

Statistical bulletin

### **UK House Price Index: October 2015**

Monthly house price inflation in the UK, calculated using data from HM Land Registry, Registers of Scotland and Land and Property Services Northern Ireland.

Contact: Rhys Lewis rhys.lewis@ons.gsi.gov.uk +44 (0)1633 456400 Release date: 15 December 2015 Next release: 19 January 2016

### **Table of contents**

- 1. Main findings
- 2. About this statistical bulletin
- 3. House price index UK summary
- 4. House price index by country
- 5. House price index by region
- 6. Average house prices in countries and regions
- 7. House price index by type of buyer
- 8. House price index by new and pre-owned dwellings
- 9. Development of a single, official house price index progress update
- 10. Economic context October 2015
- 11. House price statistics for small areas
- 12. Data tables
- 13. <u>How are we doing?</u>
- 14. Background notes

### 1. Main findings

- UK house prices increased by 7.0% in the year to October 2015, up from 6.1% in the year to September 2015.
- House price annual inflation was 7.4% in England, 1.0% in Wales, 0.9% in Scotland and 10.3% in Northern Ireland.
- Annual house price increases in England were driven by an annual increase in the East (10.4%) and the South East (9.5%).
- Excluding London and the South East, UK house prices increased by 5.6% in the 12 months to October 2015.
- On a seasonally adjusted basis, average house prices increased by 0.8% between September and October 2015.
- In October 2015, prices paid by first-time buyers were 5.9% higher on average than in October 2014.
- For owner-occupiers (existing owners), prices increased by 7.4% for the same period.
- Average mix-adjusted house prices in October 2015 reached £300,000 in England and stood at £174,000 in Wales, £196,000 in Scotland and £158,000 in Northern Ireland.

### 2. About this statistical bulletin

The Office for National Statistics (ONS) House Price Index (HPI), previously published by the Department for Communities and Local Government (DCLG), is a monthly release that publishes figures for mix-adjusted average house prices and house price indices for the UK, its component countries and regions.

The index is calculated using mortgage financed transactions that are collected via the regulated mortgage survey by the Council of Mortgage Lenders. These cover the majority of mortgage lenders in the UK. The HPI complements other measures of inflation published by us such as the consumer price indices, the producer price indices and the services producer price indices.

This statistical bulletin provides comprehensive information on the change in house prices on a monthly and annual basis. It also includes analysis by country, region, type of buyer (first-time buyers and former owner-occupiers) and type of dwelling (new dwelling or pre-owned dwelling). Historical series for all accompanying tables that transferred from DCLG are also available in the data section of this release.

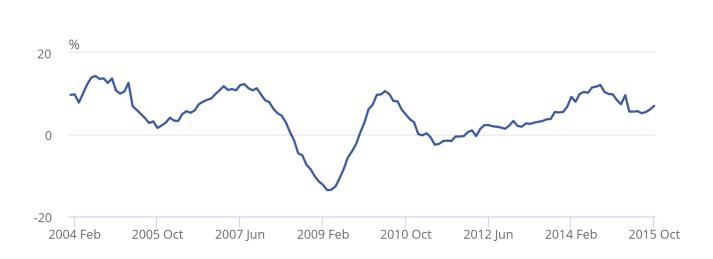
The figures published in this release are not seasonally adjusted unless otherwise stated.

### 3 . House price index UK summary

### Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to October 2015

#### 12 month percentage change

Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to October 2015



12 month percentage change

#### Source: Office for National Statistics

#### Notes:

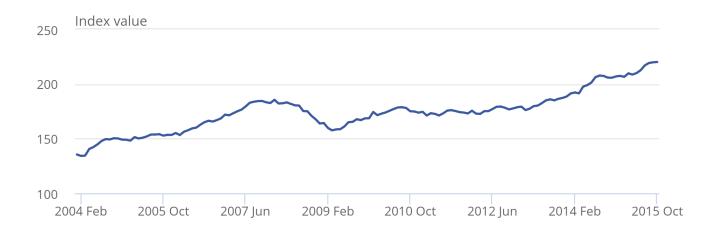
- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

In October 2015, the UK mix-adjusted house price index increased by 0.1% from the previous record level witnessed in September 2015 to reach a new record of 220.1 (Figure 2). The UK index is 18.7% higher than the pre-economic downturn peak of 185.5 in January 2008.

#### Index values February 2002=100

### Figure 2: Index values, UK all dwellings from January 2004 to October 2015

Index values February 2002=100



#### Source: Office for National Statistics

#### Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

On a seasonally adjusted basis, average house prices increased by 0.8% between September and October 2015, compared with a decrease of 0.1% in average prices during the same period a year earlier.

Index - February 2002 = 100

Index Percentage 12 month change Index Percentage monthly change

		NSA	NSA SA	SA NSA
2013	Sep	185.0	3.8 183.7	0.3 245,130
	Oct	186.4	5.5 186.6	1.7 246,963
	Nov	187.2	5.4 187.7	0.6 248,083
	Dec	188.5	5.5 189.6	0.9 249,792
2014	Jan	191.3	6.8 191.1	1.0 251,935
	Feb	192.2	9.2 194.8	1.8 253,099
	Mar	191.4	8.0 193.6	-0.8 252,019
	Apr	197.5	9.9 198.0	2.3 260,033
	May	198.9	10.4 199.6	0.8 261,935
	Jun	201.2	10.2 200.3	0.3 264,889
	Jul	206.2	11.5 203.2	1.2 271,568
	Aug	207.7	11.7 204.7	0.7 273,552
	Sep	207.3	12.1 205.5	0.4 272,952
	Oct	205.8	10.4 205.7	0.1 R 271,014
	Nov	205.7	9.9 206.2	0.2 270,901
	Dec	206.9	9.8 207.7	0.7 272,468
2015	Jan	207.4	8.4 207.4	-0.2 270,057
	Feb	206.5	7.4 209.2	0.9 268,830
	Mar	209.7	9.6 212.0	1.3 273,035
	Apr	208.6	5.6 209.3	-1.3 271,626
	May	210.0	5.6 211.0	0.8 273,503
	Jun	212.6	5.7 212.3	0.6 276,864
	Jul	217.0	5.2 214.2	0.9 282,526
	Aug	219.2	5.5 216.2	0.9 285,431
	Sep	219.8	6.1 217.9	0.8 R 286,261
	Oct	220.1	7.0 219.8	0.8 286,631

Source: Regulated Mortgage Survey Notes: 1. Average house prices are not comparable between years as they reflect a different mix of houses being transacted. Indices have been chain linked so they are comparable year-on-year. For more information please see the re-weighting section in the background notes. 2. SA = Seasonally adjusted. 3. NSA = Not seasonally adjusted. 4. R = Data revised.

£

### 4 . House price index by country

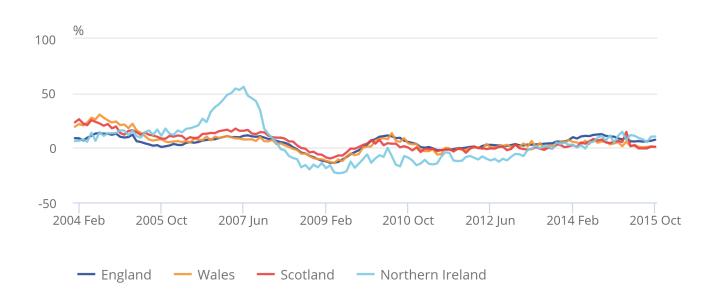
During the year to October 2015, average house prices increased 7.4% in England (up from 6.4% in the year to September 2015), 1.0% in Wales (down from 1.1%), 0.9% in Scotland (down from 1.1%) and 10.3% in Northern Ireland (up from 10.2%).

#### Figure 3: All dwellings annual house price rates of change by country, January 2004 to October 2015

#### 12 month percentage change

Figure 3: All dwellings annual house price rates of change by country, January 2004 to October 2015

12 month percentage change



#### Source: Office for National Statistics

Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

The main movements for each country are:

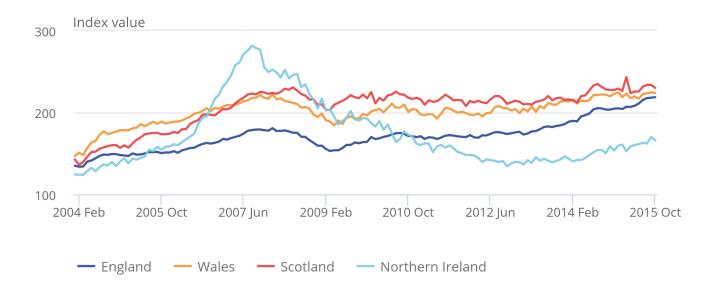
- the index for England reached a new record of 218.7 in October 2015 (Figure 4). This is 0.3% above the previous record level witnessed in September 2015 (218.1) and 21.0% higher than the pre-economic downturn peak in January 2008 of 180.8
- the index for Wales in October 2015 (223.9) is 0.3% below the record level of 224.6 in January 2015. House prices in Wales are 0.8% higher than the pre-economic downturn peak of January 2008 (222.1)
- the index for Scotland in October 2015 (230.2) is 5.3% below the record level witnessed in March 2015 (243.2). Scotland prices are now 0.2% below the pre-economic downturn peak of June 2008 (230.6)
- the index for Northern Ireland in October 2015 (165.8) is 41.1% below the peak of August 2007 (281.5)

#### Figure 4: Mix-adjusted house price index by UK countries from January 2004 to October 2015

#### Index level (Feb 2002 = 100)

Figure 4: Mix-adjusted house price index by UK countries from January 2004 to October 2015

Index level (Feb 2002 = 100)



#### Source: Office for National Statistics

Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

### 5. House price index by region

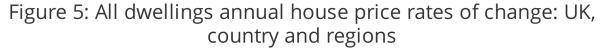
The pace of annual house price growth was again varied across the 9 English regions in October 2015 (Figure 5). The largest annual increase was in the East at 10.4% (up from 8.4% in the year to September 2015) followed by the South East (9.5% increase in the year to October 2015, up from 7.4% in the year to September). The North East had the lowest annual growth of the 9 regions, with prices increasing 2.9% in the year to October 2015 (up from 1.8% in the year to September).

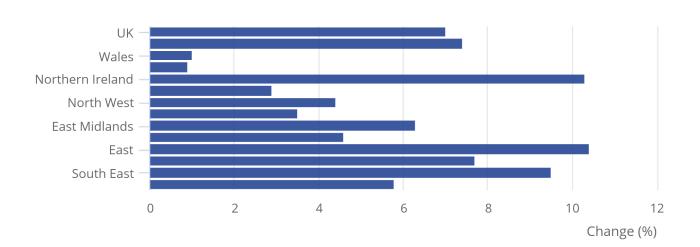
London prices increased by 7.7% over the year to October 2015 (up from 7.2% in the year to September 2015).

Excluding London and the South East, UK house prices increased by 5.6% over the year to October 2015, up from 5.0% in the year to September 2015.

#### Figure 5: All dwellings annual house price rates of change: UK, country and regions

#### 12 month percentage change





12 month percentage change

#### Source: Office for National Statistics

Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

This month, average house prices in 4 of the 9 English regions are at record levels (Figure 6). House prices in the West Midlands and the South West fell back slightly from the record levels witnessed in September 2015. The North East is the only English region yet to surpass its pre-economic downturn peak (prices in the North East remain 2.5% below the peak of January 2008).

The main regional price index movements for October 2015 are:

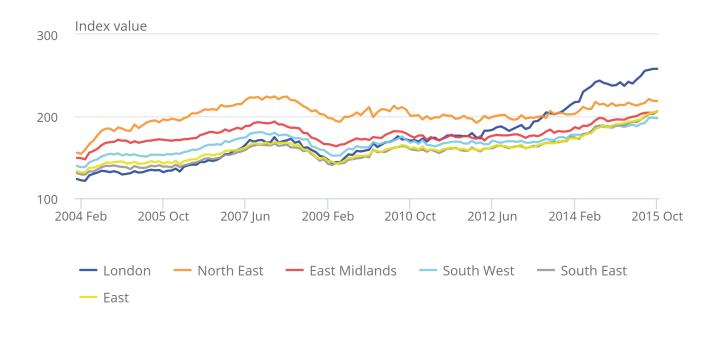
- the price index for the South East reached a record level of 205.5 in October 2015. This is up 1.4% from the previous record in August 2015 (202.6) and 23.4% higher than the pre-economic downturn peak in January 2008 (166.5)
- the price index for London reached a joint record level of 257.9 in October 2015 (also this level in September 2015). This is 47.8% higher than the pre-economic downturn peak of January 2008 (174.5)
- the price index for the East Midlands reached a record level of 206.1 in October 2015. This is up 0.9% from the previous record in August 2015 (204.3) and 6.5% higher than the pre-economic downturn peak in January 2008 (193.5)
- the price index for the East reached a record level of 205.5 in October 2015. This is up 0.3% from the previous record of 204.9 in September 2015 and 22.0% higher than the pre-economic downturn peak in January 2008 (168.4)

#### Figure 6: Mix-adjusted house price index by selected regions from January 2004 to October 2015

#### Index level (Feb 2002 = 100)

Figure 6: Mix-adjusted house price index by selected regions from January 2004 to October 2015

Index level (Feb 2002 = 100)



#### Source: Office for National Statistics

#### Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

### 6. Average house prices in countries and regions

Average mix-adjusted house prices in October 2015 reached £300,000 in England and stood at £174,000 in Wales, £196,000 in Scotland and £158,000 in Northern Ireland (Figure 7).

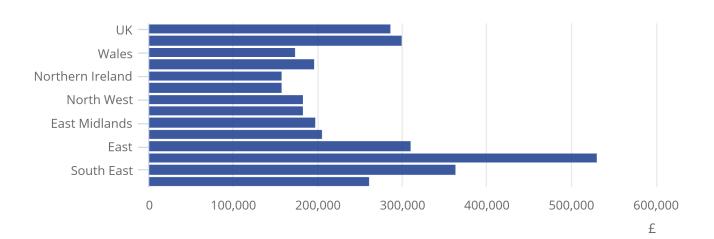
In October 2015, London continued to be the English region with the highest average house price at £531,000 and the North East had the lowest average house price at £158,000. London, the South East and the East all had prices higher than the UK average price of £287,000.

Excluding London and the South East, the average UK mix-adjusted house price was £217,000.

#### Figure 7: Mix-adjusted average house price: UK, country and region

### House prices for October 2015 Figure 7: Mix-adjusted average house price: UK, country and region





#### Source: Office for National Statistics

#### Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

### 7. House price index by type of buyer

The average price for properties bought by first-time buyers increased by 5.9% over the year to October 2015, up from an increase of 4.3% in the year to September 2015 (Figure 8). In October 2015, the average price paid for a house by a first-time buyer was £218,000.

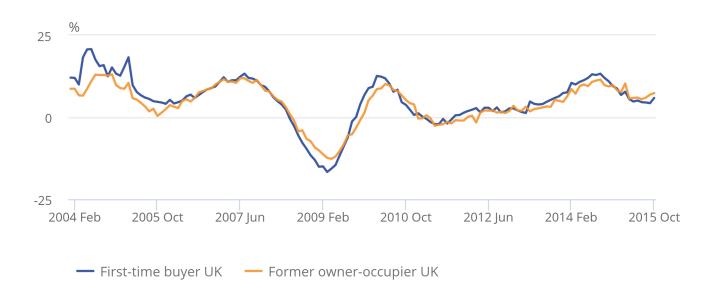
The average price for properties bought by former owner-occupiers (existing owners) increased by 7.4% in the year to October 2015, up from an increase of 6.9% in the year to September 2015. In October 2015, the average price paid for a house by a former owner-occupier was £334,000.

#### Figure 8: UK annual house price rates of change by type of buyer, January 2004 to October 2015

#### 12 month percentage change

Figure 8: UK annual house price rates of change by type of buyer, January 2004 to October 2015

12 month percentage change



#### Source: Office for National Statistics

#### Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

### 8. House price index by new and pre-owned dwellings

During the year to October 2015, prices paid for new dwellings increased by 14.8% on average, compared with an increase of 6.3% in the year to September 2015 (Figure 9). The average UK house price for new dwellings in October 2015 was £286,000.

During the year to October 2015, prices paid for pre-owned dwellings increased by 6.4% on average, compared with an increase of 6.1% in the year to September 2015. The average UK house price for pre-owned dwellings in October 2015 was £287,000.

#### Figure 9: UK annual price rates of change by type of dwelling, January 2004 to October 2015

#### 12 month percentage change

Figure 9: UK annual price rates of change by type of dwelling, January 2004 to October 2015

12 month percentage change



#### Source: Office for National Statistics

Notes:

- 1. Not seasonally adjusted
- 2. Data collected via the regulated mortgage survey

## 9. Development of a single, official house price index – progress update

This is an update to the <u>progress report published</u> in October 2015, which reported that the methodology for the new house price index (HPI) would be finalised and described in an article by late November 2015.

There has been a further delay in getting access to Scottish property attribute data (via the Scottish Energy Performance Certificates) due to the legislative process involved. This data is required to complete the input set of data needed for the production of the new HPI and to finalise the new methodology. The necessary regulations have been laid (on 12 November 2015) but do not come into force until 19 December 2015, which means data access is restricted until after this date.

This means the methodological article due to be published by end-November 2015 has been postponed until early 2016. This delay does not impact on the proposal to publish the new HPI by mid-2016. Further details on the transition plan to move to the new HPI and the next phase of development will be published in the early 2016 article.

For further information, please email: hpi@ons.gsi.gov.uk

### 10 . Economic context - October 2015

UK house prices continued to grow strongly in October 2015. House prices increased 7.0% in the 12 months to October 2015: the highest annual rate of increase since March 2015 and the third consecutive increase in the annual growth rate since the 22-month low of 5.2% in July 2015. On a monthly basis, prices grew by 0.8%, unchanged on the September 2015 rate. The increase in the annual rate of price growth was partly driven by the East of England, where prices grew by 10.4%, 2.0 percentage points faster than in the year to September 2015.

Upwards pressure on house prices may be a result of a shortage of supply and a strengthening of demand in the housing market, a view supported by a number of house market indicators. There continues to be weak supply in the market, with the <u>Bank of England's Agents' Summary Conditions for October</u> reporting a shortage of properties available for sale. This suggests the lack of homes available for sale increases competition and supports prices. In the new-build market, the ONS <u>Output in the Construction Industry</u> release indicated that total housing output fell 1.7% in the year to October, although this was a smaller contraction than the three previous months. In the secondary market, the <u>Bank of England's Agents' Summary of Business Conditions for Q3</u> reported that weak activity could be self-perpetuating, as potential vendors remain reluctant to put their homes on the market without suitable properties available for purchase. These dynamics are reflected in the latest data from the <u>Boyal Institution of Chartered Surveyors</u>, which noted the supply of new sales instructions coming to the market decreased for the ninth month in succession.

While supply remains tight, demand for house purchases remains strong– as highlighted in the <u>Bank of England's</u>. <u>November Inflation Report</u>. The volume of mortgage approvals, a leading indicator of housing purchases, grew by 21.9% in the year to October 2015. Mirroring this increase in demand, <u>UK home sales</u> have continued to pick-up despite the shortage of supply, and in the three months to October (Aug-Oct) were 3.1% higher than in the preceding three months (May-Jul).

Broader economic indicators suggest that the economy has continued to grow relatively strongly, over recent periods, with <u>output increasing by 0.5% in the third quarter of 2015</u>, although this represented an easing of growth compared to the second quarter. <u>Labour market conditions</u>) have continued to strengthen, as unemployment fell to 5.3% for July to September 2015, a figure that has not been lower since March to May 2008. Annual pay growth has also strengthened in 2015 compared to 2014. These improvements, along with a <u>resurgence in job-to-job</u> moves and <u>broader evidence of tightening</u>, suggest confidence in labour market outcomes remains high. However, house price growth continues to outpace real earnings growth considerably, despite the improvements in nominal pay growth over the past year and <u>low inflation</u>.

### 11 . House price statistics for small areas

<u>House price statistics for small areas</u> (HPSSAs) are detailed in an article accompanying this release. Annual data are published on a rolling quarterly basis from the year ending Quarter 4 (Oct to Dec) 1995 to the year ending Quarter 2 (Apr to June) 2015.

HPSSAs report statistics on house prices for all residential property sales along with a breakdown of these sales by dwelling type (detached, semi-detached, terraced and flats and maisonettes) and newly built or existing dwellings. For the reported house price statistics, associated counts of residential property sales are also published. The statistics are calculated using open data from the Land Registry and are published for a range of subnational geographies including middle layer super output areas, local authorities and parliamentary constituencies in England and Wales. HPSSAs are different to statistics included in the HPI and the 2 are not directly comparable. The HPI provides an economic measure of inflation over time, representative of the changing mean value of the housing stock, taking into account the mix of different houses. This provides an appropriate measure for inflation in property value as it is mix-adjusted to account for differences in the characteristics of houses in an area. HPSSAs focus on the median price paid for residential properties that were actually sold in a particular period. They are not mix-adjusted, which means variations in the composition of dwelling types sold can influence the house prices reported here.

Full details regarding the methodology used to produce the price statistics is published in the accompanying <u>Quality and Methodology Information document (337.1 Kb Pdf)</u> for further information, please contact <u>hpi@ons.</u> <u>gsi.gov.uk</u>.

### 12. Data tables

The <u>HPI monthly and quarterly reference table (3.72 Mb Excel sheet)</u> provides full historical series for the monthly tables accompanying the house price index statistical bulletin. This month, Tables 1 to 9 have been updated with the latest monthly estimates for October 2015. The seasonally adjusted figures in Table 7 have been revised this month as scheduled.

The <u>HPI annual reference table (1.19 Mb Excel sheet)</u> contains all the annual live tables. No annual tables have been updated this month. The next set of updates to annual tables will be in March 2016.

The <u>HPI weights summary (79.5 Kb Excel sheet)</u> reference table provides a summary of the aggregated mixadjustment weights used in the production of the HPI for the period 2007 to 2015. The mix-adjustment weights are updated in the February HPI each year.

### 13. How are we doing?

We would welcome your views on the data presented in this statistical bulletin. Please contact the house price index team using the email address below to discuss any aspect of the data, including your views on how we can improve the data.

hpi@ons.gsi.gov.uk

### 14. Background notes

#### 1. New this month

New house price data for October 2015 are published this month. The <u>monthly reference (3.72 Mb Excel</u> <u>sheet)</u> table has been updated to include data for October 2015.

#### **Revisions this month**

There are small revisions to the seasonally adjusted series for the last 12 months, which are expected from the monthly seasonal adjustment process.

#### **Revisions next month**

No revisions are expected for the November 2015 HPI, apart from the normal revisions to the latest 12 months that follow the monthly seasonal adjustment process.

#### 2. Relevance of the ONS House Price Index

The ONS HPI is an important measure of house price inflation for the UK and together with the Land Registry HPI, it is one of the main house price indices used by central and local government to support decision making in the UK. Other users include private individuals, surveyors and analysts in financial institutions.

The ONS HPI is also an important input into the housing cost component of RPIJ and RPI retail price indices. Each month a customised HPI delivery is produced using a sub-sample of the full data set for use in RPIJ and RPI.

#### 3. Revisions policy

At the end of every quarter, as well as releasing final figures for the latest month, we revise the figures from the previous 2 months. This is done because some mortgage lenders, which account for 1 to 2% of all records, provide their data on a quarterly rather than monthly basis.

Additionally, data will be revised for the previous month if more than 1,000 additional cases are received in a subsequent month.

In July 2013, the methodology used to seasonally adjust the HPI was updated following a review and brings the HPI in line with our best practice for seasonal adjustment. Seasonal factors are now estimated on a monthly basis and therefore may result in small revisions to the previous 12 months data. This updated process improves the accuracy of the seasonally adjusted figures.

Other revisions to historical data (other than those currently due for revision) will be made only if the revision is substantial.

In all cases, the revised figures are labelled with an "R" and the reason for the revision explained under the "New this month" section of the background notes.

#### 4. Methodology

#### Data sources

Since October 2005 the ONS HPI (formerly the DCLG HPI) has been based on a sample of mortgage completions data from the Regulated Mortgage Survey (RMS) as collected by the Council of Mortgage Lenders (CML).

The number of transactions received from the RMS is affected by the total number of mortgages completed for house purchase in any period. During 2011 the sample covered 65 to 70% of all UK mortgage completions.

#### Quality

A <u>Quality and Methodology Information (QMI) (131.8 Kb Pdf)</u> paper for the HPI describes in detail the intended uses of the statistics presented in this publication, their general quality and the methods used to produce them.

#### **Price methodology**

The ONS HPI is mix-adjusted to allow for differences between houses sold (for example type, number of rooms, location) in different months within a year. House prices are modelled using a combination of characteristics to produce a model containing around 100,000 cells (one such cell could be first-time buyer, old dwelling, one bedroom flat purchased in London). Each month estimated prices for all cells are produced by the model and then combined with their appropriate weight to produce mix-adjusted average prices. The index values are based on growth rates in the mix-adjusted average house prices and are annually chain-linked. More information on the model used is available via the hedonic model methodology paper (246.4 Kb Pdf) published on the [HPI user guidance webpage](http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/hpi/index.html "House Price Index (HPI) user guidance and methodology).

#### **Re-weighting**

The ONS HPI is a weighted Laspeyres-type index. In January of each year the index weights are updated based on the relative numbers of transactions during the previous 3 years, which are grossed to total transactions obtained from Land Registry. Applying new weights ensures that the index keeps up to date with changes in the types of properties that are being purchased, and therefore reflects the price of the average property. A high level summary of the weights used in the calculation of the ONS HPI can be found in the HPI weights summary reference table (79.5 Kb Excel sheet "RFT annual weights").

One consequence of changing the weights every year is that the mix-adjusted house prices cannot be compared between years as the weights are different. The index itself is constructed on a chain-linked basis, which enables year-on-year comparisons to be made. This means that the year-on-year change in the index for June 2011, say, is effectively the change in the average price from June to January 2011 (using the weights for 2010) combined with the change in the average price from January to June 2011 using the weights for 2011. Therefore, the year- on-year change in the index is not the same as the year-on-year change in the mix-adjusted average price. More information on the <u>HPI methodology</u> is available on the <u>GOV.UK</u> website.

#### Seasonal adjustment

The housing market shows seasonal effects that affect house prices. For example, prices have tended to be higher during the summer months than during the winter months. These seasonal effects are estimated and adjusted for in order to calculate month-on-month price changes. Seasonally adjusted figures are provided at a national level in Table 7 alongside the non-seasonally adjusted figures of the other tables. Seasonal adjustment is performed each month and reviewed each year, using the standard and widely used software X-13-ARIMA. Seasonally adjusted house price estimates are used to report monthly percentage changes. All other figures such as annual rates of change and average house prices are based on non- seasonally adjusted estimates, unless otherwise stated.

#### 5. Other house price statistics

Currently there are a number of different sources of house price statistics published in addition to the ONS HPI. There will be differences in the data published by each source as there are differences in both the data and methodology used. Therefore the ONS HPI is not directly comparable with these other indicators. Further details on the differences between official house price statistics can be found in the article <u>Official</u> <u>House Price Statistics Explained (974.4 Kb Pdf)</u>.

#### Land Registry house price index

All residential property transactions in England and Wales are recorded by Land Registry. These transactions are used for calculating the Land Registry index. This index is based on repeat- sales regression, which calculates the change in price of any property transacted twice since 1995. Therefore new build properties are excluded from the index. Land Registry publishes indices at a sub-regional level. The Land Registry HPI is normally published on the 20th working day of every month, and refers to all transactions of the preceding month.

The Land Registry HPI can be accessed via the Land Registry's website.

#### Registers of Scotland official quarterly housing market statistics

Registers of Scotland records all the property transactions in Scotland. It produces average house prices based on arithmetic means of these transactions, which is published as the quarterly housing market statistics in the second month after the month to which the figures refer to.

#### Northern Ireland residential property price index

The Land and Property Services assisted by the Northern Ireland Statistics and Research Agency (NISRA) publish a <u>quarterly residential property prices index (RPPI) for Northern Ireland</u>. The index measures change in the price of residential property sales recorded by Her Majesty's Revenue and Customs. This is a new official statistic, first published in quarter 1 of 2012.

#### Halifax house price index and Nationwide house price index

Both <u>Halifax</u> and <u>Nationwide</u> produce house price indices based on their own mortgage approvals only and therefore, like the ONS HPI, will not include any cash transactions. They both have UK-wide coverage, and since the Halifax and Nationwide use only their own in-house data they can process them immediately and do not have to await the receipt of data from other lenders. This means that they are more timely than the ONS HPI.

#### LSL Acadata house price index

The LSL Acadata (previously the LSL Property Services/Acadametrics) HPI is the only house price index to reflect all transactions, as opposed to data samples, and provides mix and seasonally adjusted results at national, regional and county or unitary district or London borough levels. The index can be accessed at <u>Acadata</u>.

#### 6. Accessibility

This bulletin includes the October 2015 data. Future publication dates for this statistical bulletin are available via the <u>release calendar</u>.

#### 7. General

Details of the policy governing the release of new data are available from the Media Relations Office. Also available is a list of the names of those given <u>pre-release access</u> to the contents of this release.

Follow us on <u>Twitter</u> or join us at <u>Facebook</u>.

8. Details of the policy governing the release of new data are available by visiting <u>www.statisticsauthority.gov.</u> <u>uk/assessment/code-of-practice/index.html</u> or from the Media Relations Office email: <u>media.relations@ons.</u> <u>gsi.gov.uk</u>

#### 1 Mix-adjusted House Price Index and annual house price change by region (DCLG table A1) All dwellings

Description         Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>											Reg	jions					ot seasona	,,
				England	Welee	Continent		North Eact					Eact	London				UK ex London S Eas
Image         Image <t< th=""><th>dex</th><th>level (Fe</th><th></th><th></th><th>Wales</th><th>Scotland</th><th>Ireland</th><th>North East</th><th>west</th><th>Humber</th><th>Midiands</th><th>Midiands</th><th>East</th><th>London</th><th>East</th><th>vvest</th><th>London</th><th>S Ea</th></t<>	dex	level (Fe			Wales	Scotland	Ireland	North East	west	Humber	Midiands	Midiands	East	London	East	vvest	London	S Ea
her         Hais         Hois         Hois        Hois        H	008	Jan	185.5	180.8	222.1	224.0	252.4	224.2	210.4	215.6	193.5	183.9	168.4	174.5	166.5	179.9	188.4	196
App         Biol         Dia         Dia <thdia< t<="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>193 193</td></thdia<>																		193 193
m         m<																		193
M         NO2																		192
App     Fib     Fib<     Fib     Fib<		Jun	180.4	175.2	211.7	230.6	245.9	219.5	204.3	212.4	186.0	178.5	164.0	167.7	161.9	173.2	183.7	191
bes         173         174 <td></td> <td>191</td>																		191
Des         IPAP         IPAP        IPAP        IPAP        IPAP        IPAP        IPAP        IPAP       IPAP        IPAP        IPAP																		186 185
<tt>be.</tt> be.b		Oct	170.8	166.1	204.7	215.8	222.0	206.0	196.7	197.9		169.3	156.1	158.9	154.1	163.4		181
Des         Hear																		178 174
Free         Free        Free        Free        F		Dec	103.0	159.4	194.5	209.5	204.9	202.9	190.5	191.7	109.0	103.0	147.9	151.7	140.0	139.4	107.1	174
Mar.         Bibs.         Bibs. <th< td=""><td>009</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>175 170</td></th<>	009																	175 170
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>169</td></t<>																		169
And         Biol         Biol <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>169</td></th<>																		169
M.         180.0         10.4         10.7         17.2         19.4         19.2         19.5         19.3         17.2         19.3         17.2         19.3         17.2         19.3         17.2         19.3         17.2         19.3         17.2         19.3         17.2         19.3         19.3         17.2         19.3																		169 171
Mag         Bio B																		
Bep         IP27         H82         IP27         P30         P37         P30         P37         P30         P30 </td <td></td> <td>175 176</td>																		175 176
No.e.         Head.         Head. <th< td=""><td></td><td>Sep</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>170.4</td><td>176</td></th<>		Sep															170.4	176
Dec         188.         198.         197.																		176
Tab.         Tab. <thtab.< th="">         Tab.         Tab.         <tht< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>178 178</td></tht<></thtab.<>																		178 178
Pho         17.4         19.5         20.2         17.2         19.2 <th1< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th1<>																		
Mar         172 <td>010</td> <td></td> <td>182 180</td>	010																	182 180
Maye         175.         177.1         206.4         206.9         206.9         177.0         178.0         1																		180
Jup         175,         174,         174,0         187,1         187,0         180,7         171,1         184,7         176,7         185,7         171,7         185,7         171,7         185,7         175,7         175,7         171,7         175																		182
July         IPAS																		183 184
Sep         171.0         171.1         202.1         171.1         202.1         173.1         202.1         173.1         202.1         173.1         203.1         173.1         174.1         173.1         1																		185
Oct         175.0         171.1         170.2         172.6         172.7         172.8         172.7         172.8         172.8         172.8         172.8         172.8         172.7         172.8         1		-																186 185
Dec         17.3         19.9         20.2         21.80         91.4         10.4         10.3         10.4         17.4 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>182</td></th<>																		182
Han         TrAS         TrAS <tht< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>181</td></tht<>																		181
Feb         17.1         167.7         168.2         167.4         168.5         168.4         167.4         168.5         168.6         168.5         168.6         168.6         168.5         168.6         168.6         168.5         168.6         168.6         168.5         167.2         16		Dec	173.7	169.9	203.2	218.0	161.8	201.4	193.3	193.4	176.4	171.9	159.3	169.2	158.3	166.3	174.8	180
Mar         17.2         18.0         21.2         18.0         19.2 <th1< td=""><td>011</td><td>Jan</td><td>174.5</td><td>171.0</td><td>197.5</td><td>216.1</td><td>160.2</td><td>196.1</td><td>193.6</td><td>187.5</td><td>176.7</td><td>166.8</td><td>163.2</td><td>172.7</td><td>159.4</td><td>170.6</td><td>174.9</td><td>180</td></th1<>	011	Jan	174.5	171.0	197.5	216.1	160.2	196.1	193.6	187.5	176.7	166.8	163.2	172.7	159.4	170.6	174.9	180
Apr         172.6         169.3         172.2         171.1         167.4         162.2         173.2         173.4         1																		176 178
Maye         17.1         16.7         16.2         17.2         17.2         17.2         17.3 <th17.3< th="">         17.3         17.3         <th1< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>178</td></th1<></th17.3<>																		178
Juny         Tr56         Tr71         2066         19.3.         198.6         Tr77         107.6         10.6.         10.5.         10.6.         10.7.7           Sup         Tr52         Tr78         200.6         110.6         10.6.         17.7.7         10.6.         10.5.         10.6.         17.5.           Sup         Tr38         Tr74         27.4         17.8.         17.6.         10.6.         17.5.         17.4.         10.6.         17.5.         17.7.         10.6.         10.6.5         17.2.         11.6.5         17.7.         10.6.5         17.7.         10.6.5         17.4.         10.6.5         17.7.         10.7.5         17.7.         10.7.5         17.7.7         10.6.5         17.7.         10.7.5         17.7.         10.7.5         17.7.         10.6.5         17.7.         10.7.5         17.7.5         10.7.5         17.7.5         10.7.5         17.7.5         17.7.5         10.7.5         17.7.5         10.7.5         17.7.5         10.7.5         17.7.5         10.7.5         17.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.7.5         10.			171.1			213.9												177
Aug         T75.         100.0         177.5         100.0         101.0         10																		178 180
Oct         17.42         17.8         19.79         19.75         198.3         17.42         17.8         19.99         19.99         19.81         17.30         19.90         19.91         19.																		181
New         173.8         170.4         200.8         214.9         150.3         200.6         186.8         190.1         175.7         167.9         166.8         190.1         175.7         167.9         166.9         173.3         165.1         175.7         157.7         157.7         157.7         157.7         157.7         157.7         157.7         157.7         157.7         157.7         157.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         158.1         173.4         1																		179
Jan       175.5       172.4       197.3       214.1       148.2       198.5       188.0       173.7       168.1       194.4       174.4       161.8       169.2       169.2       172.4         Mar       172.6       169.2       198.8       214.3       144.5       194.4       191.1       175.5       172.5       168.1       159.4       172.4       169.1       172.4       169.1       172.4       169.1       172.4       169.1       172.5       169.1       172.5       169.1       172.5       169.1       172.5       169.1       172.5       169.1       172.5       169.1       172.5       169.1       172.5       169.0       170.4       185.5       168.4       169.5       168.4       169.5       168.4       169.5       168.4       169.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       168.5       168.4       167.5       167.5       167.5       167.5       167.5																		178 178
Feb         172.8         196.8         197.3         147.5         197.4         197.5         167.1         178.4         179.4         197.4         197.5         173.1         172.4         197.3         111         175.5         173.1         127.4         187.5         117.1         117.5         117.1         117.2         199.4         212.4         142.7         199.4         182.5         187.8         172.4         186.0         186.8         186.2         187.1         182.3         180.7         182.4         180.7         182.7         182.7         182.4         182.4         182.7         182.7         182.7         182.5         187.4         182.4         182.4         182.7         182.7         182.4 <th182.4< th="">         182.4         182.</th182.4<>		Dec	173.0	169.9	199.4	207.9	148.1	197.6	188.8	189.1	175.7	167.9	158.1	175.7	157.7	166.5	172.3	177
Feb         172.8         196.8         197.3         147.5         197.4         197.5         167.1         178.4         179.4         197.4         197.5         173.1         172.4         197.3         111         175.5         173.1         127.4         187.5         117.1         117.5         117.1         117.2         199.4         212.4         142.7         199.4         182.5         187.8         172.4         186.0         186.8         186.2         187.1         182.3         180.7         182.4         180.7         182.7         182.7         182.4         182.4         182.7         182.7         182.7         182.5         187.4         182.4         182.4         182.7         182.7         182.4 <th182.4< th="">         182.4         182.</th182.4<>	012	.lan	175.5	172.4	197.3	214 1	148.2	196.9	188.0	189.4	173.7	169.4	160.4	179.4	161.8	169.9	174.5	178
Apr         175.1         172.1         195.3         123.1         139.5         200.4         184.4         199.9         174.4         168.0         160.2         160.4         182.3         100.7         165.9         173.1           Jun         177.1         173.9         199.4         214.2         141.0         200.6         19.6         193.5         177.2         176.5         160.7         163.5         160.7         163.5         177.4         163.5         177.2         164.5         160.7         163.7 <td></td> <td>177</td>																		177
May         175.1         172.0         192.4         186.5         187.8         174.7         166.2         160.4         182.4         160.5         165.8         173.0           Jul         171.1         175.8         206.3         219.9         141.0         200.6         191.6         192.7         172.1         164.0         162.7         185.5         160.9         170.1         173.3           Aug         177.3         174.0         206.5         26.67         146.6         100.6         176.0         163.7         163.5         167.6         164.7         177.1         164.8         166.7         177.1         174.6         160.8         160.1         162.9         177.7         176.6         164.0         175.7         176.7																		178
Jul         171.1         172.6         208.0         219.9         141.0         200.6         191.6         193.6         172.2         171.2         164.6         167.2         171.1         164.5         165.4         168.7         177.1           Sup         173.2         175.0         205.5         216.7         140.6         201.6         190.0         174.6         170.0         163.3         162.7         160.4         175.2         177.0         164.6         162.0         163.4         168.4         175.7         176.6         170.0         161.9         182.1         160.9         163.4         175.7         176.7         176.7         176.7         176.7         176.7         176.7         176.7         176.7         176.7         176.7         176.8         172.9         177.1         163.5         163.4         176.7         176.8         177.7 </td <td></td> <td>177 177</td>																		177 177
Aug         173.3         176.0         208.0         220.2         139.5         201.6         190.1         194.6         177.7         171.9         163.5         187.6         164.2         167.5         177.0           Sup         176.2         175.0         205.5         216.7         144.6         201.6         190.1         190.5         170.6         170.6         163.7         183.3         166.7         165.7         160.9         160.6         175.2         177.7         177.6         177.6         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.6         177.7         177.8         170.7         177.8         177.7         177.7         177.7         177.8         177.7         177.8         177.7         177.8         177.7         177.8         177.7         177.8         177.7         178.8         163.7         163.7         163.7         163.7         163.7         163.7         163.7         163.7 </td <td></td> <td>180</td>																		180
Sep         178.2         175.0         205.2         210.5         134.2         197.5         190.9         194.2         176.6         170.6         161.9         182.1         160.9         160.9         160.5         175.7           Nov         177.5         174.6         122.4         212.6         137.9         190.9         193.1         178.0         161.9         182.1         160.9         160.4         175.2           Dec         178.7         175.7         204.2         212.6         137.9         190.1         192.3         176.2         170.5         163.3         183.4         170.0         174.8         163.4         170.0         176.4         160.5         188.4         170.0         176.4         176.8         170.5         165.3         189.5         168.4         187.2         188.7         176.0         170.7         162.8         161.1         162.7         177.8         174.8         177.8         174.3         163.3         176.2         170.5         170.7         164.7         183.3         163.3         176.2         170.4         163.3         163.3         176.2         170.4         167.5         170.7         167.5         170.7         167.5         177.4																		181 181
Nov         177.6         174.6         20.4         212.6         137.9         195.8         190.7         192.9         177.7         170.6         161.9         184.6         162.6         169.4         175.7           Dec         178.7         175.7         204.2         214.4         139.6         198.4         190.9         183.1         172.0         172.4         163.2         163.4         170.4         176.4           13         Jan         179.2         176.4         190.3         213.2         190.5         201.3         100.1         192.3         176.2         170.6         164.5         164.1         177.8           Mar         177.3         174.3         201.3         210.6         141.6         198.4         187.5         188.7         176.0         170.7         162.8         163.9         168.3         176.2           Jun         182.5         170.6         171.8         174.3         162.0         168.3         171.7         174.3         166.2         168.4         172.3         177.4         174.3         166.2         168.4         172.3         172.4         178.4         174.7         167.2         192.4         163.5         161.1         162.0<		-																181
Dec         178.7         175.7         204.2         214.4         139.6         190.4         190.9         193.1         178.0         172.4         163.2         163.5         168.8         176.4           113         Jan         172.2         176.4         199.3         213.2         139.5         201.3         190.1         192.3         176.2         170.5         165.3         199.2         163.4         177.3           Feb         177.1         174.3         201.3         201.6         141.6         199.2         188.7         170.6         170.7         162.8         168.1         162.2         167.6         170.8         163.0         168.3         176.2           May         180.2         177.3         200.8         213.0         145.4         199.3         191.6         192.4         175.6         170.7         164.7         194.3         166.0         168.3         177.4         174.3         166.2         184.4         176.4         174.3         166.2         184.4         174.6         170.4         174.3         166.2         184.4         174.6         170.4         172.2         160.6         184.3         162.2         157.6         177.0         172.2 <t< td=""><td></td><td></td><td>176.7</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>170.3</td><td></td><td></td><td></td><td></td><td></td><td>180 180</td></t<>			176.7									170.3						180 180
Feb         176.1         173.1         204.8         209.9         136.4         197.2         189.5         173.6         160.0         160.5         184.5         161.1         167.8         173.8           Mar         177.3         174.3         201.3         210.6         141.6         198.4         172.8         188.7         176.6         171.8         162.2         167.6         177.8           May         180.2         177.3         200.8         213.0         145.4         199.3         191.6         192.4         175.6         170.1         164.7         194.3         163.0         168.3         177.2           Jun         185.0         182.3         205.1         215.8         143.4         190.0         194.5         181.4         174.6         167.0         170.4         174.3         166.2         167.3         171.1         179.9         170.4         168.4         183.6         209.5         217.6         140.9         202.0         192.2         168.1         178.2         168.4         171.1         173.9         171.1         173.9         171.1         173.9         173.0         174.1         168.5         173.8         172.1         173.0         168.1																		180
Feb         176.1         173.1         204.8         209.9         136.4         197.2         189.5         173.6         160.0         160.5         184.5         161.1         167.8         173.8           Mar         177.3         174.3         201.3         210.6         141.6         198.4         172.8         188.7         176.6         171.8         162.2         167.6         177.8           May         180.2         177.3         200.8         213.0         145.4         199.3         191.6         192.4         175.6         170.1         164.7         194.3         163.0         168.3         177.2           Jun         185.0         182.3         205.1         215.8         143.4         190.0         194.5         181.4         174.6         167.0         170.4         174.3         166.2         167.3         171.1         179.9         170.4         168.4         183.6         209.5         217.6         140.9         202.0         192.2         168.1         178.2         168.4         171.1         173.9         171.1         173.9         171.1         173.9         173.0         174.1         168.5         173.8         172.1         173.0         168.1																		
Mar.         17.3         17.43         201.3         210.6         141.6         198.4         187.2         198.7         17.60         17.7         162.3         162.1         162.2         167.6         17.8         162.4         183.5         163.9         168.9         175.8           May         160.2         177.3         200.8         213.0         145.4         198.3         191.6         192.4         175.8         174.7         164.7         194.3         165.0         162.3         177.4         174.3         165.0         162.3         177.4         174.3         165.0         162.3         177.4         174.6         167.0         164.7         194.3         165.0         162.3         177.4         174.3         165.0         162.4         167.5         177.7         174.6         167.0         167.6         174.8         174.3         165.0         168.8         171.1         179.9         173.4         174.3         163.3         160.0         168.5         168.6         167.8         167.6         177.7         167.2         168.6         167.8         174.1         173.0         174.3         174.3         174.3         174.3         167.3         177.7         167.2         167.3 <td>013</td> <td></td> <td>181 178</td>	013																	181 178
May         180.2         177.3         200.8         213.0         145.4         190.3         191.6         192.4         175.6         170.7         164.7         164.3         163.0         163.3         178.2           Jun         182.5         177.3         207.9         214.2         141.1         200.1         189.4         192.3         177.8         174.3         166.2         168.4         166.5         170.4         172.3         177.4           Aug         185.0         182.0         211.8         205.1         214.8         170.0         206.6         187.8         177.7         167.2         203.6         167.8         171.4         180.9           Sep         185.0         182.2         209.8         215.0         175.6         160.9         204.4         193.6         196.1         182.0         176.2         160.8         160.1         171.1         173.0			177.3	174.3														179
Jun         182.5         179.6         279.6         279.2         214.2         141.1         200.1         189.4         192.3         177.8         174.3         166.2         184.4         165.6         170.4         173.0           Aug         185.0         182.3         025.1         215.8         143.4         190.6         190.6         184.5         181.4         174.6         167.0         167.5         172.3         170.4           Sep         185.0         182.2         209.5         215.6         179.3         202.0         192.2         166.8         173.6         174.7         167.2         203.6         167.8         174.3         173.1         174.3         173.3         174.3         163.2         177.7         167.2         168.8         171.1         174.3         163.2         167.5         167.4         168.5         168.5         168.5         174.3         173.0         174.3         173.0         174.7																		179
Juli         185.0         182.3         205.1         215.8         143.4         198.0         196.5         194.4         174.7         167.7         167.2         204.6         177.1         177.7         167.2         203.6         167.5         172.3         173.4         173.9         173.7         167.2         203.6         167.5         172.3         173.9         173.7         167.2         203.6         167.5         173.2         180.9           Oct         186.4         133.3         209.5         217.6         140.9         20.4         192.2         168.6         182.0         178.2         168.1         173.4         163.8         20.9         183.1         143.4         123.8         194.1         199.1         181.5         179.8         170.7         210.0         169.6         173.0         182.3           Oct         188.5         185.8         213.4         216.9         143.4         202.3         194.4         198.9         182.7         179.4         173.0         183.4         177.4         184.7           Mar         191.2         188.8         213.3         210.0         143.4         202.3         194.4         198.9         182.7         179.4         <																		180 182
Sp.         185.0         182.2         200.8         215.0         139.3         202.0         192.2         196.8         179.8         174.7         166.8         203.9         168.1         171.1         179.9           Oct         186.4         183.6         209.5         217.6         140.9         204.4         193.6         196.1         182.0         178.2         164.8         171.3         181.3           Nov         187.2         184.4         213.4         216.1         142.6         203.8         199.1         199.1         181.5         170.7         210.0         169.6         173.0         182.3           Dec         188.5         215.8         214.9         140.4         202.2         197.7         196.5         197.5         173.7         174.1         177.5         184.9           Mar         191.4         189.1         215.8         214.8         142.1         206.5         193.6         198.8         178.2         173.7         174.1         177.5         184.9           Mar         191.4         189.1         215.8         214.8         202.8         176.8         173.3         174.7         172.1         177.4         183.9		Jul	185.0	182.3	205.1	215.8	143.4	198.0	190.6	194.5	181.4	174.6	167.0	204.6	167.5	172.3	179.4	183
Oct         186.4         183.6         209.5         217.6         140.9         204.4         193.6         196.1         182.0         178.2         169.8         203.9         168.1         174.3         181.3           Nov         187.2         184.4         213.4         218.1         142.6         203.8         191.9         191.1         181.2         178.2         169.5         167.5         173.0         182.3           114         Jan         191.3         188.8         213.3         216.0         143.4         202.2         197.7         186.7         178.3         172.7         173.0         174.1         175.5         184.9           Mar         191.4         191.2         188.8         214.9         140.3         202.8         197.6         199.7         186.7         178.3         172.7         173.1         174.1         187.5         184.9           Mar         191.4         191.9         192.2         144.9         214.9         202.6         188.5         185.5         176.2         217.5         177.1         181.9         172.1         177.1         174.1         188.9           Jun         201.2         214.4         203.1         144.4		-																185 183
Dec         188.5         185.8         214.1         215.5         146.4         202.2         197.7         196.5         181.5         179.8         170.7         210.0         169.6         173.0         182.3           114         Jan         191.3         188.8         213.3         216.0         143.4         202.3         194.4         198.9         182.7         179.4         173.0         214.1         175.0         177.4         184.7           Feb         192.2         198.8         215.8         214.4         140.3         202.8         197.6         198.7         186.7         173.0         177.1         174.1         177.5         184.9           Apr         197.5         195.2         214.4         200.1         141.9         21.5         197.7         202.6         188.5         183.5         176.2         23.8         178.4         179.7         188.9         178.2         178.4         178.4         179.8         178.4         179.8         178.4         179.8         178.4         179.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4         178.4																		185
14       Jan       191.3       188.8       213.3       216.0       143.4       202.3       194.4       198.9       182.7       179.4       173.0       214.1       175.0       177.4       184.7         Feb       192.2       198.8       215.8       214.9       140.3       202.8       197.6       199.7       186.7       178.3       172.7       217.3       174.1       177.5       184.9       1         Mar       191.4       199.7       195.6       178.6       178.6       178.3       172.7       172.1       174.1       177.5       184.9       178.0       177.1       184.9       178.0       178.0       178.1       177.4       188.1       188.1       188.5       185.5       176.2       218.7       172.1       177.4       188.1       188.1       178.0       178.0       188.1       178.0       178.0       188.1       178.0       178.0       188.1       190.2       100.1       188.1       190.2       197.2       188.1       188.1       178.1       178.1       188.1       178.1       178.1       188.1       178.1       188.1       178.1       188.1       178.1       188.1       178.1       188.1       178.1       188.1																		186
Feb         192.2         189.8         215.8         214.9         140.3         202.8         197.6         198.7         178.2         172.2         17.1         17.7         183.9           Mar         191.4         189.1         211.0         212.3         142.1         206.5         193.6         198.8         184.8         178.2         173.6         17.7         17.1         177.4         183.8           Mar         191.5         195.7         202.6         188.5         185.5         176.6         217.7         172.1         177.4         183.8           May         198.9         166.8         213.8         220.1         141.9         209.0         192.2         204.1         188.1         182.9         178.8         233.8         178.4         179.7         188.9           Jun         206.2         203.8         215.1         227.0         141.1         200.0         201.1         120.9         180.0         180.1         184.9         186.8         187.4         184.4         197.9         187.4         184.9         246.8         188.1         190.3         186.1         180.3         180.4         190.3         186.7         180.3         180.4         197.5<		Dec	188.5	185.8	214.1	215.5	146.4	202.2	197.7	196.5	181.5	179.8	170.7	210.0	169.6	173.0	182.3	186
Mar         191.4         191.4         211.0         212.3         142.1         206.5         193.6         198.8         184.8         174.2         175.1         177.1         172.1         177.4         178.0         188.1           Apr         197.5         195.2         214.4         220.1         141.9         211.5         197.7         202.6         186.5         183.5         176.2         228.8         178.0         188.1           Jun         201.2         198.8         215.1         227.0         148.1         200.0         201.1         203.9         190.6         178.2         178.8         183.4         197.7         168.9         190.8         180.8         190.8         180.8         190.8         180.8         190.8         180.8         190.8         180.8         190.8         190.8         180.8         180.4         190.8         190.8         190.8         190.8         180.8         180.4         190.8         180.8         180.4         190.8         180.8         180.4         180.8         180.4         190.8         180.8         180.4         180.8         180.4         180.4         180.4         180.4         180.4         180.4         180.4         180.4	014																	187
Apr.         197.5         195.2         214.4         20.1         141.9         211.5         197.7         20.6         188.5         182.5         176.2         228.8         178.2         178.4         188.4         186.5         187.4         188.4         186.5         188.4         186.5         187.4         188.4         186.5         188.4         186.5         187.4         187.4         187.4         186.4         186.5         188.1         186.5         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         187.4         18																		188 187
May         198.6         196.8         213.8         220.8         144.4         208.9         190.2         204.1         188.1         182.9         178.8         233.6         178.4         178.7         188.9         1           Jun         201.2         198.8         215.1         227.0         148.1         203.0         201.1         203.9         190.6         183.6         173.3         236.6         181.8         180.3         190.8           Aug         207.7         205.3         221.3         233.0         151.3         215.4         206.0         205.2         187.7         184.9         244.8         187.4         184.4         198.9         197.5         2         367.7         205.3         221.0         234.4         154.2         214.3         205.8         208.5         198.1         186.1         186.0         186.1         186.9         187.5         187.5         187.5         187.5         203.7         205.6         203.6         120.7         188.6         197.5         2         203.7         205.6         206.1         187.7         186.5         187.5         187.5         187.5         187.5         187.5         187.5         187.5         187.5         18																		191
Juli         20.6.2         203.8         221.3         23.0         15.1         217.6         206.0         205.2         195.2         187.1         184.9         241.8         187.4         184.4         186.4         197.3           Aug         207.7         205.3         221.5         234.9         154.2         214.3         205.8         206.5         198.1         186.1         186.5         187.4         184.4         195.8           Sep         207.7         205.0         221.0         231.4         154.4         214.3         205.8         206.7         198.0         186.1         186.5         187.6         186.5         186.5         187.6         186.5		May																192
Aug         207.7         205.3         221.5         23.4.4         154.2         21.4.2         205.4         205.7         185.5         187.2         187.5 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>193 198</td></th<>																		193 198
Sep         207.3         205.0         222.0         231.4         154.4         215.1         207.0         208.7         197.2         188.0         189.1         240.7         188.4         186.9         197.5         12           Oct         205.8         203.6         221.8         228.2         150.3         212.3         205.4         208.1         198.2         186.7         186.2         186.7         186.2         39.4         186.8         196.0         196.0           Nov         205.7         203.5         219.9         227.7         188.7         212.5         203.7         209.6         195.1         173.3         188.6         237.4         187.7         188.4         196.9         187.5         218.7         190.3         238.0         189.2         188.1         197.9         218.5         206.5         209.6         196.0         187.8         190.4         241.5         189.0         188.2         187.5         197.5         277.7         188.4         228.3         160.9         216.6         206.8         207.6         196.0         187.6         190.4         241.5         189.0         188.4         207.2         188.4         202.1         241.6         120.2		Aug	207.7	205.3														199
Nov         205.7         203.5         219.9         227.7         158.7         215.9         203.7         209.6         195.1         187.3         188.6         23.7         187.7         185.8         196.5           Dec         205.7         204.7         222.7         227.3         153.5         212.7         205.6         209.6         195.1         187.3         188.6         237.4         187.7         185.8         196.7           151         Jan         207.4         205.1         224.6         208.3         150.3         210.0         202.2         205.3         196.0         187.8         190.4         241.5         180.6         188.4         197.5         2           Mar         200.7         203.1         124.2         152.7         216.6         206.8         107.6         190.0         187.8         190.4         241.5         180.8         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.8         189.7         189.8         189		Sep																200
Dec         206.9         204.7         222.7         227.3         153.5         212.7         205.6         209.6         196.2         189.7         190.3         23.0         189.2         189.1         197.9         2           115         Jan         207.4         205.1         224.6         229.3         159.3         214.0         203.2         205.3         190.4         180.4         189.2         189.2         189.7         190.3         23.0         189.2         189.1         197.9         2           Feb         205.6         204.3         218.8         226.3         160.9         216.8         205.7         206.7         195.0         187.0         192.0         237.1         188.9         186.4         197.5         2         247.1         188.9         186.4         197.5         2         189.7         180.4         241.1         181.8         188.4         186.4         197.5         2         441.1         181.8         242.1         181.8         188.4         189.7         2         442.1         181.8         184.2         196.7         2         441.1         181.4         184.7         189.7         189.7         189.7         189.7         189.7 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>198 199</td></td<>																		198 199
Feb         206.5         204.3         218.8         226.3         126.9         218.6         207.7         208.7         195.8         187.0         192.0         237.1         188.9         197.5         1           Mar         200.7         220.1         243.2         152.7         216.6         206.6         198.1         191.0         192.0         237.1         188.9         197.5         1           Apr         208.6         207.0         221.1         243.2         158.5         214.5         204.1         191.3         183.7         239.9         193.2         189.8         400.2         2         188.4         400.2         2         188.4         200.2         188.4         185.2         21.8         20.4         10.9         193.3         187.7         239.9         193.2         189.8         187.2         29.9         193.2         189.8         185.2         187.8         190.9         20.18         187.8         192.1         183.8         187.2         244.8         198.5         187.8         193.2         189.8         187.2         244.8         192.8         187.8         190.9         20.0         20.6         190.9         20.0         21.1         21.1																		200
Feb         206.5         204.3         218.8         226.3         126.9         218.6         207.7         208.7         195.8         187.0         192.0         237.1         188.9         197.5         1           Mar         200.7         220.1         243.2         152.7         216.6         206.6         198.1         191.0         192.0         237.1         188.9         197.5         1           Apr         208.6         207.0         221.1         243.2         158.5         214.5         204.1         191.3         183.7         239.9         193.2         189.8         400.2         2         188.4         400.2         2         188.4         200.2         188.4         185.2         21.8         20.4         10.9         193.3         187.7         239.9         193.2         189.8         187.2         29.9         193.2         189.8         185.2         187.8         190.9         20.18         187.8         192.1         183.8         187.2         244.8         198.5         187.8         193.2         189.8         187.2         244.8         192.8         187.8         190.9         20.0         20.6         190.9         20.0         21.1         21.1									0.55				40-	ou: -	407 7			
Mar         209.7         207.0         223.1         243.2         152.7         216.6         206.8         207.6         198.1         191.3         193.3         242.1         191.3         188.4         200.2         2           Apr         208.6         206.8         217.4         223.6         158.5         214.5         204.1         209.5         193.3         183.7         239.9         193.2         193.2         198.4         190.5         2         199.5         193.2         193.3         184.7         199.5         199.5         2         199.5         199.5         2         199.5         199.5         2         198.1         191.5         198.5         198.5         2         199.5         2         199.5         199.5         199.5         199.5         199.5         199.5         199.5         191.5         2         194.5         198.5         2         191.5         <	υ15																	199 200
May         210.0         208.2         219.6         225.6         160.3         213.0         205.9         209.6         200.2         189.8         195.2         244.8         192.8         187.8         199.9         2           Jun         212.6         211.0         216.9         225.7         161.4         214.9         209.5         211.7         202.8         1916.1         195.7         190.9         202.0         2           Jul         217.0         215.3         224.4         231.6         162.9         214.4         214.3         214.8         209.6         196.4         200.9         255.6         192.2         191.8         205.7         191.4         201.7         214.8         194.4         201.9         216.6         126.8         204.2         196.4         200.9         255.6         192.2         191.8         205.7         193.3         205.7         126.1         128.8         204.3         194.5         203.0         256.6         192.6         198.1         208.3         208.3         208.3         208.3         216.1         128.8         204.2         196.4         204.9         257.9         202.5         198.2         208.8         208.3         208.3         <			209.7	207.0	223.1	243.2	152.7	216.6	206.8	207.6	198.1	191.3	193.3	242.1	191.3	188.4	200.2	202
Jun         212.6         211.0         216.9         225.7         161.4         214.9         209.5         211.7         202.8         191.6         195.8         249.1         195.7         190.9         202.0         2           Jul         217.0         215.3         224.4         231.6         162.9         216.4         214.3         215.8         204.2         196.4         209.9         255.6         199.2         191.8         205.7         202.0         2         400         255.6         192.6         191.8         205.7         2         2         2         191.6         195.8         204.4         205.4         2         196.7         190.9         202.0         2         2         191.8         2         191.6         195.8         204.4         196.4         200.9         255.6         192.6         191.8         205.7         2         193.8         2         194.8         205.7         2         191.8         2         191.4         2         194.5         2         2         196.8         2         194.8         2         194.8         2         194.7         2         2         198.8         2         2         2         2         2 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>201</td></t<>																		201
Jul         217.0         215.3         222.4         231.6         162.9         216.4         214.3         215.8         204.2         196.4         200.9         255.6         199.2         191.8         205.7         2           Aug         219.2         217.6         223.6         233.6         162.2         221.1         216.1         218.8         204.3         194.5         203.0         256.6         199.2         198.1         208.3         5         5         5         202.6         198.1         208.3         5         5         5         202.6         198.1         208.3         5         5         5         202.6         198.1         208.3         5         5         5         5         202.6         198.1         208.3         5         5         5         5         202.6         198.1         208.3         5         5         5         5         203.0         256.6         202.6         198.2         208.3         5         5         2         208.4         16         4         204.9         257.9         202.5         198.2         208.8         2         2         2         16         12         2         2         2         2																		201 203
Sep 219.8 218.1 224.5 233.9 170.2 218.9 215.8 218.3 204.2 196.4 204.9 257.9 202.5 198.2 208.8		Jul	217.0	215.3	222.4	231.6	162.9	216.4	214.3	215.8	204.2	196.4	200.9	255.6	199.2	191.8	205.7	207
																		209
			219.8 220.1	218.1 218.7	224.5 223.9	233.9 230.2	170.2 165.8	218.9 218.5	215.8 214.4	218.3 215.4	204.2 206.1	196.4 195.3	204.9 205.5	257.9 257.9	202.5 205.5	198.2 197.6	208.8 209.1	210 209

1 Mix-adjusted House Price Index and annual house price change by region (DCLG table A1)

										Reg	jions						
erce	ntage change	UK on a vea	England ar earlier	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West	UK excl London	UK e Londo S E
		-11.5	-11.8	-10.5	-6.3	-14.1	-9.9	-10.5	-10.2	-14.1	-9.1	-11.2	-13.9	-11.5	-11.8	-10.9	-1
	Feb	-12.3	-12.4	-11.9	-8.8	-18.7	-10.4	-11.1	-11.7	-12.7	-11.9	-13.2	-12.5	-13.4	-12.1	-12.3	-1
	Mar	-13.6	-13.8	-13.0	-9.8	-16.1	-11.7	-10.3	-12.5	-13.2	-12.7	-13.8	-15.7	-14.5	-14.4	-13.1	-1
	Apr	-13.5	-13.7	-14.0	-8.6	-22.6	-13.4	-11.2	-11.1	-12.9	-10.3	-15.1	-15.6	-13.9	-14.3	-13.0	-1
	May Jun	-12.7 -10.7	-13.0 -10.7	-10.7 -12.2	-7.0 -7.1	-23.3 -23.0	-12.0 -9.2	-12.0 -9.4	-10.5 -11.5	-11.0 -10.9	-8.9 -8.6	-13.9 -11.3	-16.5 -11.1	-12.2 -11.5	-12.9 -9.4	-11.7 -10.6	-
	Jul	-8.4	-8.5	-7.9	-4.2	-21.5	-7.8	-7.6	-6.9	-9.0	-7.1	-9.6	-9.4	-8.9	-7.4	-8.2	
	Aug	-5.6	-5.9	-5.2	-0.7	-12.7	-5.3	-4.5	-5.3	-5.0	-6.6	-7.0	-5.3	-6.3	-7.1	-5.7	
	Sep	-4.1	-4.0	-6.7	-0.9	-18.3	-2.5	-2.5	-5.4	-3.5	-2.4	-3.9	-2.7	-6.1	-5.1	-4.5	
	Oct	-2.3 0.5	-2.2 0.5	-5.8	0.8	-14.4	-2.2 -0.4	-3.3 0.7	-2.4	-1.3	-1.4	-2.9	-1.2	-3.3	-0.7	-2.5	
	Nov Dec	0.5 2.9	0.5 3.0	0.4 1.0	2.6 3.8	-10.5 -6.0	-0.4 4.0	0.7 2.8	0.8 2.1	-0.1 0.8	-1.3 2.6	1.1 2.9	1.0 4.9	0.6 2.8	0.2 1.7	0.4 2.4	
0	Jan	6.2	6.6	1.3	7.1	-13.7	-1.5	3.9	1.9	5.1	3.8	5.7	11.2	8.1	6.3	4.9	
	Feb	7.3	7.9	6.7	3.8	-9.7	3.5	5.4	5.8	4.8	3.8	8.2	10.5	10.0	7.3	6.5	
	Mar	9.7	10.1	8.1	7.2	-6.9	5.7	5.1	8.3	5.2	9.0	8.4	15.6	11.3	9.7	8.2	
	Apr	9.8 10.6	10.7 11.3	8.8 7.9	2.4 4.2	-8.3 -0.1	7.4 6.6	6.2 8.6	3.5 5.4	8.7 8.5	8.6 6.6	11.8 12.0	16.8 17.1	10.0 12.0	11.0 10.6	8.1 9.1	
	May June	9.9	10.5	13.5	4.2	-0.1	6.6	6.5	5.0	9.7	7.2	10.4	14.8	12.0	8.5	8.7	
	July	8.2	8.9	6.3	3.8	-15.5	4.9	3.3	3.0	7.7	5.1	9.0	14.4	10.5	7.4	6.6	
	Aug	8.1	9.1	5.5	0.5	-17.0	5.0	4.0	3.4	6.1	7.1	10.9	12.4	10.8	10.0	7.1	
	Sep	6.1	6.5	8.8	1.4	-7.6	1.7	1.2	3.6	3.5	5.1	7.8	9.0	9.7	4.9	5.4	
	Oct	4.9	5.4	4.1	0.2	-9.0	-0.4	2.8	1.8	2.7	4.5	6.2	8.4	7.3	3.4	4.0	
	Nov Dec	3.7 3.0	4.4 3.5	3.2 3.5	-2.4 0.3	-11.7 -16.0	-2.7 -4.6	-0.1 -1.2	-0.6 -1.1	0.8 3.1	3.0 2.4	6.8 4.6	8.2 6.3	5.3 5.6	4.6 2.6	2.6 2.2	
1	Jan	0.1	0.6	-1.9	-3.9	-14.4	-1.4	-1.0	-4.9	1.2	-3.8	3.2	3.4	0.1	1.2	-0.8	
	Feb	-0.2	0.1	-3.1	-0.8	-11.1	-2.3	-4.2	-4.6	-1.4	0.2	0.6	4.1	0.3	-0.7	-1.2	
	Mar	0.3	0.7	-3.1	-1.3	-14.6	-5.8	-2.6	-3.3	0.6	-3.3	1.8	4.8	1.7	-1.3	-0.9	
	Apr	-0.7	-0.5	-1.5	-0.7	-15.2	-4.6	-3.3	-1.5	-2.9	-4.4	0.1	3.4	0.6	-3.2	-1.8	
	May June	-2.5 -2.3	-2.2 -2.1	-6.2 -5.8	-3.2 -2.1	-14.4 -8.3	-3.7 -5.0	-4.2 -5.2	-4.0 -4.2	-4.9 -5.0	-3.1 -3.8	-2.1 -0.4	1.0 1.1	-2.6 -2.5	-2.0 -1.8	-3.4 -3.1	
	June July	-2.3 -1.6	-2.1	-5.8 0.0	-2.1	-8.3 -4.2	-5.0 -4.0	-5.2 -1.3	-4.2 -4.0	-5.0 -3.8	-3.8 -4.7	-0.4	1.1 0.6	-2.5 -1.1	-1.8 -2.8	-3.1	
	Aug	-1.5	-1.7	-0.5	-1.6	-4.2	-4.0	-1.3	-4.0	-3.6	-4.1	-1.7	2.8	-1.1	-2.0	-2.2	
	Sep	-1.6	-1.3	-3.6	-3.1	-11.7	-5.4	-3.6	-4.1	-2.6	-3.6	-2.2	2.5	-1.0	-1.4	-2.6	
	Oct	-0.5	-0.3	-0.5	-1.2	-12.2	-1.5	-4.5	-4.2	-1.2	-1.7	-0.9	3.6	-0.6	0.7	-1.5	
	Nov Dec	-0.5 -0.4	-0.4 0.1	-1.8 -1.9	-0.7 -4.6	-11.9 -8.5	-0.1 -1.9	-3.3 -2.3	-2.4 -2.2	1.2 -0.4	-2.2 -2.3	-1.1 -0.8	2.7 3.8	-0.6 -0.4	-1.6 0.1	-1.4 -1.4	
2	Jan Feb	0.6 1.0	0.8 1.1	-0.1 0.0	-0.9 1.3	-7.5 -9.1	0.4 -4.0	-2.9 0.5	1.0 -0.7	-1.7 0.7	1.5 -0.4	-1.7 0.5	3.9 3.1	1.5 1.6	-0.4 1.0	-0.3 0.5	
	Mar	-0.4	-0.3	0.4	-0.3	-10.7	-0.9	-0.3	0.2	0.5	0.0	-0.7	-0.2	-1.4	2.2	-0.4	
	Apr	1.4	1.7	-1.1	-0.3	-7.9	0.8	-1.3	-1.4	-1.0	0.3	1.0	4.9	2.1	1.6	0.5	
	May	2.3	2.6	3.5	-1.2	-10.0	-0.6	-1.5	-1.0	2.3	-1.1	1.9	7.1	3.4	0.6	1.0	
	Jun Jul	2.3 2.0	2.7 2.4	0.4 0.2	-0.6 -0.8	-11.6 -10.2	-1.3 0.0	1.3 -0.9	2.0 2.1	2.0 1.4	0.4 2.0	1.7 2.5	6.0 5.7	2.2 1.7	1.9 0.6	1.3 1.0	
	Aug	1.9	2.4	1.5	-0.8	-10.2	0.0	-0.9	-0.4	-0.4	1.3	1.0	6.3	2.3	-0.7	0.6	
	Sep	1.7	1.8	1.6	0.9	-10.1	2.4	0.7	0.0	1.2	0.3	1.9	5.2	0.7	0.0	0.7	
	Oct	1.4	1.7	2.7	-2.2	-11.5	0.0	2.3	3.1	1.5	-0.8	1.5	3.3	1.3	0.4	0.9	
	Nov	2.2 3.3	2.5 3.4	0.8 2.4	-1.1	-8.3	-2.4 -0.6	2.1 1.1	1.3 2.1	1.1 1.3	1.3 2.7	0.9 3.2	5.1 6.4	2.9 3.7	1.5 1.4	1.3 2.4	
	Dec				3.1	-5.7											
3	Jan Feb	2.1 1.9	2.3 2.1	1.0 4.0	-0.4 -1.1	-5.9 -7.6	2.3 2.6	1.1 0.0	1.5 1.4	1.5 0.6	0.7 0.5	3.0 0.7	5.4 5.8	1.0 1.2	0.1 0.6	1.1 0.8	
	Heo Mar	2.7	3.0	4.0	-1.1	-7.6	2.6	0.0	-1.3	0.6	2.0	2.8	5.8	3.3	-0.3	1.3	
	Apr	2.6	2.8	6.2	-1.2	-0.8	-1.1	0.5	1.0	3.7	2.3	1.0	6.1	2.0	1.8	1.6	
	May	2.9	3.1	0.7	0.7	1.8	1.1	2.8	2.4	0.5	2.7	2.7	6.5	1.6	1.5	1.8	
	Jun	3.1	3.3	4.3	-0.9	-0.4	0.4	0.1	-0.2	0.9	3.1	2.2	8.1	2.9	0.0	1.5	
	Jul	3.3	3.7	-0.6	-1.9	1.7	-1.3	-0.5	0.5	2.4	2.0	1.3	9.7	2.5	2.2	1.3	
	Aug Sep	3.7 3.8	4.0 4.1	1.8 2.1	0.0 -0.8	1.0 -0.9	2.5 0.2	2.5 0.6	0.8 3.3	4.0 1.8	3.4 2.4	2.3 1.9	8.5 9.3	2.2 3.8	2.2 1.2	2.2 2.1	
	Sep Oct	3.8 5.5	4.1 5.7	2.1	-0.8 3.4	-0.9 4.9	0.2	0.6	3.3	1.8	2.4	1.9	9.3 12.0	3.8	1.2	2.1	
	Nov	5.4	5.6	5.4	2.5	3.4	4.1	0.6	3.2	2.0	4.5	4.2	11.6	4.3	3.2	3.5	
	Dec	5.5	5.7	4.8	0.5	4.8	3.0	3.5	1.8	1.9	4.3	4.6	12.3	3.8	2.5	3.3	
4	Jan	6.8	7.1	7.0	1.3	2.8	0.5	2.3	3.4	3.7	5.2	4.7	13.2	7.1	4.3	4.7	
	Feb Mar	9.2 8.0	9.7 8.5	5.4 4.9	2.4 0.8	2.8 0.3	2.8 4.1	5.9 3.1	5.4 5.3	7.5 5.0	5.5 4.4	7.6 6.6	17.8 17.0	8.1 6.1	5.7 5.8	6.4 5.1	
	Apr	9.9	10.4	4.9	4.9	2.5	6.7	5.6	5.6	6.7	4.4 6.8	8.5	18.7	8.7	5.4	7.0	
	May	10.4	10.9	6.5	3.7	-0.7	4.8	3.9	6.1	7.1	7.2	8.6	20.1	9.4	6.8	7.2	
	Jun	10.2	10.7	3.5	6.0	4.9	4.4	6.2	6.0	7.2	5.4	7.9	19.3	9.7	5.8	7.2	
	Jul	11.5	11.8	7.9	8.0	5.5	9.9	8.1	5.5	7.6	7.5	10.7	18.2	11.9	7.0	9.2	
	Aug	11.7	12.2	4.6	6.7	9.4	3.7	5.6	6.2	7.9	5.8	11.6	19.6	12.4	9.3	9.1	
	Sep Oct	12.1 10.4	12.5 10.9	5.8 5.8	7.6 4.9	10.9 6.7	6.5 3.8	7.7 6.1	6.0 6.1	9.7 6.6	7.7 4.8	13.4 9.7	18.8 17.4	11.6 11.6	9.2 7.2	9.8 8.1	
	Nov	9.9	10.9	3.1	4.9	11.3	3.8 5.9	6.1	5.3	6.6 7.7	4.8	9.7	17.4	10.7	6.3	8.1	
	Dec	9.8	10.2	4.0	5.5	4.9	5.2	4.0	6.7	8.1	5.5	11.4	13.3	11.5	8.8	8.5	
5	Jan	8.4	8.6	5.3	6.2	11.1	5.8	4.5	3.2	7.3	4.7	10.0	12.8	8.0	6.1	6.9	
	Feb Mar	7.4 9.6	7.7 9.4	1.4 5.7	5.3 14.6	14.7 7.5	5.3 4.9	4.1 6.8	4.5 4.4	4.9 7.2	4.9 7.3	11.2 11.4	9.1 11.2	8.5 11.2	5.3 6.2	6.8 9.0	
	Mar Apr	9.6 5.6	9.4 5.9	5.7 1.4	14.6 1.6	7.5 11.7	4.9	6.8 3.2	4.4 3.4	7.2 5.8	7.3 2.3	11.4 9.9	4.4	11.2 8.4	6.2	9.0 6.1	
	Apr May	5.6	5.9	2.7	2.2	11.7	2.0	3.2	3.4 2.7	5.8 6.5	2.3	9.9	4.4	8.4	4.5	5.9	
	Jun	5.7	6.1	0.8	-0.6	9.0	2.8	4.2	3.8	6.4	4.4	9.2	5.3	7.7	5.9	5.9	
	Jul	5.2	5.6	0.5	-0.6	7.7	-0.6	4.0	5.2	4.6	4.6	8.7	5.7	6.3	4.0	5.0	
	Aug	5.5	6.0	0.9	-0.6	5.2	3.2	5.0	4.9	3.1	3.4	8.8	5.4	7.4	5.8	5.6	
	Sep	6.1	6.4	1.1	1.1	10.2	1.8	4.2	4.6	3.6	4.5	8.4	7.2	7.4	6.0	5.7	

### 2 Mix-adjusted average house prices by region (DCLG table A2) All dwellings

										R	egions				-	not seasonal	-),
			England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West	East	London	South East		UK excl London	UK e Londo S E
		UK	England	Wales	Scotland	Ireland	East	west	Humber	Midiands	Midiands	East	London	East	west	London	56
n	1	221,000		170,000	163,000	226,000	150,000	164,000	167,000	176,000			350,000			202,000	186,0
b ar			224,000 225.000	166,000 166,000	162,000 164,000	223,000 217.000	148,000 150.000	161,000	164,000 161.000	173,000 173.000			337,000 340.000			200,000	184,0 184.0
or			225,000	164,000	167,000	226,000	150,000	162,000	165,000	170,000	,	237,000	342,000		225,000	200,000	184,0
ıy			224,000	163,000	166,000	216,000	147,000	161,000	162,000	169,000	,	236,000	346,000	270,000	222,000	198,000	182,0
n Jl			222,000 222,000	162,000 161,000	168,000 165,000	220,000 221,000	147,000 145,000	159,000 160,000	165,000 160,000	169,000 168,000	,	232,000 234,000	337,000 340,000		220,000 220,000	197,000 197,000	182,0 181,0
g		209,000	216,000	158,000	162,000	207,000	142,000	156,000	158,000	163,000		226,000	324,000	263,000	218,000	192,000	177,0
p xt		209,000 204,000	215,000 210,000	158,000 157,000	160,000 157,000	210,000 199,000	141,000 138.000	156,000 154,000	157,000 153,000	163,000 158.000		224,000 221,000	325,000 319,000	264,000 257,000	219,000 208,000	192,000 187,000	176,0 172,0
n v			206,000	151,000	157,000	193,000	139,000	150,000	151,000	157,000		213,000	314,000		206,000	187,000	169,0
C		195,000	202,000	149,000	152,000	183,000	136,000	149,000	149,000	154,000	159,000	209,000	304,000	243,000	203,000	179,000	166,0
n b	1	195,000 190.000	201,000 196.000	152,000 146.000	155,000 150.000	197,000 184.000	135,000 132.000	146,000 143.000	150,000 144,000	150,000 150.000			299,000 292.000		201,000 196.000	180,000 175.000	166,0 162.0
ar		187,000	193,000	145,000	150,000	185,000	131,000	143,000	141,000	149,000			284,000		192,000	173,000	160,0
or			194,000	141,000	154,000	177,000	129,000	143,000	146,000	147,000			286,000			174,000	160,0
iy n			194,000 197,000	146,000 142,000	156,000 158,000	169,000 172,000	129,000 133,000	141,000 144,000	145,000 146,000	149,000 150,000			287,000 297,000			174,000 176,000	161,0 163,0
u J			202,000	148,000	160,000	176,000	133,000	147,000	148,000	152,000			305,000			180,000	166,0
g			202,000	150,000	163,000	184,000	134,000	149,000	150,000	154,000	160,000	209,000	304,000	245,000	202,000	181,000	167,0
p			206,000	148,000	161,000	174,000	136,000	151,000	149,000	156,000			314,000			182,000	169,0
st IV			205,000 206.000	148,000 152,000	160,000 164,000	173,000 176,000	134,000 137,000	148,000 150,000	150,000 152,000	155,000 156.000			312,000 315,000			182,000 183.000	168,0 169,0
c		200,000	207,000	150,000	160,000	175,000	141,000	152,000	152,000	154,000			317,000			183,000	169,0
n	1		214,000	148,000	171,000	172,000	133,000	152,000	152,000	158,000			331,000			190,000	173,0
b ar			211,000 212,000	150,000 151,000	160,000 165,000	168,000 174,000	137,000 139,000	151,000 151,000	153,000 153,000	158,000 157,000			321,000 327,000			187,000 188,000	171,0
or			214,000	148,000	163,000	164,000	139,000	152,000	151,000	161,000		,	333,000			189,000	173,
ıy			216,000	151,000	167,000	170,000	137,000	154,000	153,000	163,000			334,000			191,000	175,
e v			218,000 220,000	155,000 152.000	168,000 171,000	161,000 151,000	142,000 139,000	154,000 153,000	153,000 153,000	165,000 165,000			339,000 347,000			192,000 193,000	176, 176.
g			220,000	152,000	168,000	154,000	141,000	155,000	155,000	164,000			340,000			193,000	178,
p		212,000	219,000	155,000	168,000	163,000	139,000	153,000	154,000	163,000			340,000	272,000	218,000	193,000	176,
zt			216,000	148,000	165,000	159,000	134,000	152,000	152,000	160,000		227,000		266,000		190,000	173,
iv ic			215,000 214,000	151,000 150,000	164,000 165,000	157,000 149,000	134,000 134,000	151,000 151,000	151,000 150,000	158,000 160,000		229,000 225,000	338,000 335,000	265,000 264,000		189,000 188,000	173, 172,
n	1		224,000	149,000	172,000	149,000	137,000	156,000	151,000	165,000		240,000	350,000	274,000	221,000	196,000	179,
b ar			220,000 222,000	148,000 149,000	167,000 171,000	151,000 150,000	140,000 137,000	150,000 152,000	152,000 154,000	160,000 163,000			342,000 351,000			193,000 194,000	175. 176.
or			222,000	149,000	170,000	141,000	139,000	153,000	155,000	161,000			352,000			193,000	176,
ıy			219,000	145,000	171,000	147,000	139,000	153,000	153,000	159,000			345,000			192,000	175,
e y			222,000	150,000 155,000	173,000 177,000	149,000 146.000	141,000 140.000	151,000 156.000	152,000 153.000	161,000 163.000			350,000 357.000			194,000 197,000	177, 179.
g			226,000	154,000	175,000	148,000	140,000	154,000	157,000	165,000		238,000		276,000		197,000	180,
p			225,000	152,000	171,000	145,000	138,000	153,000	153,000	163,000		236,000		278,000		196,000	178,
st iv		216,000 215,000	224,000 223,000	150,000 151,000	172,000 171,000	141,000 140,000	138,000 140,000	151,000 151,000	152,000 153,000	162,000 164,000		234,000 236,000	357,000 356,000			195,000 195,000	177,
C		214,000	222,000	150,000	166,000	138,000	138,000	153,000	152,000	164,000	170,000	232,000	356,000	271,000	215,000	193,000	176,
n b	1		238,000 234,000	153,000 152,000	179,000 178,000	138,000 137,000	143,000 139,000	158,000 157,000	160,000 158,000	167,000 166,000		245,000 243,000	382,000 371,000	289,000 285,000		205,000 203,000	185 183
ar			233,000	154,000	179,000	134,000	141,000	158,000	161,000	169,000		242,000	368,000			203,000	184
or		229,000	237,000 237,000	151,000 154,000	178,000 177,000	130,000 132,000	145,000 143,000	157,000 157,000	160,000 158,000	164,000 168,000		245,000 245,000	388,000	288,000 287.000	221,000	204,000 204,000	184, 184,
iy n			240,000	154,000	181,000	132,000	144,000	159,000	163,000	170,000		245,000				204,000	187,
J			242,000	160,000	184,000	131,000	145,000	161,000	163,000	171,000		251,000		292,000		209,000	188,
g p			242,000 241.000	161,000 159,000	184,000 181,000	130,000 130,000	146,000 146,000	160,000 161,000	164,000 161,000	170,000 170,000		249,000 250,000				208,000 208,000	188, 187,
p zt		233,000		159,000	176,000	125,000	148,000	161,000	164,000	171,000		247,000	388,000		225,000	208,000	187,
v		232,000		157,000	178,000	128,000	142,000	161,000	163,000	171,000		247,000		291,000		207,000	187
ю 1			242,000	158,000	179,000	130,000	142,000	161,000	163,000	172,000			398,000			208,000	187
n <sup>1</sup> b			247,000 242.000	156,000 160.000	180,000 178,000	128,000 125,000	146,000 143.000	162,000 159,000	164,000 162,000	171,000 168.000			405,000 395,000			210,000 207.000	189. 186.
ar			244,000		178,000	130,000	144,000	160,000	161,000		180,000	250,000	398,000	293,000	225,000	208,000	187,
or			247,000 248.000		177,000	127,000	144,000 144.000	159,000	164,000	171,000			414,000			209,000	188, 189,
iy e			248,000 251,000		180,000 181,000	134,000 130,000	,	163,000 161,000	164,000 164,000	170,000 172,000			416,000 425,000		226,000 229,000	210,000 212,000	189, 190,
y		245,000	255,000	160,000	183,000	132,000	144,000	162,000	166,000	176,000	184,000	257,000	438,000	302,000	231,000	213,000	192,
g p			256,000 255,000	166,000 164,000	186,000 182,000	130,000 128,000	150,000 146,000	166,000 164,000	168,000 168,000	178,000 174,000			436,000 434,000			215,000 214.000	194, 192,
р zt			257,000	164,000	184,000	130,000	148,000	165,000	168,000	176,000			436,000			216,000	194
iv ic			258,000 260,000	167,000 167,000	184,000 182,000	131,000 135,000		163,000 168,000	170,000 168,000	176,000 176,000			441,000 450,000			216,000 217,000	194 195
11		252,000	262,000	166,000	184,000	133,000	145,000	165,000	169,000	175,000	189,000	264,000	452,000	314,000	237,000	218,000	195
b		253,000	264,000	168,000	183,000	130,000	146,000	168,000	170,000	179,000	188,000	264,000	458,000	312,000	237,000	219,000	196,
ar			263,000	164,000	181,000	132,000		165,000	169,000	177,000			459,000			217,000	195,
or iy			271,000 273,000	166,000 166,000	187,000 188,000	131,000 134,000		168,000 169,000	172,000 173,000	181,000 181,000	194,000 193,000		485,000 492,000			222,000 223,000	199, 200,
n		265,000	276,000	167,000	193,000	137,000	150,000	171,000	173,000	183,000	194,000	274,000	499,000	326,000	241,000	225,000	201
ul p			283,000 285,000	172,000 172,000	198,000 200,000	140,000 143,000		175,000 175,000	174,000 177,000	187,000 190,000	198,000 198,000		510,000 514,000			231,000 233,000	206 208
9 p			285,000	172,000	197,000	143,000		176,000	177,000	189,000			508,000			233,000	208,
st			283,000		194,000	139,000	152,000	175,000	177,000	186,000			505,000			232,000	206
iv ic			283,000 285,000		194,000 193,000	147,000 142,000	155,000 153,000	173,000 175,000	178,000 178,000	187,000 188,000			501,000 502,000			232,000 234,000	207 208
n <sup>1</sup>			281,000		195,000	152,000	155,000		175,000	188,000						233,000	207
r			280,000 284,000		192,000 207,000	153,000 145,000	155,000 157,000		178,000 177,000	188,000 190,000	197,000 202,000					233,000 236,000	208 211
			284,000		190,000	151,000	155,000		178,000	191,000						235,000	209,
у			286,000		192,000	153,000	154,000	176,000	178,000	192,000	200,000	295,000	504,000	342,000	249,000	235,000	209,
1			290,000 295,000	169,000 173,000	192,000 197,000	154,000 155,000	156,000 157,000		180,000 184,000	195,000 196,000	202,000 207,000					238,000 242,000	211, 215,
9		285,000	299,000	174,000	199,000	154,000	160,000	185,000	186,000	196,000	205,000	306,000	528,000	359,000	263,000	245,000	218,
С			299,000	175,000	199,000	162,000	158,000	184,000	186,000	196,000						246,000	218 217
		286,000	29	9,000		9,000 175,000 199,000	9,000 175,000 199,000 162,000	9,000 175,000 199,000 162,000 158,000	9,000 175,000 199,000 162,000 158,000 184,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000 309,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000 309,000 531,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000 309,000 531,000 359,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000 309,000 531,000 359,000 263,000	9,000 175,000 199,000 162,000 158,000 184,000 186,000 196,000 207,000 309,000 531,000 359,000 263,000 246,000

Notes

Notes

Note that the weights used for mix-adjustment change at the start of each calendar year (i.e. in January). The mix-adjusted prices are therefore not comparable between calendar years, although they are comparable within each calendar year.

R = data revised

# 3 Mix-adjusted House Price Index and annual house price change by type of buyer, UK (DCLG table A3) Type of buyer, All dwellings not seasonally adjusted

## 4 Mix-adjusted average house prices by type of buyer, UK (DCLG table A4) Type of buyer, All dwellings

Former Ov Occu	First time buyer		Former Owner Occupier	First time buyer	F
	UK		UK	UK	
					idex level (Feb 200
256,	163,000	2008 Jan <sup>1</sup> Feb	185.4 181.9	187.9 184.9	2008 Jan Feb
251, 251,	161,000 161,000	Mar	181.9	184.9	Heb Mar
252,	162,000	Apr	182.6	186.7	Apr
249,	162,000	May	180.8	186.3	May
248,	160,000	Jun	179.9	183.8	Jun
248,	159,000	Jul	180.1	182.8	Jul
242,	154,000	Aug	175.3	177.2	Aug
243,	150,000	Sep	176.4	173.1	Sep
237, 234.	147,000 143,000	Oct	172.0 169.7	169.5 164.4	Oct Nov
234, 228,	143,000	Dec	165.2	162.2	Dec
230, 223,	138,000 136,000	2009 Jan <sup>1</sup> Feb	166.7 161.3	159.5 157.3	2009 Jan Feb
223, 220,	134,000	Mar	159.3	157.3	Mar
220,	136,000	Apr	159.4	157.3	Apr
220,	137,000	May	159.1	159.1	May
223,	140,000	Jun	161.3	162.4	Jun
228.	144.000	Jul	165.2	166.5	Jul
229.	144,000	Aug	165.7	166.3	Aug
231,	148,000	Sep	167.3	170.8	Sep
230,	146,000	Oct	166.6	169.6	Oct
233, 231,	148,000 150,000	Nov	168.3 167.5	171.0 173.3	Nov Dec
231,	130,000	Dec	107.5	1/3.3	Dec
242,	151,000	2010 Jan 1	175.4	173.6	2010 Jan
237,	150,000	Feb	172.0	171.8	Feb
239, 240,	152,000 154,000	Mar Apr	173.0 173.5	174.1 176.8	Mar Apr
240, 242,	155,000	May	175.2	178.1	May
244,	156,000	June	177.1	179.1	June
247,	156,000	July	178.9	179.4	July
247,	157,000	Aug	178.9	180.3	Aug
246,	156,000	Sep	178.5	178.7	Sep
242, 242,	153,000 152,000	Oct Nov	175.4	176.0 174.9	Oct Nov
242, 240,	152,000	Dec	175.5	174.9	Dec
250,	161,000	2011 Jan 1	174.7	175.8	2011 Jan Feb
245, 249.	157,000 158.000	Feb Mar	171.5	172.1	⊢eb Mar
249, 247.	159,000	Apr	174.0	173.2	Apr
244,	159,000	May	170.6	174.3	May
247,	160,000	June	173.0	175.3	June
250,	163,000	July	175.1	178.6	July
252,	162,000	Aug	176.4	176.9	Aug
250, 248,	162,000 162,000	Sep Oct	175.1 173.8	177.5 177.0	Sep Oct
248, 248,	161,000	Nov	173.8	177.0	Nov
246,	162,000	Dec	172.2	177.0	Dec
263.	171,000	2012 Jan 1	174.9	179.1	2012 Jan
259,	168,000	Feb	172.3	176.0	Feb
258,	170,000	Mar	171.2	178.0	Mar
264,	169,000	Apr	175.2	176.7	Apr
262,	171,000	May	174.2	179.3	May
266, 269,	172,000 174,000	Jun Jul	176.5 178.8	180.3 181.9	Jun Jul
269, 269,	174,000	Aug	178.9	182.2	Aug
268,	172,000	Sep	178.1	180.2	Sep
265,	172,000	Oct	176.1	180.2	Oct
266,	173,000	Nov	177.0	181.0	Nov
268,	174,000	Dec	178.3	181.7	Dec
273.	177,000	2013 Jan <sup>1</sup>	178.6	182.7	2013 Jan
269,	173,000	Feb	175.7	178.9	Feb
270,	175,000	Mar	176.8	180.4	Mar
273,	179,000	Apr	178.4	185.1	Apr
273, 277,	181,000 182,000	May Jun	178.4 181.4	186.6 187.3	May Jun
282,	183,000	Jul	184.2	189.2	Jul
283,	185,000	Aug	184.9	190.7	Aug
281,	184,000	Sep	183.9	189.8	Sep
284,	185,000	Oct	185.4 185.9	190.9 192.6	Oct
284, 286,	187,000 189,000	Nov Dec	185.9	192.6	Nov Dec
291,	191,000	2014 Jan <sup>1</sup>	190.1	196.6	2014 Jan
292,	192,000	Feb	190.8	197.8	Feb
290, 299,	193,000 199,000	Mar Apr	189.5 195.3	198.3 205.0	Mar Apr
299, 301,	202,000	Apr May	195.3	205.0	Apr May
304,	204,000	Jun	198.6	209.9	Jun
313,	208,000	Jul	204.1	214.0	Jul
315,	209,000	Aug	205.6	215.3	Aug
314, 312,	209,000	Sep	205.1	215.1	Sep
312, 312,	208,000 208,000	Oct Nov	203.5 203.4	213.8 213.8	Oct Nov
312, 314,	208,000	Dec	203.4 205.1	213.8	Dec
314,	206,000	2015 Jan <sup>1</sup>	205.8	213.9	2015 Jan
314,	204,000	Feb	205.5	211.3	Feb
319, 315,	206,000 209,000	Mar Apr	209.1 206.4	213.9 216.3	Mar Apr
313,	210,000	May	207.9	210.5	May
321,	213,000	Jun	210.4	220.5	Jun
329,	216,000	Jul	215.3	223.7	Jul
333,	217,000	Aug	217.9	225.0	Aug
335, 334,	216,000 218,000	Sep Oct	219.2 218.7	224.3 226.3	Sep Oct
554,	210,000	Notes 1 See footno	210.7	vised	tes

#### 3 Mix-adjusted House Price Index and annual house price change by type of buyer, UK (DCLG table A3) Type of buyer, All dwellings not seasonally adjusted

	First time buyer UK	Former Owner Occupier UK
Percentage cha	nge on a year earlier	
2009 Jan Feb	-15.1 -15.0	-10.1 -11.3
Mar	-16.7	-12.4
Apr	-15.7	-12.7
May Jun	-14.6	-12.0 -10.3
Jul Aug	-8.9 -6.1	-8.3
Sep	-6.1	-5.5
Oct	0.1	-3.2
Nov	4.0	-0.8
Dec	6.8	1.4
2010 Jan	8.9	5.2
Feb Mar	9.3 12.6	6.6 8.6
Apr	12.6	8.6
May	11.9	10.1
June	10.3	9.8
July Aug	7.8 8.4	8.3 8.0
Sep	4.6	6.7
Oct	3.8	5.3
Nov	2.3	4.3
Dec	0.7	3.9
2011 Jan	1.2	-0.4
Feb	0.2	-0.3
Mar Apr	-0.5 -1.5	0.6
May	-1.5	-0.4
June	-2.1	-2.3
July	-0.5	-2.1
Aug Sep	-1.9 -0.7	-1.4 -1.9
Oct	-0.7	-1.9
Nov	0.7	-1.0
Dec	1.4	-1.0
2012 Jan	1.9	0.1
Feb	2.3	0.5
Mar	2.8	-1.6
Apr	1.5	1.4
May Jun	2.9 2.9	2.1 2.0
Jul	1.9	2.1
Aug	3.0	1.4
Sep	1.5	1.7
Oct Nov	1.8 2.7	1.3 1.9
Dec	2.7	3.5
2013 Jan Feb	2.1 1.6	2.1
Heb Mar	1.6	2.0 3.2
Apr	4.8	1.8
May	4.1	2.5
Jun Jul	3.9 4.0	2.7 3.0
Aug	4.0	3.0
Sep	5.3	3.2
Oct	5.9	5.3
Nov Dec	6.4 7.4	5.0 4.7
Dec	7.4	4.7
2014 Jan	7.6	6.4
Feb	10.5	8.6
Mar Apr	10.0 10.8	7.2
May	10.8	9.5
Jun	12.0	9.5
Jul	13.1 12.9	10.8
Aug Sep	12.9	11.2
Oct	12.0	9.8
Nov	11.0	9.4
Dec	9.5	9.8
2015 Jan	8.8	8.3
Feb	6.8	8.3
	7.8	10.3
Mar		
Mar Apr	5.5	5.7
Mar Apr May	4.8	5.9
Mar Apr		
Mar Apr May Jun	4.8 5.1	5.9 6.0
Mar Apr May Jun Jul	4.8 5.1 4.6	5.9 6.0 5.5

5 Mix-adjusted House Price Index and annual house price change by whether dwelling is new or second-hand, UK (DCLG table A5) New or second-hand, all dwellings

6 Mix-adjusted average house prices by whether dwelling is new or second hand, UK (DCLG table A6)

dex level (Feb 200 2008 Jan Apr Apr Jun Jun Jun Jun Jun Sap Oct Nov Dec 2009 Jan Aug Sap Cot Nov Dec May Jun Jun Jun Jun Jun Apr Dec Cot Cot Cot Cot Cot Cot Cot Cot Cot Cot	175.5 174.5 173.2 174.9 170.0 166.0 166.0 166.0 166.0 166.0 165.0 166.0 165.0 165.1 151.6 151.6 151.6 151.7 147.7 145.8 143.3 150.0 147.7 146.7	Pre-ovmed dwellings UK 186.5 183.0 183.3 184.0 182.8 181.5 181.5 181.5 181.5 181.5 185.5 176.7 176.3 176.7 176.3 164.7 164.7 164.7 165.2 159.7 162.3	2008 Jan Feb Mar Apr Jun Jun Jun Sep Oct Nov Dec 2009 Jan ' Feb Mar Apr Apr Jun	New dwellings UK 231,000 223,000 223,000 230,000 224,000 224,000 224,000 224,000 224,000 224,000 225,000 211,000 195,000 205,000 205,000 201,000 197,000 19	Pre-owne dweilling 221,000 216,000 216,000 216,000 215,000 215,000 209,000 209,000 209,000 209,000 209,000 195,0000 195,0000 195,0000 195,0000 195,000000000000000000000000000000000000
2008 Jan Feb Mar Apr Jun Jul Jun Jul Sep Oct Nov Dec 2009 Jan Ec 2009 Jan Apr Mar Jun Jun Jun Jun Jun Jun Jun Nov Dec	175.5 174.5 173.2 174.9 170.0 166.0 166.0 166.0 166.0 166.0 165.0 166.0 165.0 165.1 151.6 151.6 151.6 151.7 147.7 145.8 143.3 150.0 147.7 146.7	186.5 183.0 183.3 184.0 182.8 181.5 181.5 181.5 176.7 176.3 172.6 189.5 164.7 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3	Feb Mar May Jun Jun Jun Jun Jun Sep Oct Nov Dec 2009 Jan Feb Feb Mar Apr	228,000 228,000 229,000 229,000 222,000 211,000 211,000 211,000 192,000 201,000 197,000 197,000 197,000 188,000 186,000	221,000 216,000 217,000 215,000 215,000 215,000 209,000 209,000 209,000 209,000 209,000 195,000 195,000 195,000 189,000 188,000
Feb Mar Apr May Jul Sep Oct Oct Dec 2009 Jan Feb Feb Apr Apr Apr Jun Jun Jun Jun Jun Jun Jun Jun Dec Cot Nov Dec	174.5 173.2 174.9 170.0 166.0 158.2 160.6 148.6 148.6 148.6 151.6 151.6 151.6 151.6 151.6 151.7 147.7 145.8 143.3 150.0 147.7 146.7	183.0 183.3 184.0 182.8 181.5 181.5 181.5 176.7 176.3 172.6 169.5 164.7 164.7 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3	Feb Mar May Jun Jun Jun Jun Jun Sep Oct Nov Dec 2009 Jan Feb Feb Mar Apr	228,000 228,000 229,000 229,000 222,000 211,000 211,000 211,000 192,000 201,000 197,000 197,000 197,000 188,000 186,000	216,000 217,000 218,000 215,000 209,000 209,000 209,000 204,000 200,000 195,000 195,000 188,000 188,000 188,000
Feb Mar Apr May Jul Sep Oct Oct Dec 2009 Jan Feb Feb Apr Apr Apr Jun Jun Jun Jun Jun Jun Jun Jun Dec Cot Nov Dec	174.5 173.2 174.9 170.0 166.0 158.2 160.6 148.6 148.6 148.6 151.6 151.6 151.6 151.6 151.6 151.7 147.7 145.8 143.3 150.0 147.7 146.7	183.0 183.3 184.0 182.8 181.5 181.5 181.5 176.7 176.3 172.6 169.5 164.7 164.7 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3	Feb Mar May Jun Jun Jun Jun Jun Sep Oct Nov Dec 2009 Jan Feb Feb Mar Apr	228,000 228,000 229,000 229,000 222,000 211,000 211,000 211,000 192,000 201,000 197,000 197,000 197,000 188,000 186,000	216,00 217,00 218,000 215,000 209,000 209,000 204,000 200,000 195,000 195,000 188,000 188,000 188,000
Mar Apr May Jun Jul Sap Oct Nov Dec 2009 Jan Cet 2009 Jan Mar Apr May Jun Jun Jun Jun Sap Oct Nov Dec	1732 174.9 170.0 169.0 166.0 158.2 160.6 148.6 145.9 156.0 162.1 151.6 151.6 151.7 147.7 145.8 143.3 150.0 147.7 146.7	183.3 184.0 182.8 181.5 181.5 176.7 176.3 176.3 176.6 169.5 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3	Mar Apr Jun Jul Sep Oct Nov Dec 2009 Jan Feb Mar Apr Apr May	228,000 230,000 222,000 228,000 288,000 208,000 211,000 192,000 205,000 205,000 201,000 197,000 197,000 188,000	217,000 218,000 216,000 209,000 209,000 208,000 204,000 200,000 195,000 195,000 189,000 188,000 188,000
May Jul Jul Sep Oct Nov Dec 2009 Jan Pec 2009 Jan May Jul Jul Sep Oct Nov Nov	1700 169.0 166.0 168.2 160.6 148.6 145.9 166.0 162.1 158.6 151.6 151.7 147.9 148.7 145.8 145.3 150.0 147.7 146.7	182.8 181.5 176.7 176.3 172.6 160.5 164.7 164.7 164.7 165.3 159.2 159.7 162.3	May Jun Jul Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr Apr May	224,000 228,000 208,000 211,000 195,000 205,000 205,000 197,000 188,000 184,000	216,000 215,000 209,000 209,000 204,000 195,000 195,000 189,000 187,000 188,000
Jun Jul Sep Oct Nov Dec 2009 Jan Feb Mar Feb Mar Apr Jun Jun Jun Jun Sep Oct Nov Dec	169.0 166.0 158.2 160.6 148.6 148.6 151.6 151.6 151.6 151.6 151.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	181.5 176.7 176.3 172.6 169.5 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3	Jun Jul Aug Oct Nov Dec 2009 Jan ' Feb Mar Apr May	222,000 218,000 211,000 195,000 192,000 205,000 201,000 197,000 188,000 184,000	215,001 209,000 208,000 200,000 195,000 195,000 189,000 189,000 188,000
Jul Aug Sep Oct Nov Dec 2009 Jan Eb May Jun Jul Sep Oct Nov Dec	166.0 158.2 160.6 148.6 145.9 156.0 162.1 158.6 151.6 151.7 147.9 148.7 145.8 145.8 145.8 145.8 145.0 147.7 146.7	181.5 176.7 176.3 172.6 169.5 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.7 162.3 166.7	Jul Aug Sep Oct Nov Dec 2009 Jan <sup>1</sup> Feb Mar Apr Apr May	218,000 208,000 195,000 192,000 205,000 201,000 197,000 188,000 184,000	215,000 209,001 204,001 204,001 200,001 195,001 195,001 189,000 188,001
Aug Sep Oct Dec 2009 Jan Feb Mar Aug Jun Jul Aug Sep Oct Nov Dec	1582 160.6 148.6 145.9 156.0 162.1 158.6 151.6 151.6 151.7 147.9 148.7 145.8 145.8 145.8 150.0 147.7 146.7	176.7 175.3 172.6 169.5 164.7 164.7 164.7 164.7 164.7 165.3 159.2 159.2 169.7	Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May	208,000 211,000 195,000 205,000 201,000 197,000 188,000 184,000	209,001 208,001 204,001 200,001 195,001 195,001 189,001 187,001 188,001
Sep Oct Nov Dec 2009 Jan Feb Mar Apr Apr Jul Jul Aug Sep Oct Nov Dec	160.6 148.6 145.9 156.0 162.1 158.6 151.6 150.7 147.9 148.7 145.8 145.8 145.8 150.0 147.7 146.7	176.3 172.6 169.5 164.7 164.7 164.7 168.3 159.2 159.7 162.3 166.7	Sep Oct Nov Dec 2009 Jan <sup>1</sup> Feb Mar Apr May	211,000 195,000 205,000 201,000 197,000 188,000 187,000 184,000	208,000 204,000 200,000 195,000 195,000 189,000 187,000 188,000
Oct Nov 2009 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	148.6 145.9 156.0 162.1 158.6 151.6 150.7 147.9 148.7 145.8 145.8 145.8 145.0 147.7 146.7	1726 1695 164.7 164.7 160.1 158.3 159.2 159.7 162.3	Oct Nov Dec 2009 Jan <sup>1</sup> Feb Mar Apr May	195,000 192,000 205,000 197,000 188,000 187,000 184,000	204,000 200,000 195,000 195,000 189,000 187,000 188,000
Nov Dec 2009 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	145.9 166.0 162.1 158.6 151.6 150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	169.5 164.7 164.7 160.1 158.3 159.2 159.7 162.3 166.7	Nov Dec 2009 Jan <sup>1</sup> Feb Mar Apr May	192,000 205,000 197,000 188,000 187,000 184,000	200,001 195,001 195,001 189,001 187,001 188,001
Dec 2009 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	156.0 162.1 158.6 151.6 150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	164.7 166.1 158.3 159.2 159.7 162.3 166.7	Dec 2009 Jan <sup>1</sup> Feb Mar Apr May	205,000 201,000 197,000 188,000 187,000 184,000	195,000 195,000 189,000 187,000 188,000
2009 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	162.1 158.6 151.6 150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	164.7 160.1 158.3 159.2 159.7 162.3 166.7	2009 Jan Feb Mar Apr May	201,000 197,000 188,000 187,000 184,000	195,000 189,000 187,000 188,000
Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	158.6 151.6 150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	160.1 158.3 159.2 159.7 162.3 166.7	Feb Mar Apr May	197,000 188,000 187,000 184,000	189,000 187,000 188,000
Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec	151.6 150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	158.3 159.2 159.7 162.3 166.7	Feb Mar Apr May	197,000 188,000 187,000 184,000	187,001 188,001
Apr May Jun Jul Aug Sep Oct Nov Dec	150.7 147.9 148.7 145.8 143.3 150.0 147.7 146.7	159.2 159.7 162.3 166.7	Apr May	187,000 184,000	188,00
May Jun Jul Aug Sep Oct Nov Dec	147.9 148.7 145.8 143.3 150.0 147.7 146.7	159.7 162.3 166.7	May	184,000	
Jun Jul Aug Sep Oct Nov Dec	148.7 145.8 143.3 150.0 147.7 146.7	162.3			
Jul Aug Sep Oct Nov Dec	145.8 143.3 150.0 147.7 146.7	166.7		185,000	189,00
Aug Sep Oct Nov Dec	143.3 150.0 147.7 146.7			100,000	102,001
Sep Oct Nov Dec	150.0 147.7 146.7	167.2	Jul	181,000	197,00
Oct Nov Dec	147.7 146.7		Aug	178,000	198,000
Nov Dec	146.7	169.3	Sep	186,000	200,000
Dec		168.6	Oct Nov	184,000	199,000
	153.6	170.4	Nov	182,000	201,000
		110.0	Dec	101,000	201,000
2010 Jan	158.7	175.8	2010 Jan 1	192,000	209,000
Feb	151.0	173.3	Feb	182,000	206,000
Mar	153.5	174.5	Mar	185,000	207,000
Apr	162.5 157.9	175.0 177.1	Apr May	196,000	208,000 210,000
May June	157.9	177.1	May June	191,000	210,00
July	160.5	180.2	July	194,000	212,00
Aug	156.0	180.8	Aug	188,000	215,000
Sep	158.4	179.8	Sep	191,000	213,000
Oct	153.6	176.9	Oct	185,000	210,000
Nov	159.5 163.3	176.2 174.7	Nov	193,000 197,000	209,001 207,001
Dec	163.3	1/4./	Dec	197,000	207,001
2011 Jan	168.1	175.2	2011 Jan 1	200,000	217,000
Feb	168.0	171.6	Feb	199,000	213,000
Mar	167.5	173.9	Mar	199,000	216,00
Apr	168.5	173.2	Apr	200,000	215,00
May June	167.2 167.9	171.7 173.7	May June	199,000 199,000	213,000 216,000
July	172.5	176.0	July	205,000	218,00
Aug	170.7	176.7	Aug	203,000	219,00
Sep	172.8	175.7	Sep	205,000	218,000
Oct	172.4	174.6	Oct	205,000	217,00
Nov Dec	172.0 178.6	174.2 172.9	Nov Dec	204,000 212,000	216,000 215,000
Dec	176.6	172.9	Dec	212,000	215,00
2012 Jan	183.1	175.2	2012 Jan 1	223,000	230,00
Feb	181.4	172.5	Feb	221,000	226,000
Mar	179.0	172.4	Mar	218,000	226,00
Apr Mav	176.9 177.5	175.1 175.1	Apr Mav	215,000 216,000	229,001 229,001
Jun	177.4	175.1	Jun	216,000	229,001
Jul	174.1	179.6	Jul	212,000	235,00
Aug	175.9	179.7	Aug	214,000	235,00
Sep	169.3	178.9	Sep	206,000	234,00
Oct	171.4 174.8	177.2	Oct	209,000 213,000	232,001 233,001
Nov Dec	174.8	177.9	Dec	213,000	233,001 234,001
2013 Jan	183.3	179.1	2013 Jan <sup>1</sup>	233,000	238,00
Feb	180.9	175.9	Feb	230,000	234,00
Mar	180.8	177.2	Mar	230,000	235,000
Apr May	184.8 180.1	179.6 180.4	Apr May	235,000 229,000	238,001 239,001
Jun	183.3	182.6	Jun	233,000	239,001
Jul	174.6	185.9	Jul	222,000	247,00
Aug	175.8	186.8	Aug	223,000	248,00
Sep	178.1	185.6 187.2	Sep	226,000	246,00
Oct Nov	176.9 179.1	187.2 187.9	Oct	225,000 227,000	248,001 250.001
Nov Dec	179.1 185.7	187.9	Nov Dec	227,000 236,000	250,001 251,001
					_01,001
2014 Jan	188.0	191.7	2014 Jan <sup>1</sup>	240,000	253,00
Feb	192.1	192.4	Feb	245,000	254,00
Mar Apr	184.7 189.4	192.0 198.2	Mar Apr	236,000 242,000	253,001 261.001
Apr May	189.4 192.6	198.2 199.5	Apr May	242,000 246,000	261,001 263,001
Jun	192.6	202.1	Jun	248,000	265,001
Jul	197.5	207.0	Jul	252,000	273,00
Aug	197.5	208.7	Aug	252,000	275,000
Sep	196.4	208.2	Sep	251,000	275,000
Oct Nov	190.9 197.4	207.1 206.5	Oct Nov	244,000 252,000	273,001 272,001
Nov Dec	197.4 203.1	206.5 207.4	Nov Dec	252,000 260,000	272,001 273,001
	200.1	201.4	Dec	200,000	275,00
2015 Jan	199.3	208.2	2015 Jan <sup>1</sup>	260,000	271,00
Feb	197.6	207.3	Feb	258,000	270,000
Mar	209.8	209.8	Mar	274,000	273,00
Apr May	206.5 212.0	208.9 210.0	Apr May	270,000 277,000	272,001 273,001
May Jun	212.0 208.5	210.0 213.1	May Jun	277,000 272,000	273,001 277,001
Jul	208.3	217.8	Jul	272,000	283,001
Aug	216.6	219.5	Aug	283,000	286,000
Sep	208.7	220.9	Sep	272,000	287,00
Oct	219.1	220.3	Oct	286,000	287,00

#### 5 Mix-adjusted House Price Index and annual house price change by whether dwelling is new or second-hand, UK (DCLG table A5) New or second-hand, all dwellings

not seasonally adjusted

Pre-owned dwellings	lew dwellings	1
UK	UK	ercentage change o
	n a year earlier	ercentage change o
-11.7	-7.7	2009 Jan
-12.5	-9.1 -12.5	Feb Mar
-13.5	-12.5	Apr
-12.7	-13.0	May
-10.6	-12.0	Jun
-8.2	-12.2	Jul
-5.4	-9.4 -6.6	Aug Sep
-2.3	-0.6	Oct
0.6	0.5	Nov
3.2	-1.5	Dec
6.8	-2.1	2010 Jan
8.2	-4.8 1.3	Feb Mar
9.9	7.9	Apr
9.9	6.8	May
10.0	9.0	June
8.0	10.1	July
8.1	8.8	Aug
6.2	5.6	Sep
4.9	4.0	Oct
3.4	8.7	Nov
2.8	6.3	Dec
-0.4 -1.0	5.9 11.3	2011 Jan Feb
-0.4	9.1	Mar
-1.1	3.7	Apr
-3.1	5.9	May
-2.7	3.7	June
-2.3	7.5	July
-2.3	9.4	Aug
-2.3	9.1 12.3	Sep Oct
-1.3	7.9	Nov
-1.0	9.4	Dec
0.0	9.0	2012 Jan
0.5	8.0 6.9	Feb Mar
-0.8	5.0	Apr
2.0	6.2	May
2.0	5.6	Jun
2.0	0.9	Jul
1.7	3.1	Aug
1.8	-2.0	Sep
1.5	-0.6	Oct
2.1 3.2	1.6 4.0	Nov Dec
2.2	0.1	2013 Jan
2.0	-0.3	Feb
2.8	1.0	Mar
2.5	4.5	Apr
3.0	1.4	May
3.1	3.4	Jun
3.5	0.3 -0.1	Jul Aug
4.0	-0.1 5.2	Aug Sep
5.6	3.2	Oct
5.6	2.5	Nov
5.8	0.0	Dec
7.0	2.6 6.2	2014 Jan Feb
9.3	2.1	Mar
10.4	2.5	Apr
10.6	7.0	May
10.7	3.9	Jun
11.4	13.1	Jul
11.7	12.4	Aug
12.2	10.3	Sep Oct
10.6	7.9 10.2	Oct Nov
9.9 9.8	9.4	Nov Dec
8.6	6.0	2015 Jan
7.7	2.8	Feb
9.2	13.6	Mar
5.4	9.0	Apr
	10.1	May
5.2	~ F	h an
5.2	9.5	Jun
5.2 5.4 5.2	5.5	Jul
5.2		

Notes R = data revised

### 7 Seasonally adjusted mix-adjusted House Price Index and monthly house price change, UK (DCLG table A7) All dwellings

ownellings1           (Feb 2002 = 10.00.0)           174.2           174.2           174.2           174.2           174.2           174.2           174.2           174.2           174.2           174.2           174.2           174.2           166.8           166.8           166.8           166.8           165.5           155.3           155.3           155.3           155.3           155.3           155.3           155.3           155.3           148.6           144.7           144.3           144.3           144.3           144.3           144.3           152.1           151.3           152.1           160.4           160.4           161.1           161.1	196.1 195.5 185.4 195.0 183.6 181.3 174.1 177.1 199.6 166.3 166.6 160.2 160.6 160.2 160.6 160.2 160.6 162.0 164.1 164.7 176.7 177.6	184.9 184.4 184.2 184.0 182.4 180.0 177.9 173.2 173.0 170.6 170.6 168.1 165.3 160.5 159.6 159.6 159.3 160.7 166.5 159.3 160.7 166.5 159.3 160.7 166.5 159.3 160.7 166.5 159.3 160.7	buyer' 188, 7 188, 7 187, 3 187, 3 187, 7 182, 5 179, 5 179, 5 179, 5 179, 5 179, 5 179, 5 177, 5 179, 5 177, 5 179, 5 175, 5 165, 6 163, 3 160, 6 166, 6 161, 0 166, 1 164, 6 169, 6 169, 6 169, 2 172, 2	occupier 184.4 183.9 183.6 182.0 179.9 178.0 179.9 178.0 179.2 174.2 174.2 172.0 165.6 165.6 165.4 161.3 160.5 161.3 163.0 163.4	Percentage chan 2008 Jan Mar Apr May Jun Jui Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun		0.6 -0.3 -0.1 -0.2 -0.8 -1.3 -1.2 -2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -1.2 -0.3	dwellings 0.6 0.3 0.1 0.1 0.9 -1.3 -1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 0.9 -1.5 -0.2 0.0 0.9	buyer 0.6 -0.2 -0.5 -0.2 -0.7 -1.6 -2.2 -2.0 -1.4 -2.0 0.4 -2.6 0.8 0.6 0.8 0.6 1.6 1.6	0.000000000000000000000000000000000000
)         174.3           )         174.2           (*)         174.2           (*)         174.2           (*)         166.5           (*)         166.6           (*)         166.7           (*)         166.9           (*)         159.9           (*)         150.9           (*)         153.8           (*)         143.9           (*)         144.1           (*)         147.8           (*)         142.9           (*)         152.1           (*)         151.5           (*)         151.5           (*)         152.1           (*)         152.1           (*)         152.1           (*)         152.1           (*)         152.1           (*)         152.1           (*)         158.1           (*)         158.1           (*)         151.1	165.5 185.4 185.0 183.6 181.3 179.0 174.3 174.1 172.1 169.6 166.3 164.3 162.6 160.0 160.0 160.0 160.0 160.0 162.0 164.1 164.7 164.7 164.7 164.7 164.7 164.7 164.7 175.4 175.8	184.4 184.0 184.0 177.9 173.2 173.0 170.6 168.1 165.5 162.0 159.6 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	188.2 187.3 187.0 185.7 182.5 176.5 176.5 176.5 166.5 165.3 160.0 160.6 155.4 157.6 155.6 161.0 163.1 164.8 164.8	183.9 183.7 183.6 182.0 179.9 178.2 174.2 174.2 174.2 174.2 174.2 174.2 174.2 174.2 176.5 166.5 165.6 165.6 165.4	Feb Mar Apr Jun Jul Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	0.1 -1.1 1.1 -2.7 -1.6 -0.8 -3.3 -0.1 -6.3 -0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-0.3 -0.1 -0.2 -0.8 -1.3 -1.2 -1.2 -1.4 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-0.3 -0.1 -0.1 -0.9 -1.3 -1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 -0.0	-0.2 -0.5 -0.2 -0.7 -1.7 -1.6 -2.2 -2.0 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-0.3 -0.3 -0.9 -0.9 -1.1 -1.1 -1.3 -1.3 -1.3 -1.3 -1.3 -1.3
r 172.3 r 172.3 r 172.4 r 172.4 r 166.5 166.8 166.8 r 166.9 r 160.9 r 150.9 r 148.1 r 147.8 r 142.2 r 151.5 r 151.5 r 152.2 r 153.2 r 154.2 r 154.2	185.4 185.0 183.6 181.3 179.0 174.3 174.1 172.1 189.6 186.3 166.3 160.2 160.2 160.6 182.0 160.2 160.6 182.0 164.1 184.7 175.7 171.6	184.2 184.0 182.4 180.0 177.9 173.2 173.0 170.6 168.1 165.3 163.5 162.0 159.6 159.3 159.3 159.3 159.3 159.3 159.3 159.3 159.3 159.5 15	187.3 187.0 185.7 182.5 175.5 175.5 175.9 160.6 163.3 160.0 160.6 155.4 161.0 163.1 164.6 169.6	183.7 183.6 182.0 179.9 178.0 173.2 174.2 172.0 160.8 166.5 165.6 165.6 165.6 165.6 161.2 160.3 160.3 161.3	Mar Apr May Jun Jul Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-1.1 1.1 -2.7 -1.6 -0.8 -3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-0.1 -0.2 -0.8 -1.3 -1.2 -2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-0.1 -0.9 -1.3 -1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-0.5 -0.2 -0.7 -1.7 -1.6 -2.2 -2.0 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-0.3 0.1 -0.5 -1. -1. -1. -1.3 -1.3 -0.3 -1.4 -0.3 -1.4 -0.4 -0.4 -0.4 -0.4 -0.4 -0.4 -0.4 -0
- 174.2 - 174.2 - 169.5 - 169.5 - 166.0 - 159.9 - 169.7 - 159.9 - 148.9 - 153.5 - 153.3 - 153.3 - 153.3 - 153.3 - 153.3 - 153.3 - 148.6 - 148.6 - 148.6 - 148.7 - 148.7 - 148.7 - 152.7 - 151.5 - 151.5 - 151.5 - 151.5 - 151.5 - 151.5 - 152.7 - 160.4 - 165.5 - 151.5 - 152.1 - 1	185.0 183.3 179.0 174.3 174.1 172.1 166.6 166.3 166.6 160.2 160.6 160.2 160.6 162.0 164.1 164.7 165.7 171.5 177.5	184.0 182.4 177.9 173.2 173.0 170.6 168.1 165.3 162.0 159.6 159.3 160.7 162.6 163.1 166.7 166.8 168.8 170.0	187.0 185.7 179.5 179.5 175.5 171.9 165.6 165.3 160.0 160.6 155.4 157.6 158.6 161.0 163.1 164.6 168.6	183.6 182.0 179.9 178.0 173.2 174.2 174.2 172.0 169.8 166.5 165.6 165.6 165.4 161.2 160.3 160.5 161.3	Apr May Jun Jul Aug Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	1.1 -2.7 -1.6 -0.8 -3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-0.2 -0.8 -1.3 -1.2 -2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-0.1 -0.9 -1.3 -1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 -0.2 0.0	-0.2 -0.7 -1.7 -1.6 -2.2 -2.0 -1.4 -2.3 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	0.0 -0.9 -1. -1. -1. -1.3 -1.3 -1.3 -0.9 -0.9 -1.4 -1.3 -0.0 0. 0.
y         169.5           166.8         166.8           1         160.9           1         160.0           1         169.9           1         149.9           1         153.9           1         153.9           1         153.3           1         153.8           1         153.8           1         147.8           1         147.8           1         147.8           1         147.8           1         151.5           1         152.2           1         151.5           1         152.1           1         145.2           1         152.1           1         163.1           1         163.1           1         161.1	181.3 179.0 174.3 174.1 172.1 186.6 186.6 186.6 186.6 186.6 186.2 186.6 186.2 186.4 186.2 186.7 186.7 186.7 186.2 176.7 171.6	180.0 177.9 173.2 173.0 170.6 168.1 165.3 163.5 159.6 159.6 159.3 159.3 159.3 159.3 159.3 159.3 159.3 159.3 160.7 162.6 163.1 165.8 168.8 168.8	182.5 179.5 175.5 166.6 165.6 166.6 166.6 166.6 156.4 157.6 156.4 157.6 156.4 157.6 156.1 164.6 169.6	179.9 178.0 173.2 174.2 174.2 172.0 166.8 166.5 165.6 165.4 161.2 160.5 161.3 163.0 163.4	May Jun Jul Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-1.6 -0.8 -3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-1.3 -1.2 -2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-1.3 -1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-1.7 -1.6 -2.2 -2.0 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-1. -1. -2. 0. -1. -1. -1. -0. -1. -1. -0. 0. 0.
1655         1         1600           1600         169.9         1           1400         160.9         1           150.9         1         150.9           1         150.9         1         153.5           1         155.7         1         153.8           1         155.7         148.0         146.3           1         147.8         145.2         1           1         152.7         151.5         151.5         152.7           1         152.1         152.1         1         152.1           1         146.5         160.4         160.4         161.0           1         160.4         161.0         161.0         161.0	179.0 174.3 174.1 172.1 169.6 169.6 160.6 160.2 160.6 162.0 164.1 164.7 164.7 164.7 164.7 176.5 171.6	177.9 173.2 173.0 170.6 168.1 165.3 163.5 162.0 159.6 159.3 159.3 159.3 159.3 160.7 162.6 163.1 166.8 168.8 168.8 170.0	179.5 175.5 171.9 166.6 163.3 160.0 160.6 155.4 157.4 157.6 158.6 161.0 163.1 164.6 169.6	178.0 173.2 174.2 172.0 168.8 166.5 165.6 165.6 165.4 161.3 160.5 161.3 163.0 163.4	Jul Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-0.8 -3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-1.2 -2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-1.2 -2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-1.6 -2.2 -2.0 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-1.: -2.: 0.1 -1.3 -1.3 -1.3 -0.9 -1.4 -1.3 -0.0 0.
j         160.0           j         169.9           i         149.9           j         150.9           j         153.8           j         153.8           j         153.8           j         153.8           j         1448.0           j         1448.1           j         147.8           j         142.2           j         152.1           j         152.2           j         152.1           j         146.5           j         146.5           j         152.1           j         152.1           j         152.1           j         160.4           j         161.1	174.3 174.1 172.1 199.6 166.3 162.6 160.6 160.6 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.5 177.6	173.2 173.0 170.6 168.1 165.3 163.5 162.0 159.3 159.3 160.7 162.6 163.1 162.6 163.1 165.7 166.8 168.8 168.8	175.5 171.9 169.5 165.6 163.3 160.0 160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	173.2 174.2 172.0 169.8 166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-22 -20 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-2.1 0.1 -1.3 -1.3 -1.4 -0.4 -1.4 -1.4 -0.4 0.0
j         160.0           j         169.9           i         149.9           j         150.9           j         153.8           j         153.8           j         153.8           j         153.8           j         144.0           j         144.1           j         144.2           j         145.2           j         152.1           j         152.1           j         146.5           j         146.2           j         152.1           j         152.1           j         152.1           j         152.1           j         160.4           j         161.1	174.3 174.1 172.1 199.6 166.3 162.6 160.6 160.6 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.6 160.0 160.1 160.5 177.6	173.2 173.0 170.6 168.1 165.3 163.5 162.0 159.3 159.3 160.7 162.6 163.1 162.6 163.1 165.7 166.8 168.8 168.8	175.5 171.9 169.5 165.6 163.3 160.0 160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	173.2 174.2 172.0 169.8 166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	Aug Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-3.3 -0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-2.6 -0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-2.7 -0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-22 -20 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-2.1 0.1 -1.3 -1.3 -1.4 -0.4 -1.4 -1.4 -0.4 0.0
>         150.9           >         149.9           :         150.9           :         155.3           :         155.3           :         155.3           :         155.3           :         153.6           :         153.7           :         150.9           :         148.0           :         142.2           :         152.2           :         151.5           :         152.1           :         152.1           :         152.7           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :         152.1           :	174.1 172.1 169.6 166.3 164.3 162.6 160.6 160.0 160.0 162.0 164.1 164.1 164.1 164.7 167.1 167.1 167.1 177.6 177.6	173.0 170.6 168.1 165.3 163.5 162.0 159.3 159.3 159.3 159.3 160.7 162.6 163.1 165.8 166.8 166.8 166.8	171.9 169.5 165.6 163.3 160.0 156.4 157.6 158.6 161.0 163.1 164.6 169.6	174.2 172.0 169.8 166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	Sep Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-0.1 -6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-0.1 -1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-0.1 -1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-2.0 -1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	0. -1.; -1.; -1.; -0.; -1.; -0.; 0.;
1 140.9 1 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 140.9 1 140.9 1 140.9 1 140.9 1 140.9 1 140.9 1 150.9 1 150.9 1 150.9 1 150.9 1 150.9 1 140.9 1 150.9 1	172.1 199.6 166.3 162.6 160.6 160.2 160.6 160.2 160.6 162.0 164.7 167.1 164.7 167.1 168.2 177.6 175.4 175.4 175.4	170.6 168.1 165.3 162.0 159.6 159.3 160.7 162.6 163.1 165.7 166.8 168.8 168.8 170.0	169.5 165.6 163.3 160.0 160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6	172.0 169.8 166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	Oct Nov Dec 2009 Jan Feb Mar Apr May Jun	-6.3 0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-1.2 -1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-1.4 -1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-1.4 -2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-1.3 -1.3 -1.4 -0.4 -1.4 -1.4 -0.4 0.1
y         150.9         150.9           155.3         155.3         155.3           155.3         153.6         153.8           y         150.9         153.8           y         148.1         147.8           y         148.1         147.8           y         151.5         151.5           y         151.5         151.5           y         151.5         151.5           y         152.2         151.3           y         152.7         152.1           y         152.7         152.1           y         152.7         152.1           y         152.1         153.1           y         150.4         160.4           y         160.4         161.1           y         161.1         161.0	169.6 166.3 164.3 160.6 160.2 160.6 162.0 164.1 164.7 167.1 168.2 170.5 171.6 175.4 175.4 175.4	168.1 163.5 162.0 159.6 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	165.6 163.3 160.0 160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	169.8 166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	Nov Dec 2009 Jan Feb Mar Apr May Jun	0.7 1.7 1.2 -1.0 -1.9 -1.5 -0.3	-1.4 -1.9 -1.2 -1.0 -1.2 -0.2 0.3	-1.5 -1.7 -1.1 -0.9 -1.5 -0.2 0.0	-2.3 -1.4 -2.0 0.4 -2.6 0.8 0.6	-1.: -1.: -0.: -1.: -0.: 0.:
153.5           155.3           155.3           155.3           153.8           153.8           153.8           153.8           153.8           153.8           148.6           148.7           148.0           148.0           148.0           152.1           152.1           152.1           152.1           160.4           160.4           160.4           161.1	166.3 164.3 162.6 160.6 160.2 160.6 162.0 164.1 164.7 167.1 164.7 167.1 164.2 170.5 171.6 175.8 175.8 177.0	165.3 163.5 162.0 159.3 159.3 160.7 162.6 163.1 165.7 166.8 168.8 168.8 170.0	163.3 160.0 160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6	166.5 165.6 163.4 161.2 160.3 160.5 161.3 163.0 163.4	2009 Jan Feb Mar Apr May Jun	1.7 -1.0 -1.9 -1.5 -0.3	-1.2 -1.0 -1.2 -0.2 0.3	-1.7 -0.9 -1.5 -0.2 0.0	-1.4 -2.0 0.4 -2.6 0.8 0.6	-1.1 -0.9 -1.4 -1.3 -0.0 0.
)         1538           r         1509           148.6         148.1           /         148.1           147.8         146.3           )         148.0           )         148.1           147.8         146.3           )         148.0           )         152.2           151.5         151.5           r         152.7           152.7         151.5           r         152.7           152.7         152.7           154.8         160.4           p         168.1           p         161.0	162.6 160.2 160.6 162.0 164.1 164.7 167.1 188.2 170.5 171.6 175.4 175.8 177.0	162.0 159.6 159.3 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	163.4 161.2 160.3 160.5 161.3 163.0 163.4	Feb Mar Apr May Jun	-1.0 -1.9 -1.5 -0.3	-1.0 -1.2 -0.2 0.3	-0.9 -1.5 -0.2 0.0	0.4 -2.6 0.8 0.6	-1 -1.: -0.1 0.
)         1538           r         1509           148.6         148.1           /         148.1           147.8         146.3           )         148.0           )         148.1           147.8         146.3           )         148.0           )         152.2           151.5         151.5           r         152.7           152.7         151.5           r         152.7           152.7         152.7           154.8         160.4           p         168.1           p         161.0	162.6 160.2 160.6 162.0 164.1 164.7 167.1 188.2 170.5 171.6 175.4 175.8 177.0	162.0 159.6 159.3 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	160.6 156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	163.4 161.2 160.3 160.5 161.3 163.0 163.4	Feb Mar Apr May Jun	-1.0 -1.9 -1.5 -0.3	-1.0 -1.2 -0.2 0.3	-0.9 -1.5 -0.2 0.0	0.4 -2.6 0.8 0.6	-1 -1.: -0.1 0.
r 150.9 y 148.6 y 148.1 147.8 146.3 148.0 0 152.2 148.0 148.0 0 152.2 151.5 152.7 151.3 146.5 152.7 152.7 160.4 y 161.0	160.6 160.2 160.6 162.0 164.1 164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	159.6 159.3 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	156.4 157.6 158.6 161.0 163.1 164.6 169.6 169.6	161.2 160.3 160.5 161.3 163.0 163.4	Mar Apr May Jun	-1.9 -1.5 -0.3	-1.2 -0.2 0.3	-1.5 -0.2 0.0	-2.6 0.8 0.6	-1.: -0.0 0.
148.6 y 148.1 147.8 146.3 146.3 146.3 146.3 146.3 146.3 146.3 148.0 152.2 2152.7 y 151.5 515.5 151.3 152.7 162.4 165.4 165.4 165.4 165.1 165.4 165.1 165.4 165.1 165.4 165.1 165.4 165.1 165.4 165.1 165.4 165.1 165.4 165.1 165.1 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.2 165.4 165.2 165.2 165.4 165.2 165.4 165.2 165.4 165.4 165.4 165.4 165.2 165.4 165.	160.2 160.6 162.0 164.1 164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	159.3 159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	157.6 158.6 161.0 163.1 164.6 169.6 169.6	160.3 160.5 161.3 163.0 163.4	Apr May Jun	-1.5 -0.3	-0.2 0.3	-0.2 0.0	0.8 0.6	-0. 0.
y 148.1 147.8 146.3 9 146.0 152.2 152.2 152.7 151.5 151.3 152.1 152.1 152.1 152.7 152.7 152.7 152.7 160.4 y 158.1 161.1	160.6 162.0 164.1 164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	159.3 160.7 162.6 163.1 165.7 166.8 168.8 170.0	158.6 161.0 163.1 164.6 169.6 169.6	160.5 161.3 163.0 163.4	May Jun	-0.3	0.3	0.0	0.6	0.
147.8 146.3 148.0 152.2 152.7 151.5 151.3 152.1 146.5 152.7 160.4 146.5 152.7 160.4 165.1	162.0 164.1 164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	160.7 162.6 163.1 165.7 166.8 168.8 170.0	161.0 163.1 164.6 169.6 169.6	161.3 163.0 163.4	Jun					
g         148.0           p         152.2           152.7         151.5           p         151.3           p         148.0           p         152.1           p         148.5           r         152.7           r         160.4           y         158.1           g         161.1           y         161.0	164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	163.1 165.7 166.8 168.8 170.0	164.6 169.6 169.6	163.4		v	0.9	0.9	1.0	
g         148.0           p         152.2           152.7         151.5           p         151.3           p         148.0           p         152.1           p         148.5           r         152.7           r         160.4           y         158.1           g         161.1           y         161.0	164.7 167.1 168.2 170.5 171.6 175.4 175.8 177.0	163.1 165.7 166.8 168.8 170.0	164.6 169.6 169.6	163.4						
b         152.2           c         152.7           v         151.5           c         151.3           a         152.1           b         146.5           r         152.7           r         152.7           r         152.7           r         152.7           r         162.7           r         161.1           r         161.0	167.1 168.2 170.5 171.6 175.4 175.8 177.0	165.7 166.8 168.8 170.0	169.6 169.6		Jul	-1.0	1.3	1.2	1.3	1.
1 152.7 1 151.5 1 151.3 1 152.1 1 146.5 1 146.5 1 152.7 1 160.4 1 161.1 1 161.0	168.2 170.5 171.6 175.4 175.8 177.0	166.8 168.8 170.0	169.6	105.0	Aug	1.1	0.3	0.3	0.9	0
<ul> <li>151.5</li> <li>151.3</li> <li>152.1</li> <li>146.5</li> <li>152.7</li> <li>160.4</li> <li>158.1</li> <li>161.1</li> <li>161.0</li> </ul>	170.5 171.6 175.4 175.8 177.0	168.8 170.0		165.2 166.6	Sep Oct	2.9 0.4	1.5 0.6	1.6	3.1 0.0	1. 0.
5 151.3 1 152.1 1 146.5 1 152.7 1 60.4 1 158.1 1 61.1 1 61.0	171.6 175.4 175.8 177.0	170.0		168.3	Nov	-0.8	1.4	1.2	1.5	1.
1 152.1 146.5 152.7 160.4 158.1 161.1	175.4 175.8 177.0		174.3	168.9	Dec	-0.0	0.7	0.7	1.2	0.
o 146.5 r 152.7 · 160.4 y 158.1 e 161.1	175.8 177.0									
r 152.7 160.4 y 158.1 e 161.1	177.0	173.6	174.0	174.4	2010 Jan	0.5	2.2	2.1	-0.2	3.
160.4 y 158.1 e 161.1 y 161.0		173.7	175.2	174.1	Feb	-3.7	0.2	0.1	0.7	-0.
y 158.1 e 161.1 y 161.0		175.0	176.0	175.0	Mar	4.2	0.7	0.8	0.4	0.
e 161.1 v 161.0	175.9	174.7	177.1	174.3	Apr	5.1	-0.6	-0.2	0.6	-0.
/ 161.0	178.1 178.1	176.3 176.6	177.7 177.8	176.7 176.9	May June	-1.5 1.9	1.3	0.9	0.3	1. 0.
	1/0.1	1/0.0	177.0	170.8	June	1.9	0.0	0.2	0.1	U
	177.5	176.0	176.1	176.5	July	-0.1	-0.3	-0.3	-1.0	-0
160.4	178.1	176.4	178.5	176.5	Aug	-0.4	0.4	0.3	1.3	0.
160.6	177.7	176.2	177.6	176.6	Sep	0.1	-0.2	-0.1	-0.5	0.
158.5	176.6	175.0	176.1	175.5	Oct	-1.3	-0.6	-0.7	-0.8	-0
/ 163.9 161.1	176.3 176.3	175.1 175.1	175.9 175.3	175.6 175.5	Nov Dec	3.4 -1.7	-0.2 0.0	0.1	-0.1	0 -0.
161.1	1/6.3	1/5.1	1/5.3	1/5.5	Dec	-1.7	0.0	0.0	-0.3	-0.
161.9	174.9	173.9	176.0	173.8	2011 Jan	0.5	-0.7	-0.7	0.4	-0
164.1	174.1	173.5	175.6	173.7	Feb	1.3	-0.5	-0.2	-0.3	-0
r 166.7	176.5	175.6	175.1	176.1	Mar	1.6	1.4	1.2	-0.3	1.
166.6	174.0	173.3	174.4	173.5	Apr	-0.1	-1.4	-1.3	-0.4	-1.
					-					-0.
e 166.9	173.2	172.5	174.2	172.7	June	-0.1	0.3	0.4	0.2	0.
172.0	172.2	172.0	175.5	172.6	hube	26	0.0	0.2	0.8	-0.
										0
	173.7	173.5	176.6	173.3		0.2	-0.1	0.0	1.0	-0.
177.3	174.4	174.3	177.2	174.0	Oct	1.2	0.4	0.4	0.4	0
/ 175.9	174.3	174.1	177.1	173.8	Nov	-0.8	0.0	-0.1	-0.1	-0.
176.3	174.3	174.2	177.7	173.5	Dec	0.2	0.0	0.1	0.3	-0.
										0. 0.
										-0
	175.8	175.7	176.8	175.8		-1.8	0.5	-0.2	-1.7	-0.
					May					0.
176.4	176.7	176.4	179.3	176.2	Jun	-0.5	0.3	0.3	0.2	0.
										0
										0.
										0. -0.
										-0
										1
178.1	179.1	178.8	182.8	178.1	2013 Jan	-2.9	-0.4	-0.6	0.3	-0
177.7	178.4	178.6	182.4	178.0	Feb	-0.2	-0.4	-0.1	-0.3	0
180.3	179.9	179.8	182.3	178.9	Mar	1.4	0.9	0.6	-0.1	0
					Apr					0.
										0. 0.
102.2	104.1	.01.0			0.011		0.4	0.0	0.2	J
174.7	182.8	182.1	186.4	181.3	Jul	-4.2	0.4	0.2	0.0	0
178.9	183.7	183.1	188.4	182.0	Aug	2.3	0.5	0.5	1.1	0
180.6	183.8	183.7	189.1	182.4	Sep	1.2	0.1	0.3	0.3	0
182.0	187.1	186.6	191.2	185.7	Oct	1.0	1.8	1.7	1.2	1
					Nov	-0.1	0.7	0.6		0
, 183.2	190.2	109.6	193.8	10/.9	Dec	U.5	0.9	0.9	1.3	0
184.0	191.9	191.1	196.7	189.8	2014 Jan	0.9	1.0	1.0	0.4	1
190.2	195.0	194.8	201.2	192.9	Feb	3.5	1.6	1.8	2.4	1
r 184.6	194.5	193.6	200.3	191.2	Mar	-2.9	-0.5	-0.8	-0.6	-1
187.2	198.9	198.0	204.9	195.7	Apr	1.5	2.3	2.3	2.3	2
y 190.9	200.4	199.6	207.1	197.6	May	1.7	0.8	0.8	1.0	0
190.3	201.5	200.3	208.8	198.1	Jun	-0.2	0.5	0.3	0.7	0
197.9	203.8	203.2	211.2	201.0	Jul	3.9	1.0	1.2	1.1	1
					Aug		0.8			0
198.6	205.9	205.5	213.9	203.2	Sep	0.2	0.2	0.4	0.7	0
194.5 R	206.6 R	205.6 R	213.7 R	203.3 R	Oct	-2.2 R	0.3	-0.1 R	-0.2 R	0
		206.1 R	214.2 R	203.9	Nov	2.8 R	0.2	0.3	0.2	0
199.6 R	208.4	207.7 R	214.1 R	206.0	Dec	-0.1	0.7	0.7	0.0	1
100.0	200 F	207.4	214 5	205 5	2015	170	~~		005	~
										-0 1
										1
		209.3		210.9	Apr	-2.4	-1.2	-1.3	0.4	-1
		211.1	217.4 R	209.5		2.7 R	0.7	0.9	0.4	1
		212.3	219.5 R	210.6	Jun	-0.5 R	0.8	0.6	1.0	0
		214.3 R	221.0 R	212.6	Jul	0.4	0.9	0.9	0.7	0
		216.3 R	222.4 R	214.9	Aug	3.4 R	0.7	0.9	0.6	1
										1
	166.7 166.6 167.1 174.5 172.9 174.7 175.1 177.3 175.9 176.3 175.9 176.3 175.9 176.3 176.4 177.3 176.4 177.3 176.4 177.3 176.4 177.3 176.4 178.4 177.3 176.1 177.4 178.4 178.3 177.6 177.5 176.1 177.8 177.5 176.1 177.8 177.5 176.1 177.5 17	166.7         176.5           166.6         174.0           167.1         172.7           166.9         173.2           172.9         173.2           172.1         173.2           175.1         173.7           175.3         174.4           175.9         174.3           176.3         174.3           176.4         175.0           175.0         175.8           177.3         176.1           176.4         176.7           176.3         176.1           176.4         176.7           178.1         177.1           176.4         178.1           180.3         179.9           182.2         182.1           177.4         177.1           176.4         179.5           177.7         178.4           180.3         179.9           182.2         182.1           177.4         128.8           178.1         177.1           178.4         182.2           180.5         187.1           182.2         182.1           182.2         183.7           180.6 <td>196.7         176.5         175.6           196.6         174.0         173.3           167.1         172.7         171.9           166.9         173.2         173.2           177.9         173.2         173.5           177.1         173.7         173.5           177.1         173.7         173.5           177.3         174.3         174.1           176.1         175.0         175.3           177.3         174.3         174.2           177.4         175.1         175.0           177.9         175.0         175.3           176.3         176.5         176.7           176.4         176.7         176.4           177.9         177.1         176.8           177.9         177.1         176.8           177.7         176.4         176.7           177.7         176.4         176.9           177.7         176.4         176.9           177.7         176.4         178.6           180.3         179.9         179.9           177.4         175.1         170.8           177.7         176.4         176.8           <td< td=""><td>166.7         176.5         175.6         175.1           166.6         174.0         173.3         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.2           172.9         173.2         173.5         174.9           175.1         173.7         173.5         176.5           177.3         174.4         177.1         175.5           177.5         174.3         174.1         177.1           175.5         174.3         174.1         177.1           176.3         174.3         174.2         177.3           177.4         175.0         179.5         176.8           172.3         175.0         179.5         176.8           172.5         176.7         176.4         176.7           176.4         176.7         176.4         176.3           177.4         178.1         178.8         182.3           176.1         178.4         178.4         178.5           176.4         176.4         178.4         182.3           177.4         17</td><td>166.7         176.5         175.8         175.1         176.1           166.7         170.0         173.3         174.4         172.5           172.9         173.2         174.4         172.5           172.9         173.2         174.9         172.8           177.9         173.5         174.9         173.8           177.1         173.7         175.5         174.9         173.8           177.3         174.3         174.1         177.1         173.8           176.3         174.3         174.1         177.1         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         176.1         175.9         176.8         175.8           175.7         175.6         175.7         176.4         176.7         176.4         176.7           175.4         175.7         176.4         176.7         176.4         176.1           175.7         176.4         176.7         176.4         176.1         175.8           176.4         176.7         176.4         176.1         176.8</td></td<><td>166.7         176.5         175.6         175.1         176.1         Mar           166.7         174.0         173.3         174.4         173.5         App           167.1         172.2         171.9         173.9         172.1         May           168.9         173.2         172.5         174.2         172.1         June           177.9         173.2         173.5         174.9         173.3         Aug           177.1         173.7         173.5         174.9         173.3         Aug           177.3         174.3         174.1         177.1         173.8         Aug           175.9         174.3         174.1         177.7         173.8         Nov           176.3         174.3         174.1         177.7         173.8         Nov           176.3         175.0         175.0         179.9         173.3         Mar           176.4         176.7         176.8         175.8         Apr           177.9         177.1         176.8         178.3         Cot         Apr           177.9         177.1         176.8         179.4         176.3         Cot           176.4         176.7<td>HeB.7         175.6         175.6         175.1         176.1         Mar         1.6           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3           166.9         173.2         172.5         174.2         172.1         May         0.3           166.9         173.2         173.5         174.9         173.8         Aug         1.1           177.1         173.7         173.5         174.9         173.8         Aug         1.1           175.1         173.3         174.4         177.1         173.8         Sep         0.2           177.3         174.3         174.2         177.7         173.5         Dec         0.2           176.3         174.3         174.2         177.7         173.5         Dec         0.2           177.4         175.0         175.0         175.8         176.8         Are         0.8           177.3         176.1         175.7         176.8         176.8         Are         0.2           176.4         176.7         176.8         176.3         176.1         Aug         0.3           177.9         177.7         176.8</td><td>HeB7         175.6         175.8         175.1         176.1         Mar         1.6         1.4           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3         -0.2           166.9         173.2         172.5         174.2         172.7         Jane         -0.1         0.3           172.9         173.2         173.5         174.4         173.8         Aug         0.1         0.4           175.1         173.7         173.5         176.6         173.3         Sep         0.2         -0.1           177.3         174.4         174.1         177.1         173.5         Dec         0.6         0.4           175.9         174.3         174.1         175.1         175.0         175.3         175.5         176.6         173.8         Ave         0.2         0.0           175.1         175.0         175.0         175.3         175.8         175.8         Ave         0.2         0.0           176.3         175.1         175.4         175.8         Ave         0.4         0.2         1.4           176.1         176.7         176.7         180.1         176.1</td><td>Her         175.6         175.6         175.1         176.1         Mar         1.6         1.4         1.2           166.6         174.0         173.3         174.4         173.5         Apr         0.1         0.1         0.3         0.4           166.9         172.2         172.5         174.2         172.5         174.2         173.5         174.6         0.1         0.3         0.41         0.3           172.9         173.5         174.6         173.5         174.6         173.5         174.0         0.01         0.2         0.0         0.11           177.3         174.4         174.3         174.1         177.1         178.6         0.6         0.4         0.5           177.3         174.3         174.2         177.7         178.5         Dec         0.6         0.4         0.5           177.3         174.3         175.0         175.3         178.5         Mar         0.2         0.1         0.1           177.4         175.1         175.3         178.5         Mar         1.3         0.2         0.1           177.4         175.4         178.5         178.5         Apr         1.3         0.2         0.1</td><td>Hef?         176.0         175.1         175.1         176.4         17.6         1.4         1.2         3         0.4           166.7         172.0         172.9         172.9         172.9         172.9         0.1         0.4         0.3         0.47         0.8         0.3           175.9         172.2         172.0         172.5         174.2         172.7         0.1         0.4         0.3         0.4           177.1         173.7         173.5         174.9         173.8         Aug         1.1         0.4         0.3         0.4           175.1         174.3         174.1         177.1         172.5         0.6         0.2         0.0         0.1         0.3           176.3         174.3         174.2         177.7         172.5         Dec         0.2         0.0         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.3         0.2         0.3         0.2         0.3</td></td></td>	196.7         176.5         175.6           196.6         174.0         173.3           167.1         172.7         171.9           166.9         173.2         173.2           177.9         173.2         173.5           177.1         173.7         173.5           177.1         173.7         173.5           177.3         174.3         174.1           176.1         175.0         175.3           177.3         174.3         174.2           177.4         175.1         175.0           177.9         175.0         175.3           176.3         176.5         176.7           176.4         176.7         176.4           177.9         177.1         176.8           177.9         177.1         176.8           177.7         176.4         176.7           177.7         176.4         176.9           177.7         176.4         176.9           177.7         176.4         178.6           180.3         179.9         179.9           177.4         175.1         170.8           177.7         176.4         176.8 <td< td=""><td>166.7         176.5         175.6         175.1           166.6         174.0         173.3         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.2           172.9         173.2         173.5         174.9           175.1         173.7         173.5         176.5           177.3         174.4         177.1         175.5           177.5         174.3         174.1         177.1           175.5         174.3         174.1         177.1           176.3         174.3         174.2         177.3           177.4         175.0         179.5         176.8           172.3         175.0         179.5         176.8           172.5         176.7         176.4         176.7           176.4         176.7         176.4         176.3           177.4         178.1         178.8         182.3           176.1         178.4         178.4         178.5           176.4         176.4         178.4         182.3           177.4         17</td><td>166.7         176.5         175.8         175.1         176.1           166.7         170.0         173.3         174.4         172.5           172.9         173.2         174.4         172.5           172.9         173.2         174.9         172.8           177.9         173.5         174.9         173.8           177.1         173.7         175.5         174.9         173.8           177.3         174.3         174.1         177.1         173.8           176.3         174.3         174.1         177.1         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         176.1         175.9         176.8         175.8           175.7         175.6         175.7         176.4         176.7         176.4         176.7           175.4         175.7         176.4         176.7         176.4         176.1           175.7         176.4         176.7         176.4         176.1         175.8           176.4         176.7         176.4         176.1         176.8</td></td<> <td>166.7         176.5         175.6         175.1         176.1         Mar           166.7         174.0         173.3         174.4         173.5         App           167.1         172.2         171.9         173.9         172.1         May           168.9         173.2         172.5         174.2         172.1         June           177.9         173.2         173.5         174.9         173.3         Aug           177.1         173.7         173.5         174.9         173.3         Aug           177.3         174.3         174.1         177.1         173.8         Aug           175.9         174.3         174.1         177.7         173.8         Nov           176.3         174.3         174.1         177.7         173.8         Nov           176.3         175.0         175.0         179.9         173.3         Mar           176.4         176.7         176.8         175.8         Apr           177.9         177.1         176.8         178.3         Cot         Apr           177.9         177.1         176.8         179.4         176.3         Cot           176.4         176.7<td>HeB.7         175.6         175.6         175.1         176.1         Mar         1.6           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3           166.9         173.2         172.5         174.2         172.1         May         0.3           166.9         173.2         173.5         174.9         173.8         Aug         1.1           177.1         173.7         173.5         174.9         173.8         Aug         1.1           175.1         173.3         174.4         177.1         173.8         Sep         0.2           177.3         174.3         174.2         177.7         173.5         Dec         0.2           176.3         174.3         174.2         177.7         173.5         Dec         0.2           177.4         175.0         175.0         175.8         176.8         Are         0.8           177.3         176.1         175.7         176.8         176.8         Are         0.2           176.4         176.7         176.8         176.3         176.1         Aug         0.3           177.9         177.7         176.8</td><td>HeB7         175.6         175.8         175.1         176.1         Mar         1.6         1.4           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3         -0.2           166.9         173.2         172.5         174.2         172.7         Jane         -0.1         0.3           172.9         173.2         173.5         174.4         173.8         Aug         0.1         0.4           175.1         173.7         173.5         176.6         173.3         Sep         0.2         -0.1           177.3         174.4         174.1         177.1         173.5         Dec         0.6         0.4           175.9         174.3         174.1         175.1         175.0         175.3         175.5         176.6         173.8         Ave         0.2         0.0           175.1         175.0         175.0         175.3         175.8         175.8         Ave         0.2         0.0           176.3         175.1         175.4         175.8         Ave         0.4         0.2         1.4           176.1         176.7         176.7         180.1         176.1</td><td>Her         175.6         175.6         175.1         176.1         Mar         1.6         1.4         1.2           166.6         174.0         173.3         174.4         173.5         Apr         0.1         0.1         0.3         0.4           166.9         172.2         172.5         174.2         172.5         174.2         173.5         174.6         0.1         0.3         0.41         0.3           172.9         173.5         174.6         173.5         174.6         173.5         174.0         0.01         0.2         0.0         0.11           177.3         174.4         174.3         174.1         177.1         178.6         0.6         0.4         0.5           177.3         174.3         174.2         177.7         178.5         Dec         0.6         0.4         0.5           177.3         174.3         175.0         175.3         178.5         Mar         0.2         0.1         0.1           177.4         175.1         175.3         178.5         Mar         1.3         0.2         0.1           177.4         175.4         178.5         178.5         Apr         1.3         0.2         0.1</td><td>Hef?         176.0         175.1         175.1         176.4         17.6         1.4         1.2         3         0.4           166.7         172.0         172.9         172.9         172.9         172.9         0.1         0.4         0.3         0.47         0.8         0.3           175.9         172.2         172.0         172.5         174.2         172.7         0.1         0.4         0.3         0.4           177.1         173.7         173.5         174.9         173.8         Aug         1.1         0.4         0.3         0.4           175.1         174.3         174.1         177.1         172.5         0.6         0.2         0.0         0.1         0.3           176.3         174.3         174.2         177.7         172.5         Dec         0.2         0.0         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.3         0.2         0.3         0.2         0.3</td></td>	166.7         176.5         175.6         175.1           166.6         174.0         173.3         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.4           167.1         172.2         172.5         174.2           172.9         173.2         173.5         174.9           175.1         173.7         173.5         176.5           177.3         174.4         177.1         175.5           177.5         174.3         174.1         177.1           175.5         174.3         174.1         177.1           176.3         174.3         174.2         177.3           177.4         175.0         179.5         176.8           172.3         175.0         179.5         176.8           172.5         176.7         176.4         176.7           176.4         176.7         176.4         176.3           177.4         178.1         178.8         182.3           176.1         178.4         178.4         178.5           176.4         176.4         178.4         182.3           177.4         17	166.7         176.5         175.8         175.1         176.1           166.7         170.0         173.3         174.4         172.5           172.9         173.2         174.4         172.5           172.9         173.2         174.9         172.8           177.9         173.5         174.9         173.8           177.1         173.7         175.5         174.9         173.8           177.3         174.3         174.1         177.1         173.8           176.3         174.3         174.1         177.1         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         174.2         177.7         173.8           176.3         174.3         176.1         175.9         176.8         175.8           175.7         175.6         175.7         176.4         176.7         176.4         176.7           175.4         175.7         176.4         176.7         176.4         176.1           175.7         176.4         176.7         176.4         176.1         175.8           176.4         176.7         176.4         176.1         176.8	166.7         176.5         175.6         175.1         176.1         Mar           166.7         174.0         173.3         174.4         173.5         App           167.1         172.2         171.9         173.9         172.1         May           168.9         173.2         172.5         174.2         172.1         June           177.9         173.2         173.5         174.9         173.3         Aug           177.1         173.7         173.5         174.9         173.3         Aug           177.3         174.3         174.1         177.1         173.8         Aug           175.9         174.3         174.1         177.7         173.8         Nov           176.3         174.3         174.1         177.7         173.8         Nov           176.3         175.0         175.0         179.9         173.3         Mar           176.4         176.7         176.8         175.8         Apr           177.9         177.1         176.8         178.3         Cot         Apr           177.9         177.1         176.8         179.4         176.3         Cot           176.4         176.7 <td>HeB.7         175.6         175.6         175.1         176.1         Mar         1.6           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3           166.9         173.2         172.5         174.2         172.1         May         0.3           166.9         173.2         173.5         174.9         173.8         Aug         1.1           177.1         173.7         173.5         174.9         173.8         Aug         1.1           175.1         173.3         174.4         177.1         173.8         Sep         0.2           177.3         174.3         174.2         177.7         173.5         Dec         0.2           176.3         174.3         174.2         177.7         173.5         Dec         0.2           177.4         175.0         175.0         175.8         176.8         Are         0.8           177.3         176.1         175.7         176.8         176.8         Are         0.2           176.4         176.7         176.8         176.3         176.1         Aug         0.3           177.9         177.7         176.8</td> <td>HeB7         175.6         175.8         175.1         176.1         Mar         1.6         1.4           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3         -0.2           166.9         173.2         172.5         174.2         172.7         Jane         -0.1         0.3           172.9         173.2         173.5         174.4         173.8         Aug         0.1         0.4           175.1         173.7         173.5         176.6         173.3         Sep         0.2         -0.1           177.3         174.4         174.1         177.1         173.5         Dec         0.6         0.4           175.9         174.3         174.1         175.1         175.0         175.3         175.5         176.6         173.8         Ave         0.2         0.0           175.1         175.0         175.0         175.3         175.8         175.8         Ave         0.2         0.0           176.3         175.1         175.4         175.8         Ave         0.4         0.2         1.4           176.1         176.7         176.7         180.1         176.1</td> <td>Her         175.6         175.6         175.1         176.1         Mar         1.6         1.4         1.2           166.6         174.0         173.3         174.4         173.5         Apr         0.1         0.1         0.3         0.4           166.9         172.2         172.5         174.2         172.5         174.2         173.5         174.6         0.1         0.3         0.41         0.3           172.9         173.5         174.6         173.5         174.6         173.5         174.0         0.01         0.2         0.0         0.11           177.3         174.4         174.3         174.1         177.1         178.6         0.6         0.4         0.5           177.3         174.3         174.2         177.7         178.5         Dec         0.6         0.4         0.5           177.3         174.3         175.0         175.3         178.5         Mar         0.2         0.1         0.1           177.4         175.1         175.3         178.5         Mar         1.3         0.2         0.1           177.4         175.4         178.5         178.5         Apr         1.3         0.2         0.1</td> <td>Hef?         176.0         175.1         175.1         176.4         17.6         1.4         1.2         3         0.4           166.7         172.0         172.9         172.9         172.9         172.9         0.1         0.4         0.3         0.47         0.8         0.3           175.9         172.2         172.0         172.5         174.2         172.7         0.1         0.4         0.3         0.4           177.1         173.7         173.5         174.9         173.8         Aug         1.1         0.4         0.3         0.4           175.1         174.3         174.1         177.1         172.5         0.6         0.2         0.0         0.1         0.3           176.3         174.3         174.2         177.7         172.5         Dec         0.2         0.0         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.3         0.2         0.3         0.2         0.3</td>	HeB.7         175.6         175.6         175.1         176.1         Mar         1.6           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3           166.9         173.2         172.5         174.2         172.1         May         0.3           166.9         173.2         173.5         174.9         173.8         Aug         1.1           177.1         173.7         173.5         174.9         173.8         Aug         1.1           175.1         173.3         174.4         177.1         173.8         Sep         0.2           177.3         174.3         174.2         177.7         173.5         Dec         0.2           176.3         174.3         174.2         177.7         173.5         Dec         0.2           177.4         175.0         175.0         175.8         176.8         Are         0.8           177.3         176.1         175.7         176.8         176.8         Are         0.2           176.4         176.7         176.8         176.3         176.1         Aug         0.3           177.9         177.7         176.8	HeB7         175.6         175.8         175.1         176.1         Mar         1.6         1.4           166.9         174.0         173.3         174.4         173.9         172.1         May         0.3         -0.2           166.9         173.2         172.5         174.2         172.7         Jane         -0.1         0.3           172.9         173.2         173.5         174.4         173.8         Aug         0.1         0.4           175.1         173.7         173.5         176.6         173.3         Sep         0.2         -0.1           177.3         174.4         174.1         177.1         173.5         Dec         0.6         0.4           175.9         174.3         174.1         175.1         175.0         175.3         175.5         176.6         173.8         Ave         0.2         0.0           175.1         175.0         175.0         175.3         175.8         175.8         Ave         0.2         0.0           176.3         175.1         175.4         175.8         Ave         0.4         0.2         1.4           176.1         176.7         176.7         180.1         176.1	Her         175.6         175.6         175.1         176.1         Mar         1.6         1.4         1.2           166.6         174.0         173.3         174.4         173.5         Apr         0.1         0.1         0.3         0.4           166.9         172.2         172.5         174.2         172.5         174.2         173.5         174.6         0.1         0.3         0.41         0.3           172.9         173.5         174.6         173.5         174.6         173.5         174.0         0.01         0.2         0.0         0.11           177.3         174.4         174.3         174.1         177.1         178.6         0.6         0.4         0.5           177.3         174.3         174.2         177.7         178.5         Dec         0.6         0.4         0.5           177.3         174.3         175.0         175.3         178.5         Mar         0.2         0.1         0.1           177.4         175.1         175.3         178.5         Mar         1.3         0.2         0.1           177.4         175.4         178.5         178.5         Apr         1.3         0.2         0.1	Hef?         176.0         175.1         175.1         176.4         17.6         1.4         1.2         3         0.4           166.7         172.0         172.9         172.9         172.9         172.9         0.1         0.4         0.3         0.47         0.8         0.3           175.9         172.2         172.0         172.5         174.2         172.7         0.1         0.4         0.3         0.4           177.1         173.7         173.5         174.9         173.8         Aug         1.1         0.4         0.3         0.4           175.1         174.3         174.1         177.1         172.5         0.6         0.2         0.0         0.1         0.3           176.3         174.3         174.2         177.7         172.5         Dec         0.2         0.0         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.1         0.3         0.2         0.3         0.2         0.3         0.2         0.3

 Notes

 1
 Seasonally adjusted series for the latest 12 months are subject to revision.

 R
 = data revised