

Table 2.3.1 Affordability Index*Based on mortgage costs for first-time buyers and average incomes for all working households*

Country/Region	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
United Kingdom	100.0	94.3	95.2	110.5	120.0	122.9	133.3	123.8	143.8	139.0	186.7	181.9	185.7	196.2	194.3
North East	100.0	92.8	96.4	103.6	122.9	121.7	128.9	109.6	114.5	116.9	175.9	179.5	189.2	203.6	206.0
North West	100.0	93.9	90.8	105.1	111.2	109.2	123.5	112.2	120.4	108.2	152.0	160.2	174.5	183.7	181.6
Yorkshire and The Humber	100.0	95.8	92.6	106.3	117.9	116.8	126.3	108.4	120.0	116.8	162.1	167.4	181.1	190.5	188.4
East Midlands	100.0	95.7	93.5	114.1	119.6	119.6	128.3	117.4	134.8	140.2	194.6	190.2	185.9	198.9	195.5
West Midlands	100.0	93.6	89.0	98.2	101.8	104.6	112.8	110.1	122.9	116.5	154.1	153.2	155.0	156.9	156.0
East	100.0	94.5	95.5	113.6	118.2	120.0	137.3	136.4	152.7	148.2	185.5	184.5	186.4	195.5	192.7
London	100.0	104.5	102.7	122.5	136.0	148.6	155.9	149.5	163.1	159.5	212.6	203.6	221.6	234.2	229.7
South East	100.0	91.6	91.6	105.0	118.5	117.6	134.5	131.1	152.1	150.4	189.9	168.9	167.2	173.1	171.4
South West	100.0	93.8	93.8	113.3	123.0	126.5	140.7	137.2	158.4	159.3	208.0	192.9	189.4	197.3	189.4
England	100.0	92.7	92.7	109.2	117.4	121.1	130.3	125.7	142.2	140.4	187.2	180.7	184.4	193.6	191.7
Wales	100.0	89.0	91.0	101.0	116.0	116.0	123.0	119.0	125.0	112.0	167.0	171.0	178.0	186.0	186.0
Scotland	100.0	100.0	103.8	115.4	142.3	144.9	143.6	132.1	134.6	121.8	166.7	157.7	167.9	189.7	197.4
Northern Ireland	100.0	115.5	118.3	143.7	170.4	169.0	184.5	167.6	176.1	159.2	200.0	225.4	271.8	362.0	338.0

Sources: Computed from Regulated Mortgage Survey house prices for first-time buyers and household earnings data from the Expenditure & Food Survey.

Note: Mortgage costs assume a constant 82% mortgage advance to house price ratio, in line with the average over the period. They are based on average mortgage lender rates for new mortgages in the last quarter of the year, and assume a standard 25 year repayment mortgage.