

**Table 47a Average regional house prices**

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Region	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
North	3,900	17,700	43,700	65,000	71,000	79,000	102,000	127,000	137,000	143,000	155,000	161,000	160,000	165,000	157,000	156,000	156,000
Yorkshire & Humberside	3,600	17,700	47,200	72,000	76,000	88,000	114,000	137,000	148,000	158,000	170,000	173,000	176,000	182,000	171,000	171,000	172,000
North West	4,200	20,100	50,000	78,000	83,000	93,000	115,000	140,000	150,000	158,000	170,000	175,000	175,000	184,000	175,000	174,000	175,000
East Midlands	4,000	18,900	52,600	79,000	87,000	105,000	132,000	154,000	161,000	164,000	176,000	177,000	172,000	185,000	179,000	177,000	178,000
West Midlands	4,500	21,700	54,700	88,000	98,000	112,000	137,000	162,000	169,000	177,000	185,000	185,000	185,000	201,000	189,000	188,000	191,000
East Anglia	4,500	22,800	61,400	93,000	104,000	129,000	154,000	174,000	185,000	194,000	207,000	211,000	198,000	220,000	215,000	213,000	214,000
Greater London	6,900	31,000	83,800	164,000	182,000	207,000	242,000	273,000	283,000	306,000	342,000	351,000	338,000	385,000	401,000	410,000	428,000
Rest of South East	6,200	29,800	80,500	137,000	153,000	176,000	211,000	232,000	239,000	251,000	272,000	280,000	269,000	303,000	296,000	297,000	299,000
South West	4,900	25,300	65,400	104,000	119,000	142,000	174,000	198,000	205,000	214,000	231,000	230,000	220,000	240,000	232,000	232,000	230,000
England	5,000	24,000	63,000	107,000	120,000	137,000	167,000	192,000	202,000	214,000	232,000	237,000	234,000	261,000	256,000	256,000	261,000
Wales	4,400	19,400	46,500	72,000	80,000	88,000	110,000	138,000	150,000	157,000	170,000	170,000	166,000	172,000	165,000	165,000	169,000
Scotland	5,000	21,800	41,700	70,000	74,000	78,000	104,000	119,000	130,000	137,000	159,000	169,000	174,000	185,000	180,000	180,000	181,000
Northern Ireland	4,400	23,700	31,800	7,000	80,000	84,000	95,000	110,000	129,000	169,000	230,000	218,000	185,000	168,000	141,000	131,000	136,000
United Kingdom	5,000	23,600	59,800	102,000	113,000	128,000	156,000	180,000	191,000	205,000	223,000	228,000	226,000	251,000	245,000	246,000	251,000

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. All figures to 1990 (other than England) to nearest 100; all other to nearest 1,000.

**Table 47b Average regional house prices**

*Mix-adjusted index (2002 Quarter 1 = 100)*

Region	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
North	5.3	25.7	66.7	92.0	96.4	111.6	135.6	170.4	188.6	201.0	216.7	214.5	–	–	–	–	–
<i>North East</i>			65.1	91.4	95.2	42.6	137.9	173.9	191.0	203.9	218.6	215.5	200.7	205.9	198.9	197.9	201.0
Yorkshire & Humberside	4.4	22.3	67.4	85.8	92.2	111.5	134.3	163.3	179.4	194.1	209.6	205.6	190.7	197.0	190.1	191.4	193.9
North West	4.7	24.0	67.6	87.2	96.3	112.9	133.5	162.1	179.0	190.9	205.2	201.5	–	–	–	–	–
<i>North West</i>				88.3	96.6	112.6	133.0	161.7	178.9	190.7	205.4	202.0	188.5	195.5	189.0	189.2	191.1
East Midlands	4.2	21.0	63.2	83.0	92.1	115.1	141.0	160.8	169.9	175.8	188.0	182.8	168.2	177.4	174.2	175.5	178.8
West Midlands	4.4	21.0	60.2	85.0	92.5	112.6	132.8	153.4	163.1	170.8	181.3	176.6	164.8	173.9	168.5	169.6	174.2
East Anglia	3.8	18.9	54.6	78.1	84.8	110.2	130.2	142.6	147.4	153.6	167.0	163.9	–	–	–	–	–
<i>East of England</i>			55.1	81.0	90.4	110.3	129.9	139.2	143.4	149.2	162.8	161.6	148.1	160.6	159.9	161.7	166.0
Greater London	3.3	16.4	51.0	90.8	100.3	110.3	120.3	128.9	132.6	142.1	164.0	165.2	151.3	169.3	174.1	182.3	198.1
Rest of South East	3.7	18.4	54.5	85.1	94.6	110.4	127.8	135.8	139.1	145.3	160.2	159.7	–	–	–	–	–
<i>South East</i>			53.9	85.9	94.8	110.4	127.0	135.2	138.1	144.6	159.9	159.3	145.9	159.6	158.5	161.4	165.9
South West	3.7	19.7	54.6	81.0	91.6	113.1	133.4	147.5	152.7	160.5	175.4	171.8	158.1	169.3	166.9	168.3	170.8
England	3.9	19.4	57.0	86.8	95.2	111.4	129.0	143.2	149.9	158.3	174.2	172.5	158.9	171.4	170.1	173.3	179.9
Wales	4.8	22.5	63.8	82.2	91.9	110.7	133.2	165.4	184.3	197.7	213.9	209.5	192.3	204.6	199.5	201.6	207.1
Scotland	6.0	27.2	64.2	93.2	97.2	109.8	124.9	151.4	169.5	188.8	216.6	222.6	213.8	219.5	214.9	214.6	214.4
Northern Ireland	5.1	26.7	42.1	90.1	99.3	109.5	119.1	131.7	149.7	184.7	260.3	236.6	196.3	176.0	156.5	141.4	141.3
United Kingdom	4.0	20.0	57.4	87.7	95.1	111.2	128.7	143.9	151.8	161.4	179.0	177.3	163.5	175.5	173.6	176.5	182.7

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 office regions differ the government office region figures are shown immediately below the standard region they most resemble.