

Table 47a **Average regional house prices**

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Region	1970	1980	1990	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North	3,900	17,700	43,700	65,000	137,000	143,000	155,000	161,000	160,000	165,000	157,000	156,000	156,000	164,000	170,000	170,000	–
<i>North East</i>			41,000	64,000	135,000	141,000	152,000	159,000	157,000	162,000	153,000	153,000	154,000	162,000	168,000	169,000	168,000
Yorkshire & Humberside	3,600	17,700	47,000	72,000	148,000	158,000	170,000	173,000	176,000	182,000	171,000	171,000	172,000	182,000	188,000	192,000	192,000
North West	4,200	20,100	50,000	78,000	150,000	158,000	170,000	175,000	175,000	184,000	175,000	174,000	175,000	185,000	194,000	198,000	198,000
<i>North West</i>			50,000	78,000	149,000	158,000	170,000	175,000	174,000	183,000	175,000	174,000	175,000	184,000	192,000	197,000	198,000
East Midlands	4,000	18,900	53,000	79,000	161,000	164,000	176,000	177,000	172,000	185,000	179,000	177,000	178,000	188,000	199,000	207,000	213,000
West Midlands	4,500	21,700	55,000	88,000	169,000	177,000	185,000	185,000	185,000	201,000	189,000	188,000	191,000	202,000	211,000	219,000	223,000
East Anglia	4,500	22,800	61,000	93,000	185,000	194,000	207,000	211,000	198,000	220,000	215,000	213,000	214,000	231,000	245,000	260,000	–
<i>East of England</i>			72,000	112,000	212,000	221,000	238,000	244,000	233,000	261,000	256,000	255,000	258,000	280,000	306,000	326,000	335,000
Greater London	6,900	31,000	84,000	164,000	283,000	306,000	342,000	351,000	338,000	385,000	401,000	410,000	428,000	470,000	514,000	534,000	536,000
Rest of South East	6,200	29,800	81,000	137,000	239,000	251,000	272,000	280,000	269,000	303,000	296,000	297,000	299,000	324,000	351,000	373,000	–
<i>South East</i>			82,000	143,000	244,000	257,000	278,000	285,000	274,000	309,000	301,000	303,000	305,000	330,000	356,000	375,000	379,000
South West	4,900	25,300	65,000	104,000	205,000	214,000	231,000	230,000	220,000	240,000	232,000	232,000	230,000	244,000	259,000	270,000	277,000
England	5,000	24,000	63,000	107,000	202,000	214,000	232,000	237,000	234,000	261,000	256,000	256,000	261,000	278,000	291,000	298,000	298,000
Wales	4,400	19,400	46,000	72,000	150,000	157,000	170,000	170,000	166,000	172,000	165,000	165,000	169,000	178,000	178,000	182,000	184,000
Scotland	5,000	21,800	42,000	70,000	130,000	137,000	159,000	169,000	174,000	185,000	180,000	180,000	181,000	191,000	193,000	187,000	185,000
Northern Ireland	4,400	23,700	32,000	73,000	129,000	169,000	230,000	218,000	185,000	168,000	141,000	131,000	136,000	144,000	152,000	152,000	154,000
United Kingdom	5,000	23,600	60,000	102,000	191,000	205,000	223,000	228,000	226,000	251,000	245,000	246,000	251,000	267,000	277,000	283,000	280,000

Sources: Housing Finance, UK Finance and ONS simple average house prices derived from a sub-sample of the Regulated Mortgage Survey (and predecessor surveys).

Notes: 1. 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.

2. Data for England relate to standard statistical regions from 1970; with data for government office regions from 1990. Where standard and government office regions differ the government office region figures are shown immediately below the standard region they most resemble. Standard regions are no longer reported.

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

Table 47b Index of average regional house prices

Mix-adjusted indexes (2000 = 100)

Region	1970	1980	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
North	5.8	27.9	72.5	100.0	104.8	121.3	147.4	185.2	205.0	218.5	235.5	233.2	-	-	-	-	-	-	-	-	-	-
<i>North East</i>			71.2	100.0	104.6	117.6	152.8	201.2	233.7	255.2	273.0	274.9	239.1	249.5	241.5	234.6	233.2	239.2	245.8	247.6	252.5	263.8
Yorkshire & Humberside	5.1	26.0	78.6	100.0	107.0	123.3	157.8	203.0	232.7	256.8	278.3	278.5	240.9	256.0	251.0	243.9	243.7	258.1	263.6	282.1	291.9	301.9
North West	5.4	27.5	77.5	100.0	110.4	129.5	153.1	185.9	205.3	218.9	235.3	231.1	-	-	-	-	-	-	-	-	-	-
<i>North West</i>				100.0	107.3	120.5	150.5	194.7	229.6	253.3	273.3	275.0	238.3	250.2	241.6	239.3	237.8	249.2	256.0	273.6	283.9	290.7
East Midlands	5.1	25.3	76.1	100.0	111.6	131.5	174.9	206.4	227.7	238.8	253.0	250.4	214.1	229.0	225.2	227.4	228.8	245.2	255.7	275.8	292.2	306.3
West Midlands	5.2	24.7	70.8	100.0	113.3	129.9	169.6	200.4	222.5	233.5	247.9	247.3	213.2	227.6	221.0	221.5	223.7	234.6	245.9	263.6	280.7	301.1
East Anglia	4.9	24.2	69.9	100.0	108.6	141.1	166.7	182.6	188.7	196.7	213.8	209.9	-	-	-	-	-	-	-	-	-	-
<i>East of England</i>			68.0	100.0	111.8	134.6	167.0	185.1	195.4	205.6	223.6	226.6	191.6	214.3	212.3	216.2	220.5	238.3	260.0	291.2	313.3	321.1
Greater London	3.6	18.1	56.2	100.0	108.7	126.7	147.8	160.6	167.3	174.5	198.2	209.2	174.4	200.5	209.0	212.6	228.1	266.8	291.8	327.8	341.1	344.5
Rest of South East	4.3	21.6	64.0	100.0	111.2	129.7	150.2	159.6	163.5	170.7	188.2	187.7	-	-	-	-	-	-	-	-	-	-
<i>South East</i>			62.7	100.0	110.5	126.7	153.9	166.7	176.9	183.4	201.5	206.2	172.5	195.0	194.9	199.4	203.5	220.7	239.9	265.9	280.1	289.9
South West	4.6	24.3	67.4	100.0	112.5	132.6	167.2	190.2	203.8	213.1	233.2	233.8	197.2	219.2	216.6	219.7	222.5	234.8	246.8	261.9	276.7	293.6
England	4.5	22.4	65.7	100.0	109.8	127.3	158.5	184.9	202.6	214.9	234.5	237.5	201.8	222.0	220.4	221.7	225.9	243.9	258.6	281.0	295.1	305.9
Wales	5.8	27.4	77.6	100.0	106.4	121.1	154.6	200.9	232.1	250.7	270.9	265.3	234.5	246.4	241.7	239.7	236.9	248.1	256.3	265.5	280.4	292.7
Scotland	6.4	29.2	68.8	100.0	102.7	114.5	131.4	169.1	200.0	226.2	263.9	271.2	247.1	259.2	252.7	243.6	240.2	252.2	260.9	265.6	274.6	289.9
Northern Ireland	5.7	29.6	46.7	100.0	110.9	123.5	139.5	147.0	170.8	211.8	319.0	273.6	208.3	198.0	172.4	154.5	146.1	157.5	168.3	181.4	187.2	191.4
United Kingdom	4.6	22.8	65.4	100.0	108.1	118.9	144.8	159.3	172.5	185.0	204.2	205.3	174.7	190.5	188.5	188.1	190.9	205.7	216.5	233.6	244.8	254.3

Sources: CML, Compendium of Housing Finance Statistics (derived from the Regulated Mortgage Survey and its predecessor surveys) plus ONS House Price Index.

- Notes:
1. 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 UK wide index but it has a variable impact on regional indexes.
 2. Data for England are for standard statistical regions from 1970; with data for government office regions from 2000. Where standard and government office regions differ, the government office region name (in italics) and figures are shown immediately below the standard region they most resemble.
 3. The mix-adjustment series covers a rolling three-year period for the years to 2000 and for the standard statistical regions to 2008 and does not provide full like-for-like comparable house price data over a longer run of years.
 4. From 2000 onwards the mix-adjusted index for UK, four countries and government office regions is based on the ONS House Price index and provides a like-for-like comparison over a long run of years. Figures for 2018 are provisional.