

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	2018	2019
North East			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	169,000	171,000
<i>North</i>	<i>3,900</i>	<i>17,700</i>	<i>43,700</i>	<i>65,000</i>	<i>137,000</i>	<i>143,000</i>	<i>155,000</i>	<i>161,000</i>	<i>160,000</i>	<i>165,000</i>	<i>157,000</i>	<i>156,000</i>	<i>156,000</i>	<i>164,000</i>	<i>170,000</i>	<i>170,000</i>	-	-	-
North West	4,200	20,100	50,000	78,000	150,000	158,000	170,000	175,000	175,000	183,000	175,000	174,000	175,000	184,000	192,000	197,000	198,000	202,000	205,000
<i>North West</i>			<i>50,000</i>	<i>78,000</i>	<i>149,000</i>	<i>158,000</i>	<i>170,000</i>	<i>175,000</i>	<i>174,000</i>	<i>183,000</i>	<i>175,000</i>	<i>174,000</i>	<i>175,000</i>	<i>184,000</i>	<i>192,000</i>	<i>197,000</i>	-	-	-
Yorkshire & The Humber	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	196,000	199,000
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	222,000	224,000
West Midlands	4,500	21,700	55,000	88,000	169,000	177,000	185,000	185,000	201,000	189,000	188,000	188,000	191,000	202,000	211,000	219,000	223,000	231,000	232,000
East of England			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	338,000	339,000
<i>East Anglia</i>	<i>4,500</i>	<i>22,800</i>	<i>61,000</i>	<i>93,000</i>	<i>185,000</i>	<i>194,000</i>	<i>207,000</i>	<i>211,000</i>	<i>198,000</i>	<i>220,000</i>	<i>215,000</i>	<i>213,000</i>	<i>214,000</i>	<i>231,000</i>	<i>245,000</i>	<i>260,000</i>	-	-	-
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	538,000	538,000
South East			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	382,000	381,000
<i>Rest of South East</i>	<i>6,200</i>	<i>29,800</i>	<i>81,000</i>	<i>137,000</i>	<i>239,000</i>	<i>251,000</i>	<i>272,000</i>	<i>280,000</i>	<i>269,000</i>	<i>303,000</i>	<i>296,000</i>	<i>297,000</i>	<i>299,000</i>	<i>324,000</i>	<i>351,000</i>	<i>373,000</i>	-	-	-
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	283,000	285,000
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	300,000	300,000
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	188,000	190,000
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	190,000	193,000
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	158,000	160,000
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	283,000	282,000

Sources: ONS house price index (Table 23) and the UK Finance (formerly CML) Regulated Mortgage Survey (RMS) and predecessor surveys.

Notes: 1. The average prices are rounded to the nearest 1,000 and are not adjusted for changes in the mix of properties recorded by mortgage lenders via the RMS.

2. There is a discontinuity in the series between 1992 and 1993, due to the switch to the RMS from the wider Survey of Mortgage Lenders.

3. Data for England relate to standard statistical regions from 1970 to 2016 and for government office regions from 1990. Where standard and government office regions differ, the former standard regions are shown below in *italics*.

Table 47b **Index of average (simple) regional house prices**

2000=100

Region	1970	1980	1990	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
North East			81	100	189	192	202	206	200	203	189	185	183	189	195	191	187	184	183
<i>North</i>	55	65	85	100	189	192	203	206	201	204	191	186	182	189	194	190	-	-	-
Yorkshire & Humberside	49	61	81	100	173	177	185	186	183	189	178	172	170	177	183	183	181	181	180
North West			81	100	172	177	185	186	182	188	177	173	170	177	183	183	-	-	-
<i>North West</i>	46	59	82	100	185	192	201	199	200	203	188	184	181	190	194	194	190	190	189
East Midlands	46	57	84	100	183	181	190	186	178	188	179	173	171	178	188	190	192	197	194
West Midlands	47	59	79	100	173	176	179	174	172	184	170	166	164	172	178	181	181	183	180
East of England			81	100	170	172	181	181	170	187	181	177	175	187	203	212	213	211	207
<i>East Anglia</i>	44	58	83	100	179	182	189	188	174	190	183	177	175	186	196	203	-	-	-
Greater London	38	45	64	100	155	163	177	178	168	188	194	194	198	215	233	236	233	229	225
South East			72	100	153	157	165	165	156	174	167	164	162	173	185	190	189	187	182
<i>Rest of South East</i>	41	52	74	100	157	160	169	170	160	177	171	168	166	177	190	198	-	-	-
South West	43	58	79	100	177	180	189	183	173	185	176	173	168	175	185	189	190	190	188
England	43	54	74	100	170	175	184	184	179	196	189	185	185	195	202	202	199	196	192
Wales	56	64	80	100	187	190	201	196	188	191	181	177	178	185	184	183	182	182	181
Scotland	65	74	76	100	167	171	193	200	203	212	203	200	197	204	205	194	189	190	188
Northern Ireland	55	77	55	100	159	202	268	248	207	185	153	139	141	148	154	151	151	151	150
United Kingdom	45	55	74	100	168	176	186	185	181	198	190	187	187	196	201	201	196	194	190

Sources: See Table 47a

Notes: 1. The index is based on the prices reported in Table 47a adjusted by the GDP deflator (YBGB).