

Table 45a The UK Housing Review Affordability Index

Index: 1994=100

Country/Region	1994	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
United Kingdom	100.0	94.3	131.4	126.7	141.0	139.0	186.7	181.0	187.6	204.8	203.8	170.5	183.8	173.3	177.1	175.2	181.0	168.6	165.7	157.1	161.0	154.3
North East	100.0	91.7	128.6	108.3	113.1	115.5	173.8	172.6	177.4	200.0	203.6	178.6	159.5	150.0	153.6	147.6	148.8	139.3	138.1	133.3	136.9	133.3
North West	100.0	92.0	121.0	110.0	118.0	106.0	149.0	156.0	167.0	180.0	178.0	149.0	143.0	134.0	136.0	133.0	137.0	131.0	130.0	124.0	128.0	128.0
Yorkshire and the Humber	100.0	95.7	127.7	109.6	121.3	118.1	163.8	169.1	183.0	200.0	204.3	177.7	166.0	147.9	147.9	140.4	142.6	140.4	138.3	134.0	136.2	134.0
East Midlands	100.0	92.6	124.2	113.7	130.5	135.8	188.4	187.4	190.5	221.6	215.9	167.0	164.8	149.5	147.4	146.3	150.5	149.5	150.5	144.2	150.5	144.2
West Midlands	100.0	91.0	110.8	108.1	120.7	114.4	151.4	150.5	155.9	166.7	168.5	145.0	144.1	138.7	138.7	134.2	136.9	130.6	130.6	127.0	133.3	130.6
East	100.0	97.2	141.1	140.2	157.0	152.3	190.7	184.1	183.2	202.8	204.7	159.8	160.7	151.4	156.1	151.4	161.7	163.6	165.4	166.4	170.1	170.1
London	100.0	102.7	153.1	146.9	160.2	156.6	208.8	200.9	218.6	223.9	217.7	173.5	221.2	208.8	223.0	218.6	233.6	228.3	232.7	222.1	223.9	212.4
South East	100.0	90.8	133.3	130.0	150.8	149.2	188.3	172.5	179.2	190.8	190.0	151.7	155.0	143.3	151.7	148.3	153.3	153.3	151.7	154.2	155.8	152.5
South West	100.0	93.8	140.7	137.2	158.4	159.3	208.0	192.9	191.2	208.8	204.4	166.4	167.3	157.5	156.6	148.7	154.9	153.1	154.0	152.2	154.0	147.8
England	100.0	92.6	128.7	125.0	140.7	138.9	185.2	180.6	186.1	200.9	200.9	167.6	178.7	167.6	172.2	169.4	174.1	163.9	161.1	154.6	157.4	151.9
Wales	100.0	84.0	116.0	112.3	117.9	105.7	158.5	160.4	167.0	173.6	173.6	138.7	147.2	127.4	132.1	128.3	134.9	126.4	122.6	116.0	119.8	119.8
Scotland	100.0	105.4	151.4	139.2	141.9	128.4	175.7	168.9	183.8	214.9	217.6	187.8	166.2	181.1	182.4	177.0	181.1	170.3	160.8	150.0	159.5	156.8
Northern Ireland	100.0	128.1	204.7	185.9	193.8	175.0	221.9	246.9	290.6	382.8	357.8	257.8	217.2	195.3	178.1	192.2	195.3	196.9	192.2	192.2	196.9	189.1

Source: UK Finance Regulated Mortgage Survey and DWP Family Resources Survey.

Notes: 1. Based on mortgage costs for the simple average house price for the area and the average gross income for a resident household with at least one person in full-time employment.

2. Mortgage costs assume a 25-year repayment mortgage, BoE average mortgage rates and a constant 82% mortgage advance, in line with the average over the period.

3. The Index measures affordability compared with the 1994 base: the higher the index, the more unaffordable homeownership is.

Table 45b Mortgage cost-to-income ratios

Percentages

Country/Region	1994	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
United Kingdom	10.5	9.9	13.8	13.3	14.8	14.6	19.6	19.0	19.7	21.5	21.4	17.9	19.3	18.2	18.6	18.4	19.0	17.7	17.4	16.5	16.9	16.2
North East	8.4	7.7	10.8	9.1	9.5	9.7	14.6	14.5	14.9	16.8	17.1	15.0	13.4	12.6	12.9	12.4	12.5	11.7	11.6	11.2	11.5	11.2
North West	10.0	9.2	12.1	11.0	11.8	10.6	14.9	15.6	16.7	18.0	17.8	14.9	14.3	13.4	13.6	13.3	13.7	13.1	13.0	12.4	12.8	12.8
Yorkshire and the Humber	9.4	9.0	12.0	10.3	11.4	11.1	15.4	15.9	17.2	18.8	19.2	16.7	15.6	13.9	13.9	13.2	13.4	13.2	13.0	12.6	12.8	12.6
East Midlands	9.5	8.8	11.8	10.8	12.4	12.9	17.9	17.8	18.1	19.5	19.0	14.7	14.5	14.2	14.0	13.9	14.3	14.2	14.3	13.7	14.3	13.7
West Midlands	11.1	10.1	12.3	12.0	13.4	12.7	16.8	16.7	17.3	18.5	18.7	16.1	16.0	15.4	15.4	14.9	15.2	14.5	14.5	14.1	14.8	14.5
East	10.7	10.4	15.1	15.0	16.8	16.3	20.4	19.7	19.6	21.7	21.9	17.1	17.2	16.2	16.7	16.2	17.3	17.5	17.7	17.8	18.2	18.2
London	11.3	11.6	17.3	16.6	18.1	17.7	23.6	22.7	24.7	25.3	24.6	19.6	25.0	23.6	25.2	24.7	26.4	25.8	26.3	25.1	25.3	24.0
South East	12.0	10.9	16.0	15.6	18.1	17.9	22.6	20.7	21.5	22.9	22.8	18.2	18.6	17.2	18.2	17.8	18.4	18.4	18.2	18.5	18.7	18.3
South West	11.3	10.6	15.9	15.5	17.9	18.0	23.5	21.8	21.6	23.6	23.1	18.8	18.9	17.8	17.7	16.8	17.5	17.3	17.4	17.2	17.4	16.7
England	11.0	10.1	14.2	13.7	15.5	15.4	20.4	19.5	20.1	21.7	21.7	18.1	19.3	18.1	18.6	18.3	18.8	17.7	17.4	16.7	17.0	16.4
Wales	10.6	8.9	12.3	11.9	12.5	11.2	16.8	17.0	17.7	18.4	18.4	14.7	15.6	13.5	14.0	13.6	14.3	13.4	13.0	12.3	12.7	12.7
Scotland	7.4	7.8	11.2	10.3	10.5	9.5	13.0	12.5	13.6	15.9	16.1	13.9	12.3	13.4	13.5	13.1	13.4	12.6	11.9	11.1	11.8	11.6
Northern Ireland	6.4	8.2	13.1	11.9	12.4	11.2	14.2	15.8	18.6	24.5	22.9	16.5	13.9	12.5	11.4	12.3	12.5	12.6	12.3	12.3	12.6	12.1

Source: As for table 45a.

Note: 1. The table shows the ratios of average mortgage cost to average income of households with at least one full-time worker, and are intended to illustrate the ratios faced by a typical potential homebuyer.
2. See also the notes for Table 45a.