

**Table 47a Average regional house prices**

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| Region                 | 1970  | 1975   | 1980   | 1985   | 1990   | 1995   | 1996   | 1997    | 1998    | 1999    | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010    |
|------------------------|-------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| North                  | 3,942 | 9,601  | 17,710 | 22,786 | 43,655 | 47,060 | 51,684 | 53,332  | 57,776  | 63,424  | 65,145  | 71,153  | 79,439  | 101,561 | 127,291 | 137,229 | 143,097 | 154,761 | 161,325 | 159,790 | 164,861 |
| Yorkshire & Humberside | 3,634 | 9,058  | 17,689 | 23,338 | 47,231 | 54,356 | 55,867 | 60,019  | 62,214  | 67,416  | 72,176  | 76,368  | 88,126  | 114,253 | 137,317 | 148,014 | 158,247 | 170,203 | 173,158 | 176,040 | 182,383 |
| North West             | 4,184 | 9,771  | 20,092 | 25,126 | 50,005 | 56,533 | 57,701 | 63,622  | 65,514  | 71,901  | 78,415  | 82,623  | 92,693  | 115,447 | 139,635 | 149,599 | 157,947 | 170,477 | 175,054 | 174,626 | 181,073 |
| East Midlands          | 3,966 | 9,989  | 18,928 | 25,539 | 52,620 | 55,060 | 58,855 | 61,930  | 66,155  | 72,437  | 79,323  | 87,280  | 104,835 | 132,013 | 154,493 | 161,487 | 164,336 | 176,255 | 177,025 | 172,415 | 184,958 |
| West Midlands          | 4,490 | 10,866 | 21,663 | 25,855 | 54,694 | 62,123 | 64,320 | 67,803  | 71,864  | 79,757  | 88,431  | 97,650  | 112,313 | 137,371 | 161,846 | 168,904 | 177,182 | 185,048 | 185,260 | 184,900 | 201,498 |
| East Anglia            | 4,515 | 11,528 | 22,808 | 31,661 | 61,427 | 60,971 | 61,819 | 69,764  | 74,808  | 79,349  | 92,628  | 103,964 | 129,395 | 153,666 | 174,363 | 184,966 | 194,243 | 206,745 | 210,971 | 198,177 | 219,984 |
| Greater London         | 6,882 | 14,918 | 30,968 | 44,301 | 83,821 | 89,528 | 94,065 | 105,809 | 114,783 | 142,321 | 163,577 | 182,325 | 207,246 | 241,864 | 272,886 | 282,548 | 305,544 | 342,122 | 351,494 | 338,120 | 385,180 |
| Rest of South East     | 6,223 | 14,664 | 29,832 | 40,487 | 80,525 | 80,939 | 85,767 | 92,833  | 103,797 | 117,753 | 137,354 | 152,538 | 175,727 | 211,056 | 232,390 | 239,251 | 251,400 | 271,981 | 279,730 | 269,320 | 287,167 |
| South West             | 4,879 | 12,096 | 25,293 | 32,948 | 65,378 | 65,096 | 68,034 | 73,004  | 80,203  | 89,217  | 104,233 | 118,639 | 142,403 | 174,482 | 197,926 | 204,686 | 213,586 | 230,885 | 230,085 | 220,404 | 240,245 |
| Wales                  | 4,434 | 10,083 | 19,363 | 25,005 | 46,464 | 52,978 | 54,898 | 58,372  | 60,902  | 67,483  | 72,285  | 79,628  | 88,261  | 109,661 | 138,141 | 149,979 | 157,457 | 169,848 | 169,948 | 165,659 | 171,784 |
| Scotland               | 5,002 | 11,139 | 21,754 | 26,941 | 41,744 | 53,143 | 56,674 | 57,883  | 63,585  | 69,312  | 69,961  | 73,570  | 77,655  | 103,641 | 118,932 | 129,631 | 137,192 | 158,798 | 168,593 | 174,433 | 185,715 |
| Northern Ireland       | 4,387 | 10,023 | 23,656 | 23,012 | 31,849 | 42,810 | 47,678 | 53,309  | 59,376  | 66,267  | 72,514  | 79,885  | 83,829  | 95,217  | 110,188 | 129,229 | 169,259 | 229,701 | 218,282 | 184,867 | 168,033 |
| United Kingdom         | 4,975 | 11,787 | 23,596 | 31,103 | 59,785 | 65,644 | 70,626 | 76,103  | 81,774  | 92,521  | 101,550 | 112,835 | 128,265 | 155,627 | 180,248 | 190,760 | 204,813 | 223,405 | 227,765 | 226,064 | 251,634 |

Sources: Housing Finance, Council of Mortgage Lenders and DCLG website. Derived from the DoE/BSA 5% sample survey; from 1993 the wider Survey of Mortgage Lenders and from 2005 the Regulated Mortgage Survey.

Notes: The average prices are not adjusted for changes in the mix of properties mortgaged to building societies and other mortgage lenders. There is a discontinuity in the series between 1992 and 1993, due to the switch to the wider Survey of Mortgage Lenders. Data for England relate to standard statistical regions.

**Table 47b Average regional house prices**

Mix-adjusted index (2002 Quarter 1 = 100)

| Region                 | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  |
|------------------------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| North                  | 5.3  | 12.5 | 25.7 | 34.6 | 66.7 | 71.0 | 73.5 | 78.4 | 81.7 | 88.3 | 92.0 | 96.4  | 111.6 | 135.6 | 170.4 | 188.6 | 201.0 | 216.7 | 214.5 | –     |
| <i>North East</i>      |      |      |      |      |      |      |      |      |      | 87.7 | 91.4 | 95.2  | 42.6  | 137.9 | 173.9 | 191.0 | 203.9 | 218.6 | 215.5 | 200.7 |
| Yorkshire & Humberside | 4.4  | 10.8 | 22.3 | 31.8 | 67.4 | 68.6 | 70.7 | 74.5 | 77.0 | 81.7 | 85.8 | 92.2  | 111.5 | 134.3 | 163.3 | 179.4 | 194.1 | 209.6 | 205.6 | 190.7 |
| North West             | 4.7  | 10.9 | 24.0 | 32.0 | 67.6 | 67.2 | 68.2 | 73.0 | 76.0 | 81.3 | 87.2 | 96.3  | 112.9 | 133.5 | 162.1 | 179.0 | 190.9 | 205.2 | 201.5 | –     |
| <i>North West</i>      |      |      |      |      |      |      |      |      |      | 82.6 | 88.3 | 96.6  | 112.6 | 133.0 | 161.7 | 178.9 | 190.7 | 205.4 | 202.0 | 188.5 |
| East Midlands          | 4.2  | 10.3 | 21.0 | 30.5 | 63.2 | 60.0 | 63.3 | 66.1 | 72.0 | 74.8 | 83.0 | 92.1  | 115.1 | 141.0 | 160.8 | 169.9 | 175.8 | 188.0 | 182.8 | 168.2 |
| West Midlands          | 4.4  | 10.2 | 21.0 | 27.1 | 60.2 | 59.5 | 61.2 | 64.9 | 69.8 | 75.3 | 85.0 | 92.5  | 112.6 | 132.8 | 153.4 | 163.1 | 170.8 | 181.3 | 176.6 | 164.8 |
| East Anglia            | 3.8  | 9.2  | 18.9 | 27.8 | 54.6 | 49.8 | 50.0 | 54.7 | 61.8 | 65.3 | 78.1 | 84.8  | 110.2 | 130.2 | 142.6 | 147.4 | 153.6 | 167.0 | 163.9 | –     |
| <i>East of England</i> |      |      |      |      |      |      |      |      |      | 68.9 | 81.0 | 90.4  | 110.3 | 129.9 | 139.2 | 143.4 | 149.2 | 162.8 | 161.6 | 148.1 |
| Greater London         | 3.3  | 7.4  | 16.4 | 25.6 | 51.0 | 46.0 | 47.3 | 54.3 | 62.3 | 76.9 | 90.8 | 100.3 | 110.3 | 120.3 | 128.9 | 132.6 | 142.1 | 164.0 | 165.2 | 151.3 |
| Rest of South East     | 3.7  | 8.6  | 18.4 | 27.6 | 54.5 | 47.9 | 50.1 | 55.7 | 63.9 | 71.3 | 85.1 | 94.6  | 110.4 | 127.8 | 135.8 | 139.1 | 145.3 | 160.2 | 159.7 | –     |
| <i>South East</i>      |      |      |      |      |      |      |      |      |      | 71.9 | 85.9 | 94.8  | 110.4 | 127.0 | 135.2 | 138.1 | 144.6 | 159.9 | 159.3 | 145.9 |
| South West             | 3.7  | 9.1  | 19.7 | 27.5 | 54.6 | 49.8 | 51.9 | 56.2 | 62.4 | 69.5 | 81.0 | 91.6  | 113.1 | 133.4 | 147.5 | 152.7 | 160.5 | 175.4 | 171.8 | 158.1 |
| Wales                  | 4.8  | 11.0 | 22.5 | 31.7 | 63.8 | 62.4 | 65.2 | 68.9 | 72.2 | 77.9 | 82.2 | 91.9  | 110.7 | 133.2 | 165.4 | 184.3 | 197.7 | 213.9 | 209.5 | 192.3 |
| Scotland               | 6.0  | 13.5 | 27.2 | 40.0 | 64.2 | 76.9 | 79.2 | 83.8 | 88.5 | 90.5 | 93.2 | 97.2  | 109.8 | 124.9 | 151.4 | 169.5 | 188.8 | 216.6 | 222.6 | 213.8 |
| Northern Ireland       | 5.1  | 11.2 | 26.7 | 32.3 | 42.1 | 55.4 | 60.2 | 66.9 | 74.0 | 81.2 | 90.1 | 99.3  | 109.5 | 119.1 | 131.7 | 149.7 | 184.7 | 260.3 | 236.6 | 196.3 |
| United Kingdom         | 4.0  | 9.4  | 20.0 | 28.8 | 57.4 | 54.8 | 56.7 | 62.0 | 68.8 | 76.7 | 87.7 | 95.1  | 111.2 | 128.7 | 143.9 | 151.8 | 161.4 | 179.0 | 177.3 | 163.5 |

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, derived from the Regulated Mortgage Survey (and its predecessor surveys).

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 indices. Data in England is for standard statistical regions from 1970; with data for government office regions from 1999 (names in italics). Standard and government office regions are identical for Yorkshire & Humberside, East and West Midlands, London and the South West. Where standard and government offices differ the government office region figures are shown immediately below the standard region they most resemble.