

Table 2.3.1 The UK Housing Review 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	2009	2010	2011	2012	2013
United Kingdom	100.0	95.5	94.5	110.9	117.3	119.1	134.5	126.4	140.0	140.9	182.7	180.0	178.2	199.1	177.3	137.3	144.5	144.5	159.1	155.5
North East	100.0	93.5	93.5	106.5	112.9	109.7	118.3	100.0	115.1	123.7	184.9	177.4	171.0	189.2	168.8	138.7	135.5	134.4	143.0	133.3
North West	100.0	92.7	88.5	103.1	108.3	106.3	124.0	117.7	129.2	124.0	178.1	181.3	181.3	193.8	171.9	137.5	135.4	126.0	129.2	121.9
Yorkshire and The Humber	100.0	96.9	96.9	108.3	112.5	109.4	125.0	109.4	130.2	127.1	178.1	183.3	186.5	203.1	185.4	150.0	147.9	140.6	149.0	141.7
East Midlands	100.0	93.9	92.9	109.2	112.2	109.2	121.4	114.3	135.7	141.8	190.8	189.8	186.7	218.5	189.1	140.2	144.6	132.7	145.9	138.8
West Midlands	100.0	92.9	89.4	99.1	100.9	100.9	112.4	112.4	131.0	125.7	160.2	159.3	154.9	169.0	150.4	123.9	131.9	130.1	137.2	131.0
East	100.0	98.2	100.0	119.3	126.6	122.9	145.9	142.2	160.6	153.2	190.8	183.5	175.2	199.1	180.7	136.7	141.3	137.6	151.4	144.0
London	100.0	94.5	92.9	111.8	122.8	135.4	145.7	137.0	143.3	146.5	185.8	177.2	178.7	200.8	181.1	138.6	158.3	165.4	189.0	192.1
South East	100.0	93.4	93.4	109.9	117.4	112.4	134.7	133.9	148.8	149.6	185.1	172.7	172.7	190.9	168.6	128.1	138.8	138.8	150.4	143.8
South West	100.0	97.3	98.2	121.4	122.3	125.0	143.8	137.5	168.8	164.3	211.6	200.9	192.0	213.4	189.3	145.5	150.0	143.8	154.5	148.2
England	100.0	94.6	92.9	109.8	116.1	117.9	134.8	127.7	142.0	143.8	186.6	181.3	177.7	199.1	176.8	137.5	144.6	144.6	158.9	156.3
Wales	100.0	86.1	88.9	100.9	106.5	106.5	113.9	112.0	127.8	119.4	171.3	174.1	168.5	175.0	154.6	118.5	122.2	118.5	131.5	125.9
Scotland	100.0	102.1	101.0	119.6	121.6	115.5	118.6	113.4	124.7	108.2	148.5	151.5	154.6	176.3	156.7	126.8	117.1	126.8	135.1	126.8
Northern Ireland	100.0	132.9	139.7	167.1	175.3	175.3	195.9	179.5	189.0	182.2	219.2	235.6	260.3	356.2	290.4	209.6	194.5	175.3	164.4	150.7

Source: Computed from Regulated Mortgage Survey mix-adjusted house prices for first-time buyers and household earnings data from the Living Costs & Food Survey.

Note: 1. 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. 2. The index is based on the mortgage cost ratios shown in Table 2.3.2 with 1994 as the base year (=100).