2	178.1
Oct	180.2	176.1
Nov	181.0	177.0
Dec	181.7	178.3
2013 Jan	182.7	178.6
Feb	178.9	175.7
Mar	180.4	176.8
Apr	185.1	178.4
May	186.6	178.4
Jun	187.3	181.4
Jul	189.2	184.2
Aug	190.7	184.9
Sep	189.8	183.9
Oct	190.9	185.4
Nov	192.6	185.9
Dec	195.2	186.7
2014 Jan	196.6	190.1
Feb	197.8	190.8
Mar	198.3	189.5
Apr	205.0	195.3
May	207.7	196.3
Jun	209.9	198.6
Jul	214.0	204.1
Aug	215.3	205.6
Sep	215.1	205.1
Oct	213.8	203.5
Nov	213.8	203.4
Dec	213.8	205.1
2015 Jan	213.9	205.8
Feb	211.3	205.5
Mar	213.9	209.1
Apr	216.3	206.4
May	217.7	207.9
Jun	220.5	210.4
Jul	223.7	215.3
Aug	225.0	217.9
Sep	224.3	219.2
Oct	226.1	218.4
Nov	229.7	219.3
Dec	227.4	219.3
2016 Jan	230.4	222.3
Feb	228.2	220.8

Notes R = data revised

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

£ not seasonally adjusted		
	First time buyer	Former Owner Occupier
	UK	UK
2009 Jan ¹	138,000	230,000
Feb	136,000	223,000
Mar	134,000	220,000
Apr	136,000	220,000
May	137,000	220,000
Jun	140,000	223,000
Jul	144,000	228,000
Aug	144,000	229,000
Sep	148,000	231,000
Oct	146,000	230,000
Nov	148,000	233,000
Dec	150,000	231,000
2010 Jan ¹	151,000	242,000
Feb	150,000	237,000
Mar	152,000	239,000
Apr	154,000	240,000
May	155,000	242,000
June	156,000	244,000
July	156,000	247,000
Aug	157,000	247,000
Sep	156,000	246,000
Oct	153,000	242,000
Nov	152,000	242,000
Dec	152,000	240,000
2011 Jan ¹	161,000	250,000
Feb	157,000	245,000
Mar	158,000	249,000
Apr	159,000	247,000
May	159,000	244,000
June	160,000	247,000
July	163,000	250,000
Aug	162,000	252,000
Sep	162,000	250,000
Oct	162,000	248,000
Nov	161,000	248,000
Dec	162,000	246,000
2012 Jan ¹	171,000	263,000
Feb	168,000	259,000
Mar	170,000	258,000
Apr	169,000	264,000
May	171,000	262,000
Jun	172,000	266,000
Jul	174,000	269,000
Aug	174,000	269,000
Sep	172,000	268,000
Oct	172,000	265,000
Nov	173,000	266,000
Dec	174,000	268,000
2013 Jan ¹	177,000	273,000
Feb	173,000	269,000
Mar	175,000	270,000
Apr	179,000	273,000
May	181,000	273,000
Jun	182,000	277,000
Jul	183,000	282,000
Aug	185,000	283,000
Sep	184,000	281,000
Oct	185,000	284,000
Nov	187,000	284,000
Dec	189,000	286,000
2014 Jan ¹	191,000	291,000
Feb	192,000	292,000
Mar	193,000	290,000
Apr	199,000	299,000
May	202,000	301,000
Jun	204,000	304,000
Jul	208,000	313,000
Aug	209,000	315,000
Sep	209,000	314,000
Oct	208,000	312,000
Nov	208,000	312,000
Dec	208,000	314,000
2015 Jan ¹	208,000	314,000
Feb	204,000	314,000
Mar	206,000	319,000
Apr	209,000	315,000
May	210,000	318,000
Jun	213,000	321,000
Jul	216,000	329,000
Aug	217,000	333,000
Sep	216,000	335,000
Oct	218,000	334,000
Nov	222,000	335,000
Dec	219,000	335,000
2016 Jan ¹ R	218,000	338,000
Feb	214,000	336,000

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

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

Type of buyer, All dwellings

not seasonally adjusted		
	First time buyer UK	Former Owner Occupier UK
Percentage change on a year earlier		
2010 Jan	8.9	5.2
Feb	9.3	6.6
Mar	12.6	8.6
Apr	12.4	8.8
May	11.9	10.1
June	10.3	9.8
July	7.8	8.3
Aug	8.4	8.0
Sep	4.6	6.7
Oct	3.8	5.3
Nov	2.3	4.3
Dec	0.7	3.9
2011 Jan	1.2	-0.4
Feb	0.2	-0.3
Mar	-0.5	0.6
Apr	-1.5	-0.4
May	-2.1	-2.6
June	-2.1	-2.3
July	-0.5	-2.1
Aug	-1.9	-1.4
Sep	-0.7	-1.9
Oct	0.6	-0.9
Nov	0.7	-1.0
Dec	1.4	-1.0
2012 Jan	1.9	0.1
Feb	2.3	0.5
Mar	2.8	-1.6
Apr	1.5	1.4
May	2.9	2.1
Jun	2.9	2.0
Jul	1.9	2.1
Aug	3.0	1.4
Sep	1.5	1.7
Oct	1.8	1.3
Nov	2.7	1.9
Dec	2.7	3.5
2013 Jan	2.1	2.1
Feb	1.6	2.0
Mar	1.3	3.2
Apr	4.8	1.8
May	4.1	2.5
Jun	3.9	2.7
Jul	4.0	3.0
Aug	4.7	3.3
Sep	5.3	3.2
Oct	5.9	5.3
Nov	6.4	5.0
Dec	7.4	4.7
2014 Jan	7.6	6.4
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
Jul	13.1	10.8
Aug	12.9	11.2
Sep	13.3	11.5
Oct	12.0	9.8
Nov	11.0	9.4
Dec	9.5	9.8
2015 Jan	8.8	8.3
Feb	6.8	7.7
Mar	7.8	10.3
Apr	5.5	5.7
May	4.8	5.9
Jun	5.1	6.0
Jul	4.6	5.5
Aug	4.5	6.0
Sep	4.3	6.9
Oct	5.8	7.3
Nov	7.5	7.8
Dec	6.4	6.9
2016 Jan	7.7	8.0
Feb	8.0	7.4

Notes R = data revised

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

not seasonally adjusted		
	New dwellings	Pre-owned dwellings
	UK	UK
Index level (Feb 2002=100.0)		
2009 Jan	162.1	164.7
Feb	158.6	160.1
Mar	151.6	158.3
Apr	150.7	159.2
May	147.9	159.7
Jun	148.7	162.3
Jul	145.8	166.7
Aug	143.3	167.2
Sep	150.0	169.3
Oct	147.7	168.6
Nov	146.7	170.4
Dec	153.6	170.0
2010 Jan	158.7	175.8
Feb	151.0	173.3
Mar	153.5	174.5
Apr	162.5	175.0
May	157.9	177.1
June	162.0	178.5
July	160.5	180.2
Aug	156.0	180.8
Sep	158.4	179.8
Oct	153.6	176.9
Nov	159.5	176.2
Dec	163.3	174.7
2011 Jan	168.1	175.2
Feb	168.0	171.6
Mar	167.5	173.9
Apr	168.5	173.2
May	167.2	171.7
June	167.9	173.7
July	172.5	176.0
Aug	170.7	176.7
Sep	172.8	175.7
Oct	172.4	174.6
Nov	172.0	174.2
Dec	178.6	172.9
2012 Jan	183.1	175.2
Feb	181.4	172.5
Mar	179.0	172.4
Apr	176.9	175.1
May	177.5	175.1
Jun	177.4	177.2
Jul	174.1	179.6
Aug	175.9	179.7
Sep	169.3	178.9
Oct	171.4	177.2
Nov	174.8	177.9
Dec	185.7	178.5
2013 Jan	183.3	179.1
Feb	180.9	175.9
Mar	180.8	177.2
Apr	184.8	179.6
May	180.1	180.4
Jun	183.3	182.6
Jul	174.6	185.9
Aug	175.8	186.8
Sep	178.1	185.6
Oct	176.9	187.2
Nov	179.1	187.9
Dec	185.7	188.9
2014 Jan	188.0	191.7
Feb	192.1	192.4
Mar	194.7	192.0
Apr	189.4	198.2
May	192.6	199.5
Jun	190.4	202.1
Jul	197.5	207.0
Aug	197.5	208.7
Sep	196.4	208.2
Oct	190.9	207.1
Nov	197.4	206.5
Dec	203.1	207.4
2015 Jan	199.3	208.2
Feb	197.6	207.3
Mar	209.8	209.8
Apr	206.5	208.9
May	212.0	210.0
Jun	208.5	213.1
Jul	208.3	217.8
Aug	216.6	219.5
Sep	208.7	220.9
Oct	220.4	219.9
Nov	224.2	221.5
Dec	217.3	221.3
2016 Jan	215.8	224.6
Feb	215.9	222.8

Notes

R = data revised

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

New or second-hand, all dwellings

£, not seasonally adjusted		
	New dwellings	Pre-owned dwellings
	UK	UK
2009 Jan ¹	201,000	195,000
Feb	197,000	189,000
Mar	188,000	187,000
Apr	187,000	188,000
May	184,000	189,000
Jun	185,000	192,000
Jul	181,000	197,000
Aug	178,000	196,000
Sep	186,000	200,000
Oct	184,000	199,000
Nov	182,000	201,000
Dec	191,000	201,000
2010 Jan ¹	192,000	209,000
Feb	182,000	206,000
Mar	185,000	207,000
Apr	196,000	208,000
May	191,000	210,000
June	196,000	212,000
July	194,000	214,000
Aug	188,000	215,000
Sep	191,000	213,000
Oct	185,000	210,000
Nov	193,000	209,000
Dec	197,000	207,000
2011 Jan ¹	200,000	217,000
Feb	199,000	213,000
Mar	199,000	216,000
Apr	200,000	215,000
May	199,000	213,000
June	199,000	216,000
July	205,000	219,000
Aug	203,000	219,000
Sep	205,000	218,000
Oct	205,000	217,000
Nov	204,000	216,000
Dec	212,000	215,000
2012 Jan ¹	223,000	230,000
Feb	221,000	226,000
Mar	218,000	226,000
Apr	215,000	229,000
May	216,000	229,000
Jun	216,000	232,000
Jul	212,000	235,000
Aug	214,000	235,000
Sep	206,000	234,000
Oct	209,000	232,000
Nov	213,000	233,000
Dec	226,000	234,000
2013 Jan ¹	233,000	238,000
Feb	230,000	234,000
Mar	230,000	235,000
Apr	235,000	238,000
May	229,000	239,000
Jun	233,000	242,000
Jul	222,000	247,000
Aug	223,000	248,000
Sep	226,000	246,000
Oct	225,000	248,000
Nov	227,000	250,000
Dec	236,000	251,000
2014 Jan ¹	240,000	253,000
Feb	245,000	254,000
Mar	236,000	253,000
Apr	242,000	251,000
May	246,000	263,000
Jun	243,000	266,000
Jul	252,000	273,000
Aug	252,000	275,000
Sep	251,000	275,000
Oct	244,000	273,000
Nov	252,000	272,000
Dec	260,000	273,000
2015 Jan ¹	260,000	271,000
Feb	258,000	270,000
Mar	274,000	273,000
Apr	270,000	272,000
May	277,000	273,000
Jun	272,000	277,000
Jul	272,000	283,000
Aug	283,000	286,000
Sep	272,000	287,000
Oct	288,000	286,000
Nov	293,000	288,000
Dec	284,000	288,000
2016 Jan ¹ ^R	281,000	286,000
Feb	281,000	284,000

Notes

¹ See footnote 1 in Table 2
R = data revised

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

not seasonally adjusted		
	New dwellings UK	Pre-owned dwellings UK
Percentage change on a year earlier		
2010 Jan	-2.1	6.8
Feb	-4.8	8.2
Mar	1.3	10.3
Apr	7.9	9.9
May	6.8	10.9
June	9.0	10.0
July	10.1	8.0
Aug	8.8	8.1
Sep	5.6	6.2
Oct	4.0	4.9
Nov	8.7	3.4
Dec	6.3	2.8
2011 Jan	5.9	-0.4
Feb	11.3	-1.0
Mar	9.1	-0.4
Apr	3.7	-1.1
May	5.9	-3.1
June	3.7	-2.7
July	7.5	-2.3
Aug	9.4	-2.3
Sep	9.1	-2.3
Oct	12.3	-1.3
Nov	7.9	-1.1
Dec	9.4	-1.0
2012 Jan	9.0	0.0
Feb	8.0	0.5
Mar	6.9	-0.9
Apr	5.0	1.1
May	6.2	2.0
Jun	5.6	2.0
Jul	0.9	2.0
Aug	3.1	1.7
Sep	-2.0	1.8
Oct	-0.6	1.5
Nov	1.6	2.1
Dec	4.0	3.2
2013 Jan	0.1	2.2
Feb	-0.3	2.0
Mar	1.0	2.8
Apr	4.5	2.5
May	1.4	3.0
Jun	3.4	3.1
Jul	0.3	3.5
Aug	-0.1	4.0
Sep	5.2	3.8
Oct	3.2	5.6
Nov	2.5	5.6
Dec	0.0	5.8
2014 Jan	2.6	7.0
Feb	6.2	9.3
Mar	2.1	8.4
Apr	2.5	10.4
May	7.0	10.6
Jun	3.9	10.7
Jul	13.1	11.4
Aug	12.4	11.7
Sep	10.3	12.2
Oct	7.9	10.6
Nov	10.2	9.9
Dec	9.4	9.8
2015 Jan	6.0	8.6
Feb	2.8	7.7
Mar	13.6	9.2
Apr	9.0	5.4
May	10.1	5.2
Jun	9.5	5.4
Jul	5.5	5.2
Aug	9.7	5.2
Sep	6.3	6.1
Oct	15.4	6.2
Nov	13.6	7.3
Dec	7.0	6.7
2016 Jan	8.3	7.9
Feb	9.3	7.5

Notes R = data revised

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

Index level (Feb 2002 = 100.0 before seasonal adjustment)						Percentage change on the previous month					
	New dwellings ¹	Pre-owned dwellings ¹	All dwellings ¹	First time buyer ¹	Former owner occupier ¹		New dwellings	Pre-owned dwellings	All dwellings	First time buyer	Former owner occupier
2009 Jan	155.3	164.3	163.5	160.0	165.6	2009 Jan	1.2	-1.2	-1.1	-2.0	-0.5
Feb	153.8	162.6	162.0	160.6	163.4	Feb	-1.0	-1.0	-0.9	0.4	-1.4
Mar	150.9	160.6	159.6	156.4	161.2	Mar	-1.9	-1.2	-1.5	-2.6	-1.3
Apr	148.6	160.2	159.3	157.6	160.3	Apr	-1.5	-0.2	-0.2	0.8	-0.6
May	148.1	160.6	159.3	158.6	160.5	May	-0.3	0.3	0.0	0.6	0.1
Jun	147.8	162.0	160.7	161.0	161.3	Jun	-0.2	0.9	0.9	1.6	0.5
Jul	146.3	164.1	162.6	163.1	163.0	Jul	-1.0	1.3	1.2	1.3	1.1
Aug	148.0	164.7	163.1	164.6	163.4	Aug	1.1	0.3	0.3	0.9	0.3
Sep	152.2	167.1	165.7	169.6	165.2	Sep	2.9	1.5	1.6	3.1	1.1
Oct	152.7	168.2	166.8	169.6	166.6	Oct	0.4	0.6	0.7	0.0	0.9
Nov	151.5	170.5	168.8	172.2	168.3	Nov	-0.8	1.4	1.2	1.5	1.0
Dec	151.3	171.6	170.0	174.3	168.9	Dec	-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	158.1	178.1	176.3	177.7	176.7	May	-1.5	1.3	0.9	0.3	1.4
June	161.1	178.1	176.6	177.8	176.9	June	1.9	0.0	0.2	0.1	0.1
July	161.0	177.5	176.0	178.1	176.5	July	-0.1	-0.3	-0.3	-1.0	-0.2
Aug	160.4	178.1	176.4	178.5	176.5	Aug	-0.4	0.4	0.3	1.3	0.0
Sep	160.6	177.7	176.2	177.6	176.6	Sep	0.1	-0.2	-0.1	-0.5	0.1
Oct	158.5	176.6	175.0	176.1	175.5	Oct	-1.3	-0.6	-0.7	-0.8	-0.6
Nov	163.9	176.3	175.1	175.9	175.6	Nov	3.4	-0.2	0.1	-0.1	0.0
Dec	161.1	176.3	175.1	175.3	175.5	Dec	-1.7	0.0	0.0	-0.3	-0.1
2011 Jan	161.9	174.9	173.9	176.0	173.8	2011 Jan	0.5	-0.7	-0.7	0.4	-0.9
Feb	164.1	174.1	173.5	175.6	173.7	Feb	1.3	-0.5	-0.2	-0.3	-0.1
Mar	166.7	176.5	175.6	175.1	176.1	Mar	1.6	1.4	1.2	-0.3	1.4
Apr	166.6	174.0	173.3	174.4	173.5	Apr	-0.1	-1.4	-1.3	-0.4	-1.5
May	167.1	172.7	171.9	173.9	172.1	May	0.3	-0.7	-0.6	-0.3	-0.9
June	166.9	173.2	172.5	174.2	172.7	June	-0.1	0.3	0.4	0.2	0.4
July	172.9	173.2	173.0	175.5	172.6	July	3.6	0.0	0.3	0.8	-0.1
Aug	174.7	173.9	173.5	174.9	173.8	Aug	1.1	0.4	0.3	-0.4	0.7
Sep	175.1	173.7	173.5	176.6	173.3	Sep	0.2	-0.1	0.0	1.0	-0.3
Oct	177.3	174.4	174.3	177.2	174.0	Oct	1.2	0.4	0.4	0.4	0.4
Nov	175.9	174.3	174.1	177.1	173.8	Nov	-0.8	0.0	-0.1	-0.1	-0.1
Dec	176.3	174.3	174.2	177.7	173.5	Dec	0.2	0.0	0.1	0.3	-0.2
2012 Jan	177.4	175.1	175.0	179.3	174.2	2012 Jan	0.6	0.4	0.5	0.9	0.4
Feb	177.9	175.0	175.3	179.5	174.6	Feb	0.3	-0.1	0.1	0.1	0.2
Mar	178.3	175.0	175.0	179.9	173.3	Mar	0.2	0.0	-0.2	0.2	-0.7
Apr	175.0	175.8	175.7	176.8	175.8	Apr	-1.8	0.5	0.4	-1.7	1.4
May	177.3	176.1	175.9	178.9	175.7	May	1.3	0.2	0.1	1.2	0.0
Jun	176.4	176.7	176.4	179.3	176.2	Jun	-0.5	0.3	0.3	0.2	0.3
Jul	174.3	176.6	176.3	179.0	176.1	Jul	-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	171.9	177.1	176.8	179.4	176.5	Sep	-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	178.4	178.1	178.0	181.9	177.2	Nov	1.3	0.6	0.7	0.8	0.5
Dec	183.3	179.9	179.9	182.3	179.6	Dec	2.7	1.0	1.1	0.2	1.4
2013 Jan	178.1	179.1	178.8	182.8	178.1	2013 Jan	-2.9	-0.4	-0.6	0.3	-0.8
Feb	177.7	178.4	178.6	182.4	178.0	Feb	-0.2	-0.4	-0.1	-0.3	0.0
Mar	180.3	179.9	179.8	182.3	178.9	Mar	1.4	0.9	0.6	-0.1	0.5
Apr	182.9	180.2	180.2	185.1	178.9	Apr	1.5	0.2	0.2	1.5	0.0
May	179.8	181.4	180.9	186.1	179.8	May	-1.7	0.6	0.4	0.6	0.5
Jun	182.2	182.1	181.8	186.4	181.1	Jun	1.4	0.4	0.5	0.2	0.7
Jul	174.7	182.8	182.1	186.4	181.3	Jul	-4.2	0.4	0.2	0.0	0.1
Aug	178.9	183.7	183.1	188.4	182.0	Aug	2.3	0.5	0.5	1.1	0.3
Sep	180.6	183.8	183.7	189.1	182.4	Sep	1.2	0.1	0.3	0.3	0.2
Oct	182.0	187.1	186.6	191.2	185.7	Oct	1.0	1.8	1.7	1.2	1.9
Nov	182.2	188.3	187.7	193.5	186.3	Nov	-0.1	0.7	0.6	1.2	0.3
Dec	183.2	190.2	189.6	195.8	187.9	Dec	0.5	0.9	0.9	1.3	0.7
2014 Jan	184.0	191.9	191.1	196.7	189.8	2014 Jan	0.9	1.0	1.0	0.4	1.0
Feb	190.2	195.0	194.8	201.2	192.9	Feb	3.5	1.6	1.6	2.4	1.5
Mar	184.6	194.5	193.6	200.3	191.2	Mar	-2.9	-0.5	-0.8	-0.6	-1.2
Apr	187.2	198.9	198.0	204.9	195.7	Apr	1.5	2.3	2.3	2.3	2.4
May	190.9	200.4	199.6	207.1	197.6	May	1.7	0.8	0.8	1.0	0.9
Jun	190.3	201.5	200.3	208.8	198.1	Jun	-0.2	0.5	0.3	0.7	0.2
Jul	197.9	203.8	203.2	211.2	201.0	Jul	3.9	1.0	1.2	1.1	1.3
Aug	197.8	205.4	204.7	212.7	202.4	Aug	-0.8	0.8	0.7	0.8	0.6
Sep	198.6	205.9	205.5	213.9	203.2	Sep	0.2	0.2	0.4	0.7	0.3
Oct	194.5	206.6	205.6	213.7	203.3	Oct	-2.2	0.3	-0.1	-0.2	0.0
Nov	198.9	206.6	206.0	214.1	203.8	Nov	2.2	0.0	0.1	0.0	0.2
Dec	200.0	208.3	207.7	214.1	206.0	Dec	0.7	0.8	0.8	0.0	1.1
2015 Jan	197.6	208.2	207.3	214.4	205.4	2015 Jan	-1.5	-0.1	-0.3	0.1	-0.4
Feb R	195.7 R	209.8 R	209.0 R	215.0 R	207.6	Feb R	-0.8 R	0.8 R	0.8 R	0.3 R	1.1
Mar R	210.4 R	212.2 R	211.9 R	216.0 R	210.9	Mar R	7.5 R	1.1 R	1.4 R	0.5 R	1.6
Apr R	205.3 R	209.7 R	209.2 R	216.5 R	207.2	Apr R	-2.4 R	-1.2 R	-1.3 R	0.2 R	-1.8
May R	210.7 R	211.3 R	211.0 R	217.4 R	209.5	May R	2.6 R	0.7 R	0.9 R	0.4 R	1.1
Jun R	209.4 R	213.0 R	212.4 R	219.5 R	210.6	Jun R	-0.6 R	0.8 R	0.6 R	1.0 R	0.5
Jul R	209.8 R	214.8 R	214.3 R	221.0 R	212.6	Jul R	0.2 R	0.9 R	0.9 R	0.7 R	1.0
Aug R	216.6 R	216.4 R	216.3 R	222.5 R	214.9	Aug R	3.2 R	0.8 R	1.0 R	0.7 R	1.1
Sep R	209.9 R	218.8 R	218.2 R	223.4 R	217.3	Sep R	-3.1 R	1.1 R	0.9 R	0.4 R	1.1
Oct R	223.1 R	219.7 R	219.7 R	226.2 R	218.4	Oct R	6.3 R	0.4 R	0.7 R	1.2 R	0.5
Nov R	225.4 R	221.9 R	221.9 R	230.1 R	219.8	Nov R	1.0 R	1.0 R	1.0 R	1.7 R	0.7
Dec R	214.8 R	222.4 R	221.8 R	227.7 R	220.3	Dec R	-4.7 R	0.2 R	0.0 R	-1.1 R	0.2
2016 Jan R	214.4 R	224.6 R	223.8 R	230.9 R	222.0	2016 Jan R	-0.2 R	1.0 R	0.9 R	1.4 R	0.8
Feb	214.4	225.3	224.6	231.8	222.8	Feb	0.0	0.3	0.4	0.4	0.4

Notes

¹ Seasonally adjusted series for the latest 12 months are subject to revision.
R = data revised