

Table 121 House-price indices – UK, EU and selected other countries

2015=100

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
France	100	96	104	107	105	104	102	100	101	104	107	111	117	125	132	132
Germany	85	85	85	87	90	93	96	100	106	112	121	129	139	154	168	161
Ireland	151	122	106	88	76	77	90	100	108	119	131	134	135	146	164	176
Italy	116	116	118	120	117	109	104	100	100	99	99	99	100	103	107	108
Netherlands	120	116	113	110	103	96	97	100	105	113	123	132	142	163	187	183
Spain	140	130	125	118	108	101	99	100	102	104	108	111	110	112	118	123
Sweden	75	76	82	83	82	85	90	100	108	117	117	121	129	150	157	141
United Kingdom	89	81	86	85	85	87	94	100	107	112	115	117	120	130	142	142
European Union ¹	112	103	102	101	98	96	97	100	105	111	118	126	133	148	165	170
Australia	70	72	82	80	81	87	93	100	104	111	107	101	106	121	123	116
USA	93	89	85	82	85	91	95	100	106	112	119	125	139	164	177	189

Source: European Mortgage Federation and European Covered Bond Council Hypostat 2024, Table 18.

Notes: 1. European Union refers to the EU27 for the period to 2012, the EU28 from 2013 to 2019 and the EU27 from 2020 onwards.

2. The index for France is based on a weighted average for existing houses and the price index for new housing; for Sweden is based on one and two dwellings buildings; for Australia is based on a weighted average of the seven largest cities; for the UK covers only market prices – self-built dwellings are excluded, and for the USA the index includes purchase-only.

3. Index year was 2007 in previous editions.

4. There was a break in the time series in Croatia in 2022, Czech Republic in 2008, and Iceland in 2005 due to a change in data source. There were also non-specified breaks in Portugal in 2005 and Australia in 2010.

5. The data series has been revised for at least two years for Australia, the UK and USA.