

Table 47a **Average regional house prices**

£

| Region | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|------------------------|-------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| North | 3,942 | 9,601 | 17,710 | 22,786 | 43,655 | 47,060 | 65,145 | 71,153 | 79,439 | 101,561 | 127,291 | 137,229 | 143,097 | 154,761 | 161,325 | 159,790 | 164,596 | 156,832 |
| Yorkshire & Humberside | 3,634 | 9,058 | 17,689 | 23,338 | 47,231 | 54,356 | 72,176 | 76,368 | 88,126 | 114,253 | 137,317 | 148,014 | 158,247 | 170,203 | 173,158 | 176,040 | 182,087 | 171,332 |
| North West | 4,184 | 9,771 | 20,092 | 25,126 | 50,005 | 56,533 | 78,415 | 82,623 | 92,693 | 115,447 | 139,635 | 149,599 | 157,947 | 170,477 | 175,054 | 174,626 | 183,641 | 175,435 |
| East Midlands | 3,966 | 9,989 | 18,928 | 25,539 | 52,620 | 55,060 | 79,323 | 87,280 | 104,835 | 132,013 | 154,493 | 161,487 | 164,336 | 176,255 | 177,025 | 172,415 | 184,610 | 178,884 |
| West Midlands | 4,490 | 10,866 | 21,663 | 25,855 | 54,694 | 62,123 | 88,431 | 97,650 | 112,313 | 137,371 | 161,846 | 168,904 | 177,182 | 185,048 | 185,260 | 184,900 | 201,352 | 189,054 |
| East Anglia | 4,515 | 11,528 | 22,808 | 31,661 | 61,427 | 60,971 | 92,628 | 103,964 | 129,395 | 153,666 | 174,363 | 184,966 | 194,243 | 206,745 | 210,971 | 198,177 | 219,620 | 215,105 |
| Greater London | 6,882 | 14,918 | 30,968 | 44,301 | 83,821 | 89,528 | 163,577 | 182,325 | 207,246 | 241,864 | 272,886 | 282,548 | 305,544 | 342,122 | 351,494 | 338,120 | 385,646 | 401,489 |
| Rest of South East | 6,223 | 14,664 | 29,832 | 40,487 | 80,525 | 80,939 | 137,354 | 152,538 | 175,727 | 211,056 | 232,390 | 239,251 | 251,400 | 271,981 | 279,730 | 269,320 | 302,807 | 295,827 |
| South West | 4,879 | 12,096 | 25,293 | 32,948 | 65,378 | 65,096 | 104,233 | 118,639 | 142,403 | 174,482 | 197,926 | 204,686 | 213,586 | 230,885 | 230,085 | 220,404 | 239,807 | 232,171 |
| Wales | 4,434 | 10,083 | 19,363 | 25,005 | 46,464 | 52,978 | 72,285 | 79,628 | 88,261 | 109,661 | 138,141 | 149,979 | 157,457 | 169,848 | 169,948 | 165,659 | 171,529 | 164,572 |
| Scotland | 5,002 | 11,139 | 21,754 | 26,941 | 41,744 | 53,143 | 69,961 | 73,570 | 77,655 | 103,641 | 118,932 | 129,631 | 137,192 | 158,798 | 168,593 | 174,433 | 184,806 | 179,863 |
| Northern Ireland | 4,387 | 10,023 | 23,656 | 23,012 | 31,849 | 42,810 | 72,514 | 79,885 | 83,829 | 95,217 | 110,188 | 129,229 | 169,259 | 229,701 | 218,282 | 184,867 | 168,018 | 141,331 |
| United Kingdom | 4,975 | 11,787 | 23,596 | 31,103 | 59,785 | 65,644 | 101,550 | 112,835 | 128,265 | 155,627 | 180,248 | 190,760 | 204,813 | 223,405 | 227,765 | 226,064 | 251,174 | 245,319 |

Sources: Housing Finance, Council of Mortgage Lenders and ONS 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 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|------------------------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| North | 5.3 | 12.5 | 25.7 | 34.6 | 66.7 | 71.0 | 92.0 | 96.4 | 111.6 | 135.6 | 170.4 | 188.6 | 201.0 | 216.7 | 214.5 | – | – | – |
| North East | | | | | | | 91.4 | 95.2 | 42.6 | 137.9 | 173.9 | 191.0 | 203.9 | 218.6 | 215.5 | 200.7 | 205.9 | 198.9 |
| Yorkshire & Humberside | 4.4 | 10.8 | 22.3 | 31.8 | 67.4 | 68.6 | 85.8 | 92.2 | 111.5 | 134.3 | 163.3 | 179.4 | 194.1 | 209.6 | 205.6 | 190.7 | 197.0 | 190.1 |
| North West | 4.7 | 10.9 | 24.0 | 32.0 | 67.6 | 67.2 | 87.2 | 96.3 | 112.9 | 133.5 | 162.1 | 179.0 | 190.9 | 205.2 | 201.5 | – | – | – |
| North West | | | | | | | 88.3 | 96.6 | 112.6 | 133.0 | 161.7 | 178.9 | 190.7 | 205.4 | 202.0 | 188.5 | 195.5 | 189.0 |
| East Midlands | 4.2 | 10.3 | 21.0 | 30.5 | 63.2 | 60.0 | 83.0 | 92.1 | 115.1 | 141.0 | 160.8 | 169.9 | 175.8 | 188.0 | 182.8 | 168.2 | 177.4 | 174.2 |
| West Midlands | 4.4 | 10.2 | 21.0 | 27.1 | 60.2 | 59.5 | 85.0 | 92.5 | 112.6 | 132.8 | 153.4 | 163.1 | 170.8 | 181.3 | 176.6 | 164.8 | 173.9 | 168.5 |
| East Anglia | 3.8 | 9.2 | 18.9 | 27.8 | 54.6 | 49.8 | 78.1 | 84.8 | 110.2 | 130.2 | 142.6 | 147.4 | 153.6 | 167.0 | 163.9 | – | – | – |
| East of England | | | | | | | 81.0 | 90.4 | 110.3 | 129.9 | 139.2 | 143.4 | 149.2 | 162.8 | 161.6 | 148.1 | 160.6 | 159.9 |
| Greater London | 3.3 | 7.4 | 16.4 | 25.6 | 51.0 | 46.0 | 90.8 | 100.3 | 110.3 | 120.3 | 128.9 | 132.6 | 142.1 | 164.0 | 165.2 | 151.3 | 169.3 | 174.0 |
| Rest of South East | 3.7 | 8.6 | 18.4 | 27.6 | 54.5 | 47.9 | 85.1 | 94.6 | 110.4 | 127.8 | 135.8 | 139.1 | 145.3 | 160.2 | 159.7 | – | – | – |
| South East | | | | | | | 85.9 | 94.8 | 110.4 | 127.0 | 135.2 | 138.1 | 144.6 | 159.9 | 159.3 | 145.9 | 159.6 | 158.5 |
| South West | 3.7 | 9.1 | 19.7 | 27.5 | 54.6 | 49.8 | 81.0 | 91.6 | 113.1 | 133.4 | 147.5 | 152.7 | 160.5 | 175.4 | 171.8 | 158.1 | 169.3 | 166.9 |
| Wales | 4.8 | 11.0 | 22.5 | 31.7 | 63.8 | 62.4 | 82.2 | 91.9 | 110.7 | 133.2 | 165.4 | 184.3 | 197.7 | 213.9 | 209.5 | 192.3 | 204.6 | 199.5 |
| Scotland | 6.0 | 13.5 | 27.2 | 40.0 | 64.2 | 76.9 | 93.2 | 97.2 | 109.8 | 124.9 | 151.4 | 169.5 | 188.8 | 216.6 | 222.6 | 213.8 | 219.5 | 214.9 |
| Northern Ireland | 5.1 | 11.2 | 26.7 | 32.3 | 42.1 | 55.4 | 90.1 | 99.3 | 109.5 | 119.1 | 131.7 | 149.7 | 184.7 | 260.3 | 236.6 | 196.3 | 176.0 | 156.5 |
| United Kingdom | 4.0 | 9.4 | 20.0 | 28.8 | 57.4 | 54.8 | 87.7 | 95.1 | 111.2 | 128.7 | 143.9 | 151.8 | 161.4 | 179.0 | 177.3 | 163.5 | 175.5 | 173.6 |

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, ONS House Price Index, 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 indexes. Data in England are 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.