

Table 37a Average incomes of household representative in UK by tenure, 1972-2023/24

£ per week (nominal)

Tenure	1972	1976	1980	1984	1988	1992	1996	2000	2004	2008	2010	2012	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Owners:																						
Outright owner	25	59	81	107	157	194	225	281	367	440	461	456	484	662	672	668	684	697	694	708	728	742
With mortgage	39	96	142	195	267	320	380	461	555	643	681	722	756	713	714	729	741	746	789	786	811	837
Tenants:																						
Local authority	22	58	68	76	93	110	131	140	178	203	222	224	246	480	477	485	497	506	482	523	542	569
Housing association	–	54	66	88	94	120	145	164	203	201	247	235	267	487	497	510	506	538	523	564	588	626
Private, unfurnished	19	48	60	77	110	149	223	262	406	398	404	457	480	585	590	594	606	612	660	647	680	688
Private, furnished	21	57	87	89	161	170	222	333	260	418	451	398	446	646	605	626	635	663	720	679	692	733

Sources: ONS General Household Surveys 1972 to 2006, General Lifestyle Survey 2008; Living Costs and Food Survey (LCF) 2009-14, Family Resources Study from 2015/16 (authors' derived estimates).

- Notes:
1. Income figures are averages for usual gross income of the household reference person (HRP). Since 2000, the HRP has been the highest-earning householder and not the male householder, resulting in some discontinuity in the series.
 2. FRS figures are for financial year and are for the UK whereas LCF and earlier data are for GB household reference persons, creating further discontinuity.
 3. Local authority tenants includes new town and other public sector tenants.
 4. LCF income estimates for 2010 to 2014 exclude receipt of housing benefit or council tax benefit (rent rebate in Northern Ireland).
 5. Figures for 2020/21 and 2021/22 are based on a smaller sample and different methodology as a result of the pandemic and should be treated with caution.

Table 37b Average incomes of household representative by tenure in real terms, 1972-2023/24

£ per week (real terms)

Tenure	1972	1976	1980	1984	1988	1992	1996	2000	2004	2008	2010	2012	2014	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Owners:																						
Outright owner	445	573	469	464	568	542	570	638	760	792	797	726	731	973	953	917	916	920	880	804	754	742
With mortgage	694	932	821	845	966	893	962	1,047	1,149	1,157	1,178	1,150	1,142	1,047	1,013	1,001	992	984	1,000	892	840	837
Tenants:																						
Local authority	392	563	393	330	336	307	332	318	369	365	384	357	372	706	677	666	666	667	611	594	562	569
Housing association	-	524	382	382	340	335	367	372	420	362	427	374	403	715	705	700	678	710	663	641	609	626
Private, unfurnished	338	466	347	334	398	416	565	595	841	716	699	728	725	860	837	815	811	807	836	735	704	688
Private, furnished	374	553	503	386	582	475	562	756	538	752	780	634	674	950	859	859	850	874	913	772	717	733

Sources: See Table 37a.

Notes: 1. See Table 37a.

2. Incomes are adjusted to 2023/24 levels using the composite price index as it covers the entirety of the period from 1972, unlike the CPI and CPIH.