

Table 47a Average regional house prices

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Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
North	3,942	9,601	17,710	22,786	43,655	46,005	48,347	49,337	50,181	47,062	52,195	53,229	57,765	63,501	64,995	71,100	79,457
Yorkshire & Humberside	3,634	9,058	17,689	23,338	47,231	52,343	52,278	54,346	54,364	54,353	57,334	59,890	62,419	67,588	72,109	76,265	88,041
North West	4,184	9,771	20,092	25,126	50,005	53,178	56,377	54,890	57,180	56,537	58,232	63,558	65,730	71,997	78,166	82,495	92,417
East Midlands	3,966	9,989	18,928	25,539	52,620	55,740	54,599	53,370	55,096	55,050	59,743	61,798	66,244	72,523	79,272	87,238	104,981
West Midlands	4,490	10,866	21,663	25,855	54,694	58,659	57,827	58,315	59,106	62,133	64,571	67,623	71,899	79,924	88,181	97,510	112,018
East Anglia	4,515	11,528	22,808	31,661	61,427	61,141	56,770	58,039	59,537	60,898	62,944	69,694	75,354	79,445	92,548	103,797	129,984
Greater London	6,882	14,918	30,968	44,301	83,821	85,742	78,254	78,399	87,493	89,527	94,524	105,644	115,183	142,690	163,288	182,536	206,839
Rest of South East	6,223	14,664	29,832	40,487	80,525	79,042	74,347	74,605	80,579	80,949	86,296	92,651	104,323	118,176	137,217	152,836	176,014
South West	4,879	12,096	25,293	32,948	65,378	65,346	61,460	60,791	64,805	65,095	68,406	72,811	80,385	89,395	101,104	118,308	142,183
Wales	4,434	10,083	19,363	25,005	46,464	48,989	49,685	52,072	53,059	52,992	55,347	58,731	61,180	67,669	72,243	79,850	87,950
Scotland	5,002	11,139	21,754	26,941	41,744	48,772	49,224	49,553	50,551	53,105	57,431	57,697	64,083	69,366	69,877	73,704	76,893
Northern Ireland	4,387	10,023	23,656	23,012	31,849	35,352	37,775	38,878	38,642	42,804	47,850	53,322	59,645	66,200	72,471	80,103	112,865
United Kingdom	4,975	11,787	23,596	31,103	59,785	62,455	60,821	61,223	64,755	65,641	70,534	75,959	81,991	92,715	101,466	112,865	128,634

Sources: Housing Finance, Council of Mortgage Lenders, derived from the DoE/BSA 5% sample survey, and from 1994 the wider Survey of Mortgage Lenders.

Notes: The average prices are not adjusted for changes in the mix of properties mortgaged to building societies. There is a discontinuity in the series between 1993 and 1994, due to the switch to the wider Survey of Mortgage Lenders. The impact of this break in the series varies from region to region, but the aggregate effect for the UK is to increase reported prices by some 2 per cent. Data for England is for standard statistical regions.

Table 47b **Average regional house prices***Mix adjusted index (1993 = 100)*

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
North	7.4	17.5	35.9	48.4	93.4	93.9	97.9	100.0	104.5	99.2	102.7	109.6	114.2	123.4	128.6	134.8	156.1
Yorkshire & Humberside	6.3	15.5	32.0	45.7	96.8	100.8	99.0	100.0	98.4	98.6	101.6	107.0	110.6	117.4	123.2	132.5	160.2
North West	7.0	16.3	36.0	47.9	101.3	102.7	104.1	100.0	101.7	100.8	102.2	109.4	114.0	121.9	130.8	144.4	169.3
East Midlands	7.2	17.5	35.8	52.0	107.8	105.1	102.9	100.0	102.2	102.4	108.0	112.7	122.9	127.7	141.7	157.1	196.3
West Midlands	7.6	17.7	36.4	47.0	104.4	104.4	101.5	100.0	100.5	103.2	106.1	112.5	121.1	130.6	147.5	160.5	195.2
East Anglia	7.9	19.2	39.6	58.2	114.3	111.1	105.1	100.0	101.4	104.0	104.6	114.4	129.1	136.5	163.2	177.2	230.3
Greater London	7.6	17.0	37.9	59.2	117.9	113.2	101.7	100.0	105.2	106.2	109.2	125.5	144.0	177.7	209.7	231.8	254.8
Rest of South East	8.1	18.7	39.9	60.0	118.5	112.2	104.3	100.0	103.3	104.2	109.0	121.2	139.0	155.1	185.1	205.7	240.0
South West	7.7	19.0	41.0	57.5	114.0	110.4	104.2	100.0	103.1	104.1	108.4	117.3	130.3	145.2	169.1	191.3	236.2
Wales	7.7	17.5	35.8	50.5	101.5	100.1	99.0	100.0	101.3	99.4	103.8	109.8	115.0	124.1	130.9	146.4	176.3
Scotland	8.0	17.9	36.2	53.1	85.3	92.4	96.4	100.0	101.1	102.2	105.3	114.4	117.7	120.4	124.0	129.3	146.0
Northern Ireland	10.7	23.5	55.8	67.5	88.1	94.4	96.1	100.0	103.9	116.0	126.0	140.0	154.9	170.0	188.6	207.8	229.3
United Kingdom	7.6	17.7	37.7	54.3	108.1	106.6	102.6	100.0	102.5	103.2	106.9	116.9	129.7	144.6	165.3	179.2	209.6

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, derived from the DoE/BSA 5% sample survey.

Notes: The indexes are adjusted for changes in the mix of properties mortgaged to building societies (to 1993) and mortgage lenders (subsequent years). This discontinuity has little impact on the mix adjusted house price for the UK, but there is some variable impact on the regional indexes. For the years from 1990 onwards the mix is based on properties mortgaged during the 1992 to 1994 period. Data in England is for standard statistical regions.