

Table 42a **Advances to first-time buyers**

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Number of loans (000s)	330	305	318	570	413	330	301	305	532	419	435	512	525	592	500	568	527	359	-	-
Average dwelling price (A) (£)	4,330	9,549	17,533	23,742	45,234	47,094	46,401	47,597	48,231	46,489	48,693	52,674	61,344	71,623	75,840	85,021	103,754	109,336	131,693	141,299
Average advance (B) (£)	3,464	7,292	12,946	20,260	37,332	38,963	38,642	38,801	40,108	41,389	43,867	46,567	50,921	57,383	60,451	67,037	80,306	82,553	100,065	110,065
Average annual income (C) (£)	1,766	3,753	7,749	10,466	17,016	17,607	17,896	17,981	18,444	18,697	19,723	20,919	22,746	25,277	26,259	28,489	31,988	28,723	32,437	35,937
Average advance as % of dwelling price (B/A)	80.0	76.4	73.8	85.3	82.5	82.7	83.3	81.5	83.2	89.0	90.1	88.4	83.0	80.1	79.7	78.8	77.4	75.5	76.0	77.9
Ratio average advance/average income (B/C)	1.96	1.94	1.67	1.94	2.19	2.21	2.16	2.16	2.17	2.21	2.22	2.23	2.24	2.27	2.30	2.35	2.51	2.87	3.08	3.06
Interest rates (%)	8.6	11.1	14.9	13.0	14.3	11.4	9.0	7.9	7.8	7.5	6.5	7.6	7.3	6.5	6.7	5.2	5.0	4.6	5.2	5.2
Average monthly repayment (D) (£)	22.27	53.16	122.6	173.43	381.02	337.93	284.27	261.92	277.13	288.29	281.45	330.28	360.77	381.1	418.93	403.56	473.81	470.55	604.39	664.79
Average repayment as % of average income (12 x D/C)	15.1	17.0	19.0	19.9	26.9	23.0	19.1	17.5	18.0	18.5	17.1	18.9	19.0	18.1	19.1	17.1	17.8	19.7	22.4	22.2

Sources: Housing Finance, Compendium of Housing Finance Statistics, Council of Mortgage Lenders.

Notes: All figures relate to the UK. Average income data subject to variation in recording by different societies. From 1989 Q3 to 1993 Abbey National are excluded from data on the number of building society loans, but retained for other columns. From 1994 data is from the wider Survey of Mortgage Lenders. Average mortgage payments are calculated on the basis of a conventional 25 year mortgage, on the basis of the average building society mortgage rate for the year, adjusted to net repayments allowing for changes in tax and MITR rates, and the impact of the £30,000 limit on relief against the average advance.

**Table 42b Annual changes in house prices, mortgage advances and incomes for first-time buyers**

*Percentages*

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Average dwelling price	5.7	5.7	17.5	7.1	13.8	4.1	- 1.5	2.6	1.3	- 3.6	4.7	8.2	16.5	16.8	5.9	12.1	22.0	5.4	20.4	7.3
Average advance	6.9	11.0	14.7	7.8	13.3	4.4	- 0.8	0.4	3.4	3.2	6.0	6.2	9.3	12.7	5.3	10.9	19.8	2.8	21.2	10.0
Average income	9.2	14.2	23.2	7.3	11.7	3.5	1.6	0.5	2.6	1.4	5.5	6.1	8.7	11.1	3.9	8.5	12.3	- 10.2	12.9	10.8

Source and Notes: As Table 42a.

Table 42c **Advances to moving owner-occupiers**

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Number of loans (000s)	210	345	358	505	367	367	287	259	427	377	513	615	563	660	622	745	858	866	-	-
Average dwelling price (A) (£)	5,838	13,813	28,959	39,390	76,170	76,253	76,098	77,284	84,861	87,196	91,193	96,303	101,250	111,203	122,140	131,803	138,967	165,126	190,983	209,304
Average advance (B) (£)	3,854	7,409	13,359	23,300	45,180	47,669	48,494	50,124	55,096	55,977	58,507	62,182	64,918	71,717	78,590	84,181	88,707	101,241	114,036	128,688
Average annual income (C) (£)	2,168	4,299	8,688	12,702	22,479	23,191	23,917	24,492	26,957	28,088	29,468	30,533	31,693	33,961	35,197	37,675	38,134	38,664	40,734	47,314
Average advance as percentage of dwelling price (B/A)	66.0	53.6	46.1	59.2	59.3	62.5	63.7	64.9	64.9	64.2	64.2	64.6	64.1	64.5	64.3	63.9	63.8	61.4	59.7	61.5
Ratio average advance/average income (B/C)	1.78	1.72	1.54	1.83	2.00	2.06	2.03	2.05	2.04	1.99	1.99	2.04	2.05	2.11	2.23	2.26	2.33	2.62	2.80	2.72
Interest rates (%)	8.6	11.1	14.9	13.0	14.3	11.4	9.0	7.9	7.8	7.5	6.5	7.6	7.3	6.5	6.7	5.2	5.0	4.6	5.2	5.2
Average monthly repayment (D) (£)	24.78	54.01	126.51	199.45	478.02	426.65	367.91	349.56	392.24	397.41	381.59	448.17	463.65	479.14	544.63	506.77	523.37	578.10	688.78	777.28
Average repayment as percentage of average income (12xD/C)	13.7	15.1	17.5	18.8	25.5	22.1	18.5	17.1	17.5	17.0	15.5	17.6	17.6	16.9	18.6	16.1	16.5	17.9	20.3	19.7

Sources and Notes: As Table 42a.

**Table 42d Annual changes in house prices, mortgage advances and incomes for moving owner-occupiers**

*Percentages*

Year	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Average dwelling price	13.4	9.8	20.3	7.3	6.8	0.1	- 0.2	1.6	9.8	2.8	4.6	5.6	5.1	9.8	9.8	7.9	5.4	18.8	15.7	9.6
Average advance	11.4	14.8	12.9	8.5	10.1	5.5	1.7	3.4	9.9	1.6	4.5	6.3	4.4	10.5	9.6	7.1	5.4	14.3	12.4	12.8
Average income	9.1	16.2	22.3	8.5	16.2	3.2	3.1	2.4	10.1	4.2	4.9	3.6	3.8	7.2	3.6	7.0	1.2	1.4	5.4	16.2

Sources and Notes: As Table 42a.