

Statistical bulletin

UK House Price Index: March 2016

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
hpi@ons.gsi.gov.uk
+44 (0)1633 456400

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1 . Main findings

UK house prices increased by 9.0% in the year to March 2016, up from 7.6% in the year to February 2016.

House price annual inflation was 10.1% in England, 2.1% in Wales, -6.1% in Scotland and 6.4% in Northern Ireland.

Annual house price increases in England were driven by an annual increase in London (13.0%), the South East (12.2%) and the East of England (12.1%).

Excluding London and the South East, UK house prices increased by 5.9% in the 12 months to March 2016.

On a seasonally adjusted basis, average house prices increased by 2.5% between February 2016 and March 2016.

In March 2016, prices paid by first-time buyers were 9.7% higher on average than in March 2015.

For owner-occupiers (existing owners), prices increased by 8.7% for the same period.

UK average mix-adjusted house price in March 2016 was £292,000.

This is the final release of the ONS House Price Index (HPI) which will be replaced by the new UK House Price Index from June 2016.

2 . About this statistical bulletin

Further to previous announcements, a new UK House Price Index (HPI) will be published on 14 June that replaces this version of the HPI. The new UK HPI will be published on [the GOV.UK website](#) although a high-level summary and links to the new UK HPI will be published on [the ONS website](#). For further detail and support in accessing the new UK HPI, please contact hpi@ons.gsi.gov.uk.

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

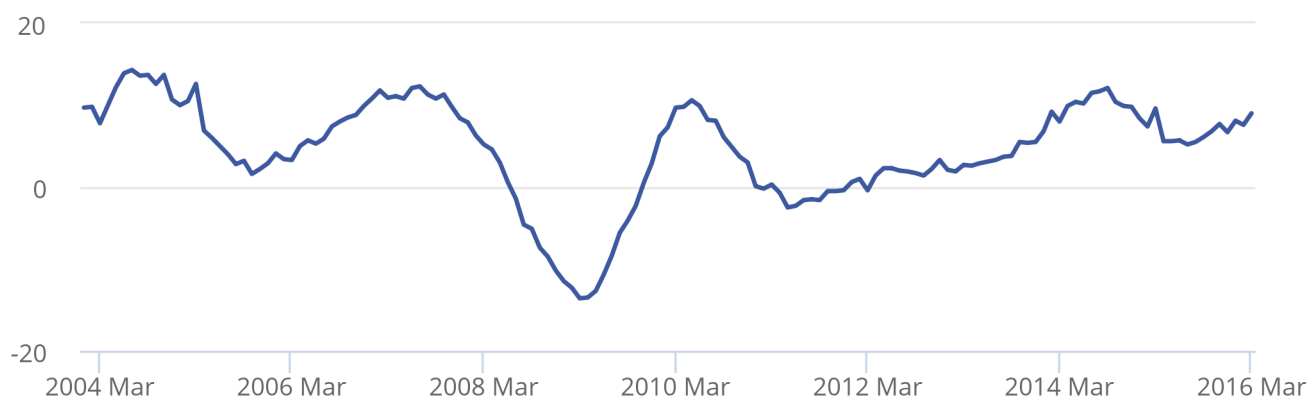
UK average house prices increased by 9.0% over the year to March 2016, up from 7.6% in the year to February 2016 (Figure 1). The average UK mix-adjusted house price in March 2016 was £292,000.

Figure 1: Annual house price rates of change, UK all dwellings from January 2004 to March 2016

12 month percentage change

Figure 1: Annual house price rates of change, UK all dwellings
from January 2004 to March 2016

12 month percentage change



Source: Office for National Statistics

Notes:

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

In March 2016, the UK mix-adjusted house price index increased by 2.9% on February 2016 to reach a record high of 228.6 (Figure 2). The UK index is 23.2% higher than the pre-economic downturn peak of 185.5 in January 2008.

Figure 2: Index values, UK all dwellings from January 2004 to March 2016

Figure 2: Index values, UK all dwellings from January 2004 to March 2016



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 2.5% between February 2016 and March 2016, compared with an increase of 1.2% in average prices during the same period a year earlier.

Table A: House price index - summary of UK all dwellings, March 2016

House price index: UK all dwellings

		Index	Percentage 12 month change	Index	Percentage monthly change	£
		NSA	NSA	SA	SA	NSA
2014	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	271,014
	Nov	205.7	9.9	206.0	0.1	270,901
	Dec	206.9	9.8	207.7	0.8	272,468
2015	Jan	207.4	8.4	207.3	-0.3	270,057
	Feb	206.5	7.4	209.0	0.8	268,830
	Mar	209.7	9.6	211.8 R	1.2 R	273,035
	Apr	208.6	5.6	208.7 R	-1.4 R	271,626
	May	210.0	5.6	210.7 R	0.9 R	273,503
	Jun	212.6	5.7	212.2 R	0.7 R	276,864
	Jul	217.0	5.2	214.1 R	0.9 R	282,526
	Aug	219.2	5.5	216.2 R	1.0 R	285,431
	Sep	219.8	6.1	218.2 R	0.9 R	286,261
	Oct	219.8	6.8	219.9 R	0.7 R	286,260
	Nov	221.6	7.7	222.1 R	1.0 R	288,517
	Dec	220.8	6.7	222.1 R	-0.0 R	287,560
2016	Jan	224.2 R	8.1 R	224.5 R	1.1 R	286,201 R
	Feb	222.2 R	7.6 R	225.0 R	0.2 R	283,672 R
	Mar	228.6	9.0	230.6	2.5	291,820

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 NSA: Not seasonally adjusted
- 3 SA: Seasonally adjusted
- 4 R: Data revised
- 5 Index - February 2002 = 100

4 . House price index by country

During the year to March 2016, average house prices increased by 10.1% in England (up from 8.2% in the year to February 2016), 2.1% in Wales (down from 3.4%) and 6.4% in Northern Ireland (up from 3.6%). There was a 6.1% decrease in average house prices in Scotland (compared with a 0.1% decrease in the year to February 2016).

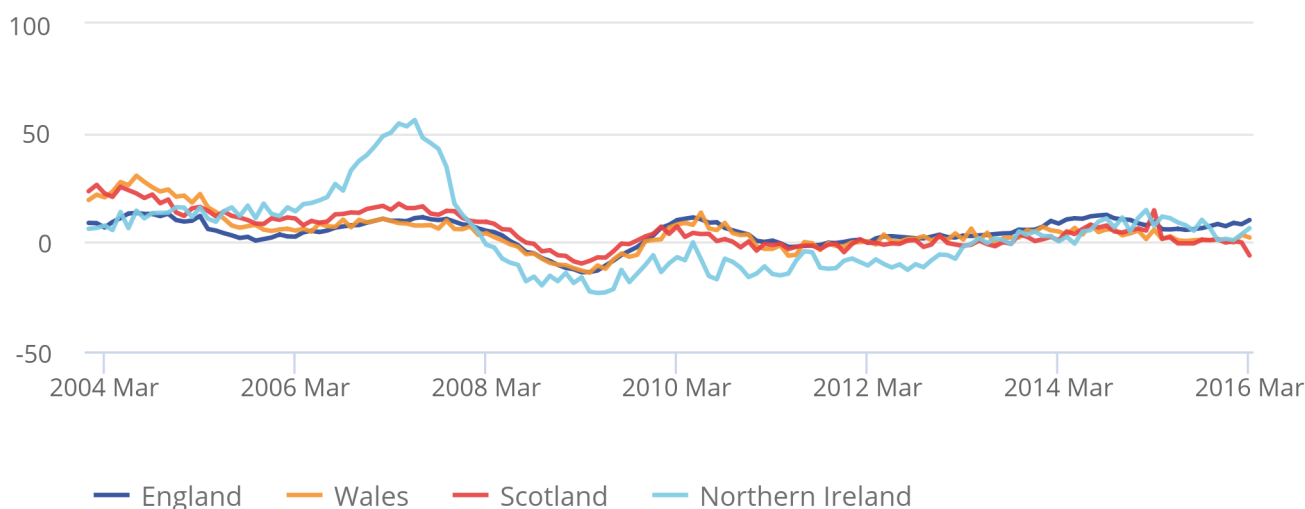
From 1 April 2015, UK stamp duty was replaced by land and buildings transactions tax in Scotland which, coupled with a significant increase in sales (a large proportion of which being high value properties) during March 2015, resulted in an annual increase of 14.6% in the year to March 2015. Despite Scotland seeing a small increase of 1.1% between February and March 2016, when comparing to the unusually high prices of March 2015 it results in an annual decrease of 6.1%.

Figure 3: All UK dwellings annual house price rates of change by country, January 2004 to March 2016

12 month percentage change

Figure 3: All UK dwellings annual house price rates of change by country, January 2004 to March 2016

12 month percentage change



Source: Office for National Statistics

Notes:

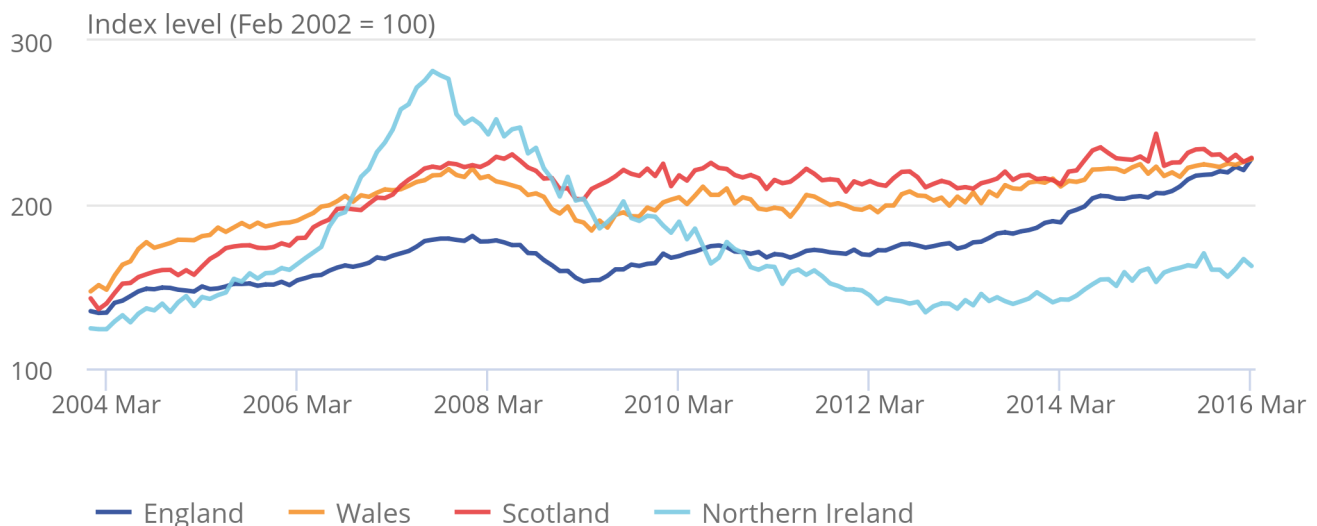
1. Not seasonally adjusted
2. Data collected via the regulated mortgage survey.

The main movements for each country are:

- the index for England in March 2016 was at a record high (227.8) - this is 3.1% higher than in February 2016 (221.0) (Figure 4) and is 26.0% higher than the pre-economic downturn peak in January 2008 (180.8)
- the index for Wales in March 2016 was at a record high (227.7) – this is 0.7% higher than in February 2016 (226.1) and is 2.5% higher than the pre-economic downturn peak of January 2008 (222.1)
- the index for Scotland in March 2016 (228.5) is 6.1% below the record level witnessed in March 2015 (243.2) – Scotland prices are now 0.9% below the pre-economic downturn peak of June 2008 (230.6)
- the index for Northern Ireland in March 2016 (162.5) is 42.3% below the peak of August 2007 (281.5)

Figure 4: Mix-adjusted house price index by UK countries from January 2004 to March 2016

Figure 4: Mix-adjusted house price index by UK countries from January 2004 to March 2016



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 March 2016 (Figure 5). The largest annual increase was in London at 13.0% (up from 9.3% in the year to February 2016), followed by the South East (12.2% increase in the year to March 2016, up from 11.1% in the year to February 2016). The North East continues to have the lowest annual growth of the 9 regions, with no change in prices in the year to March 2016 (down from a 1.9% increase in the year to February 2016).

Excluding London and the South East, UK house prices increased by 5.9% over the year to March 2016, up from 5.4% in the year to February 2016.

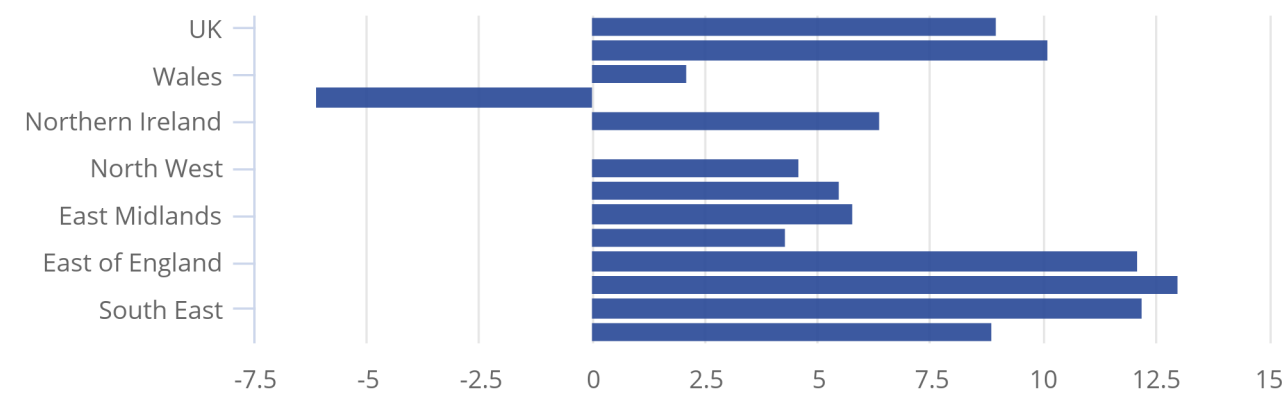
The increased growth seen in some regions may be as a response to new stamp duty rates for buy-to-let properties and second homes coming into effect on 1 April 2016.

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

12 month percentage change

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

12 month percentage change



Source: Office for National Statistics

Notes:

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

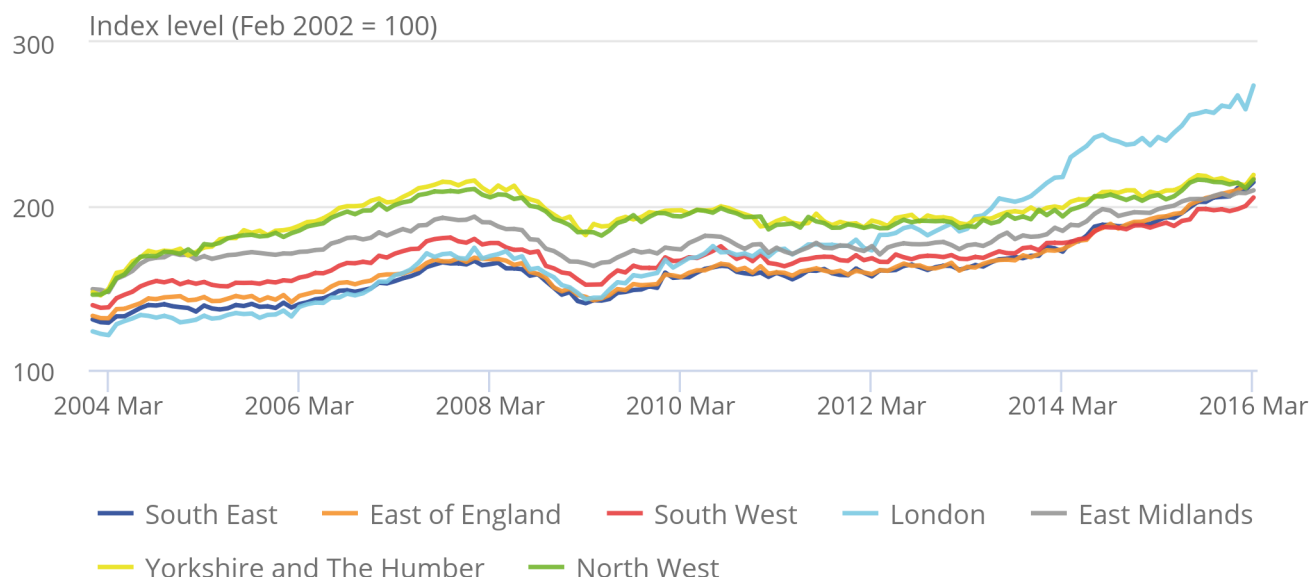
This month, average house prices in 7 of the 9 English regions are at record levels (Figure 6). The North East is the only English region yet to surpass its pre-economic downturn peak (prices in the North East remain 3.5% below the peak of January 2008).

The main regional price index movements for March 2016 are:

- the price index for London reached a record high of 273.6 in March 2016 – this is up 2.2% on the previous record in January 2016 (267.6) and is 56.8% higher than the pre-economic downturn of January 2008 (174.5)
- the price index for the South East reached a record high of 214.6 in March 2016 – this is up 1.7% on the previous record in January 2016 (211.0) and is 28.9% higher than the pre-economic downturn of January 2008 (166.5)
- the price index for the East of England reached a record high of 216.8 in March 2016 – this is up 2.0% on the previous record in February 2016 (212.6) and is 28.7% higher than the pre-economic downturn of January 2008 (168.4)
- the price index for the South West reached a record high of 205.2 in March 2016 – this is up 2.6% on the previous record in February 2016 (200.0) and is 14.1% higher than the pre-economic downturn of January 2008 (179.9)
- the price index for the East Midlands reached a record high of 209.6 in March 2016 – this is up 0.8% on the previous record in January 2016 (208.1) and is 8.3% higher than the pre-economic downturn of January 2008 (193.5)
- the price index for Yorkshire and The Humber reached a record high of 219.0 in March 2016 – this is up 0.1% on the previous record in August 2015 (218.8) and is 1.6% higher than the pre-economic downturn of January 2008 (215.6)
- the price index for the North West reached a record high of 216.2 in March 2016 – this is up slightly on the previous record in August 2015 (216.1) and is 2.8% higher than the pre-economic downturn of January 2008 (210.4)

Figure 6: Mix-adjusted house price index by selected regions from January 2004 to March 2016

Figure 6: Mix-adjusted house price index by selected regions from January 2004 to March 2016



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 March 2016 stood at £307,000 in England, £176,000 in Wales, £193,000 in Scotland and £155,000 in Northern Ireland (Figure 7).

In March 2016, London continued to be the English region with the highest average house price at £552,000 and the North East had the lowest average house price at £158,000. London, the South East and the East of England all had prices higher than the UK average price of £292,000.

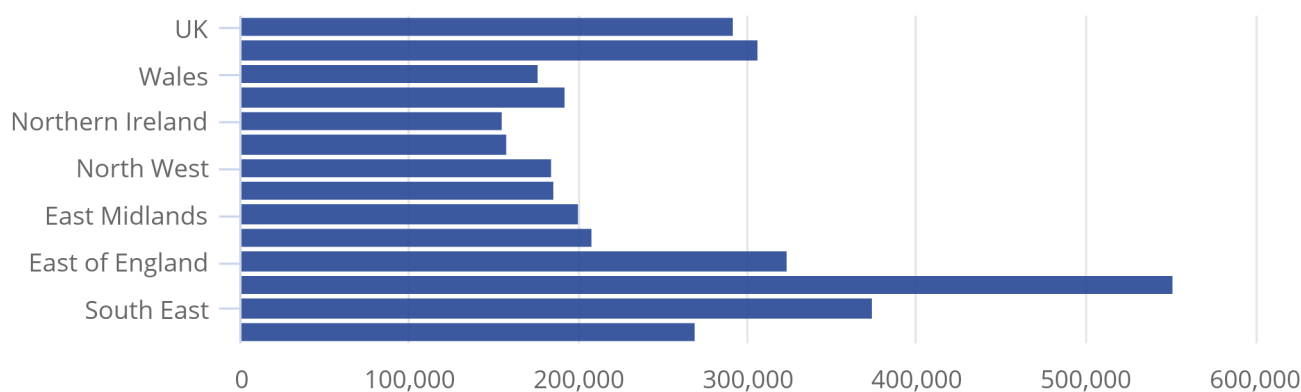
Excluding London and the South East, the average UK mix-adjusted house price was £221,000.

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

House prices for March 2016

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

House prices for March 2016



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 9.7% over the year to March 2016, up from an increase of 7.7% in the year to February 2016 (Figure 8). In March 2016, the average price paid for a house by a first-time buyer was £220,000.

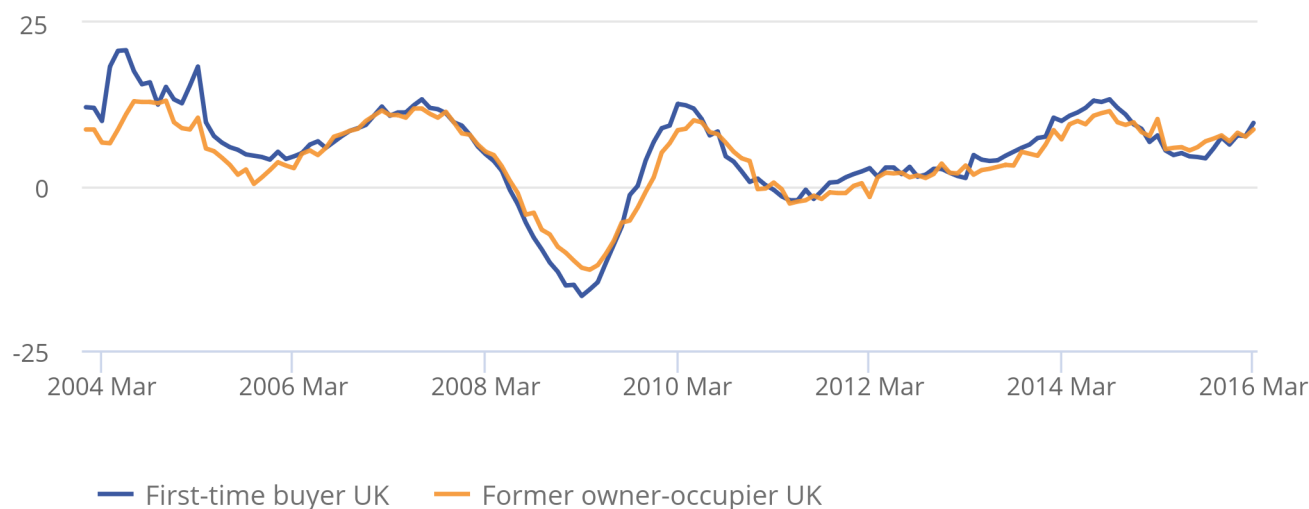
The average price for properties bought by former owner-occupiers (existing owners) increased by 8.7% in the year to March 2016, up from an increase of 7.6% in the year to February 2016. In March 2016, the average price paid for a house by a former owner-occupier was £345,000.

Figure 8: UK annual house price rates of change by type of buyer, January 2004 to March 2016

12 month percentage change

Figure 8: UK annual house price rates of change by type of buyer, January 2004 to March 2016

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 March 2016, prices paid for new dwellings increased by 8.1% on average, compared with an increase of 9.1% in the year to February 2016 (Figure 9). The average UK house price for new dwellings in March 2016 was £295,000.

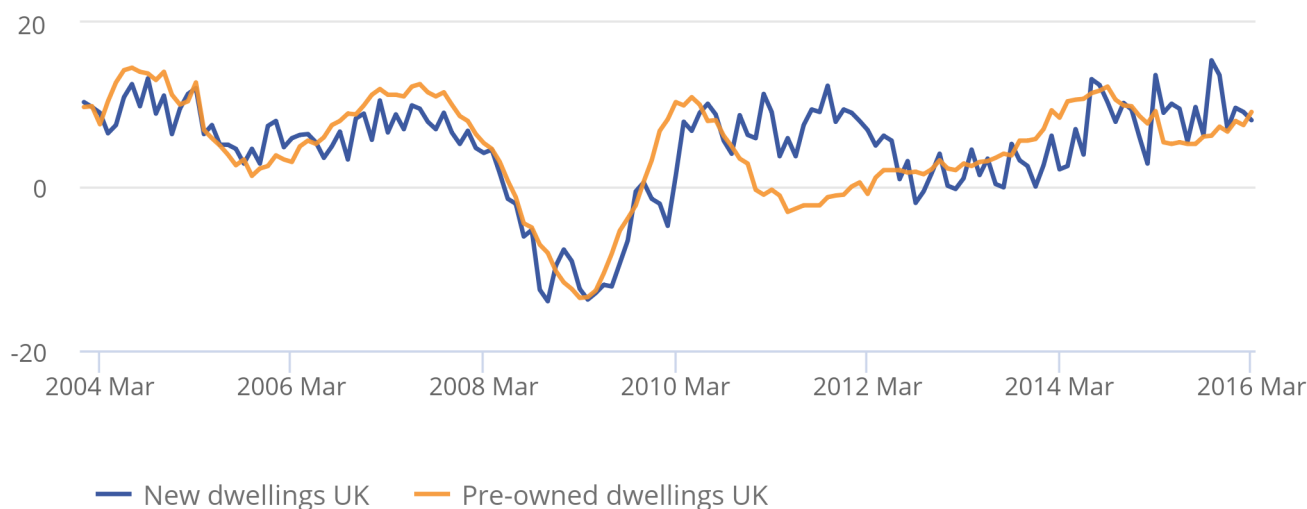
During the year to March 2016, prices paid for pre-owned dwellings increased by 9.1% on average, compared with an increase of 7.5% in the year to February 2016. The average UK house price for pre-owned dwellings in March 2016 was £292,000.

Figure 9: UK annual price rates of change by type of dwelling, January 2004 to March 2016

12 month percentage change

Figure 9: UK annual price rates of change by type of dwelling,
January 2004 to March 2016

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

A new UK House Price Index (HPI) will be published on 14 June that replaces this version of the HPI. The new UK HPI will be published on [the GOV.UK website](#) although a high-level summary and links to the new UK HPI will be published on [the ONS website](#). The methodology for the new House Price Index (HPI) is presented in the article [Development of a single Official House Price Index](#), published in February 2016.

Early historic estimates for the new official UK House Price Index were presented in the article [Introducing the single official House Price Index](#), published in March 2016. The new UK HPI will be published in its entirety in June 2016 containing figures to April 2016 and then monthly thereafter, replacing the existing house price indices currently published by the Office for National Statistics and Land Registry for England and Wales.

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

10 . Economic context - March 2016

UK house prices continued to grow robustly in the year to March 2016. House prices grew at a rate of 9.0% in the 12 months to March 2016, the highest rate since March 2015 and an increase of 1.4 percentage points compared with February 2016. On a monthly (seasonally adjusted) basis, prices increased by 2.5% between February and March 2016, the highest increase since April 2004. House prices have now been growing since early 2012 and in March 2016 were 27.7% higher than their average level in 2007, before the economic downturn.

The increase in the 12-month rate in March was prominent in London, where prices increased by 13.0%, up from 9.3% in February 2016, and Northern Ireland, where prices increased by 6.4%, up from 3.6% in February. [Higher rates of Stamp Duty Land Tax](#) for additional properties introduced in England, Wales and Northern Ireland at the start of April 2016 is likely to have increased demand and possibly prices in the immediate run up to this change. In Scotland, new Land and Buildings Transactions Tax rates were introduced in April 2015, and in March 2015, annual house price inflation increased markedly to 14.6%. The effects of this have now unwound in the March 2016 rate, with house prices falling 6.1% compared with March 2015.

The continuing upward price pressures in the housing market may be a result of a robust demand outpacing supply: a view supported by a number of house market indicators. The volume of mortgage approvals - a leading indicator of housing purchases - grew by 19.5% in the year to March 2016. The number of [UK home sales](#) also continued to grow in the 3 months to March 2016 (Jan to Mar): rising by 19.9% relative to the preceding 3 months (Oct to Dec 2015). Data from the [Royal Institution of Chartered Surveyors](#) (RICS) also suggests buyer demand increased in 13 successive months to February 2016, with both demand and supply easing in March 2016.

On the supply side, the Bank of England's Agents' Summary of Business Conditions for February 2016 reported that housing activity remained subdued relative to pre-downturn levels and that market activity has been constrained by a shortage of properties for sale, a view corroborated by RICS. However, the latest [ONS Output in the Construction Industry](#) release indicated that new-build housing output increased by 3.4% in the previous 3 months (Jan to Mar) compared with the same period a year earlier.

Broader economic indicators suggest that the economy has continued to grow relatively strongly over recent periods, with [output increasing by 0.4% in the first quarter \(Jan to Mar\) of 2016](#), a slightly slower rate than in Quarter 4 (Oct to Dec) 2015. [Labour market conditions](#) have continued to strengthen, as unemployment fell to 5.1% for the 3 months to March 2016: the lowest rate since the 3 months to October 2005. Annual pay growth also strengthened in 2015 compared with 2014, although the rate of this growth has eased in recent months. These improvements, along with [falls in the inactivity rate](#) and [relative stability in recent months](#), 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 [low inflation](#).

11 . Datasets

The [HPI monthly and quarterly datasets](#) provide 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 March 2016. The seasonally adjusted figures in Table 7 have been revised this month as scheduled. This month, Tables 10 to 19 have been updated with the latest data for the first quarter (January to March) of 2016.

The [HPI annual dataset](#) 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 July 2016.

The [HPI weights summary](#) datasets provide a summary of the aggregated mix-adjustment weights used in the production of the HPI for the period 2007 to 2016. The mix-adjustment weights are updated in the February HPI each year.

12 . 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

13. Background notes

1. New this month

New house price data for March 2016 are published this month. The [monthly and quarterly datasets](#) have been updated to include data for March 2016 and the first quarter (January to March) of 2016.

Revisions this month

January and February 2016 have been revised to incorporate transactions from those lenders that provide data on a quarterly basis. 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

Further to previous announcements, a new UK House Price Index (HPI) will be published on 14 June that replaces this version of the HPI. The new UK HPI will be published on www.gov.uk although a high-level summary and links to the new UK HPI will be published via www.ons.gov.uk. For further detail and support in accessing the new UK HPI, please contact hpi@ons.gov.uk.

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 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 December 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 [Quality and Methodology Information \(QMI\) report 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](#) published on the [HPI user guidance webpage](#).

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 dataset](#).

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 [HPI methodology](#) is available on the [GOV.UK](#) 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 [Official House Price Statistics Explained](#).

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 [quarterly residential property prices index \(RPPI\) for Northern Ireland](#). 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 [Halifax](#) and [Nationwide](#) 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 [Acadata](#).

6. Accessibility

This bulletin includes the March 2016 data. Future publication dates for the UK House Price Index are available via [the release calendar](#)

7. Code of Practice for Official Statistics

Details of the [policy governing the release of new data](#) are available from the [UK Statistics Authority](#).

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

		Regions																not seasonally adjusted	
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West	UK excl London	UK excl London & S East		
Index level (Feb 2002=100.0)																			
2008	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	196.3		
	Feb	182.1	177.4	216.1	222.9	249.0	220.9	206.9	211.1	190.1	184.3	167.7	167.9	163.8	176.5	185.9	193.8		
	Mar	182.3	177.5	217.3	225.2	242.8	223.5	205.3	208.2	190.0	181.6	167.7	169.5	164.5	177.4	185.7	193.4		
	Apr	183.1	178.1	214.1	229.1	252.0	224.0	207.1	212.5	187.5	180.1	167.6	170.6	165.3	177.4	186.4	194.0		
	May	181.7	176.9	213.1	227.9	241.6	219.7	206.8	209.6	185.9	178.7	166.6	172.4	161.9	174.7	184.2	192.2		
	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	191.6		
	Jul	180.2	175.3	210.3	226.8	247.0	216.1	205.1	206.1	185.3	180.3	165.1	169.3	161.4	173.4	183.1	191.0		
	Aug	175.2	170.4	205.8	222.6	231.2	212.4	200.1	204.1	179.7	176.8	159.7	161.3	157.4	171.5	179.0	186.7		
	Sep	175.0	170.2	206.8	220.6	234.6	210.0	199.3	202.7	179.3	172.2	158.5	162.1	158.4	172.3	178.4	185.6		
	Oct	170.8	166.1	204.7	215.8	222.0	206.0	196.7	197.9	173.9	169.3	156.1	158.9	154.1	163.4	174.0	181.1		
	Nov	167.7	163.0	197.2	216.2	215.7	207.3	192.1	194.7	172.5	169.2	150.3	156.5	150.0	161.9	170.7	178.2		
	Dec	163.8	159.4	194.5	209.5	204.9	202.9	190.5	191.7	169.6	163.6	147.9	151.7	145.8	159.4	167.1	174.7		
2009	Jan	164.2	159.5	198.8	210.0	216.9	202.1	188.3	193.5	166.1	167.1	149.5	150.3	147.4	158.7	167.9	175.4		
	Feb	159.7	155.3	190.3	203.4	202.4	198.0	184.0	186.4	166.0	162.4	145.6	146.9	141.9	155.1	163.1	170.8		
	Mar	157.5	153.0	189.0	203.1	203.6	197.3	184.2	182.2	164.9	158.6	144.5	143.0	140.6	151.9	161.5	169.0		
	Apr	158.4	153.8	184.1	209.5	195.0	194.1	183.9	189.0	163.3	161.4	142.4	144.0	142.4	152.0	162.2	169.4		
	May	158.6	153.9	190.2	211.9	185.4	193.2	181.9	187.5	165.4	162.7	143.5	144.0	142.2	152.1	162.5	169.9		
	Jun	161.1	156.5	185.9	214.2	189.4	199.3	185.1	187.9	165.8	163.2	145.6	149.0	143.2	156.9	164.3	171.9		
	Jul	165.0	160.4	193.7	217.2	194.0	199.2	189.6	191.8	168.6	167.6	149.2	153.4	147.0	160.6	168.1	175.7		
	Aug	165.3	160.4	195.2	221.1	201.9	201.2	191.1	193.3	170.7	165.1	148.6	152.8	147.5	159.4	168.7	176.3		
	Sep	167.7	163.3	192.9	218.7	191.7	204.6	194.4	191.8	173.0	167.9	152.3	157.7	148.7	163.5	170.4	178.2		
	Oct	166.9	162.5	192.7	217.5	190.0	201.4	190.2	193.2	171.6	166.9	151.6	157.0	149.0	162.2	169.5	176.9		
	Nov	168.5	163.8	198.1	221.9	193.1	206.4	193.4	196.2	172.4	167.0	151.9	158.1	150.9	162.2	171.3	178.7		
	Dec	168.6	164.2	196.4	217.4	192.6	211.0	195.7	195.6	171.0	167.9	152.3	159.1	150.0	162.1	171.1	178.7		
2010	Jan	174.3	170.0	201.3	224.9	187.2	199.0	195.6	197.1	174.6	173.4	158.1	167.1	159.3	168.6	176.3	182.3		
	Feb	171.4	167.5	203.0	211.2	182.8	204.8	193.9	197.3	173.9	168.6	157.6	162.4	156.1	166.4	173.8	180.1		
	Mar	172.8	168.5	204.4	217.8	189.5	208.6	193.6	197.4	173.5	173.0	156.6	165.2	156.5	166.6	174.7	181.3		
	Apr	173.9	170.2	200.3	214.6	178.8	208.3	195.3	195.5	177.4	175.3	159.2	168.2	156.5	168.7	175.4	182.2		
	May	175.5	171.3	205.4	220.9	185.3	206.0	197.6	197.7	179.5	173.5	160.7	168.6	159.3	168.2	177.3	183.7		
	June	177.1	173.0	210.9	222.1	174.8	212.7	197.1	197.3	181.8	175.0	160.7	171.1	161.6	170.3	178.7	184.8		
	July	178.5	174.6	205.9	225.4	164.0	209.0	195.9	197.5	181.6	176.2	162.7	175.5	162.5	172.5	179.3	185.3		
	Aug	178.7	175.0	205.9	222.3	167.5	211.2	198.7	199.8	181.2	176.8	164.7	171.7	163.5	175.4	180.6	186.7		
	Sep	178.0	174.0	209.8	221.7	177.1	208.1	196.8	198.7	179.1	176.5	164.1	171.9	163.1	171.4	179.6	185.5		
	Oct	175.0	171.3	200.7	218.0	172.8	200.6	195.5	196.6	176.2	174.5	160.9	170.1	159.8	167.7	176.3	182.2		
	Nov	174.8	171.0	204.4	216.5	170.6	200.8	193.2	195.0	173.8	172.1	162.2	171.0	158.9	169.6	175.8	181.8		
	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	180.7		
2011	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	180.4		
	Feb	171.1	167.7	196.8	209.5	162.4	200.1	185.7	188.2	171.4	168.9	158.6	169.1	156.7	165.2	171.6	176.9		
	Mar	173.2	169.7	198.0	215.0	161.9	196.5	188.5	190.8	174.5	167.3	159.5	173.2	159.2	164.5	173.2	178.1		
	Apr	172.6	169.3	197.3	213.0	151.6	198.8	188.8	192.5	172.2	167.5	159.2	173.9	157.4	163.2	172.3	177.5		
	May	171.1	167.6	192.6	213.9	158.7	198.5	189.3	189.8	170.7	168.1	157.4	170.4	155.2	164.8	171.3	177.1		
	June	173.1	169.4	198.7	217.5	160.3	202.1	186.8	189.0	172.8	168.3	160.0	173.1	157.5	167.1	173.1	178.6		
	July	175.6	171.7	205.8	221.8	157.1	200.6	193.3	189.6	174.7	167.9	160.8	176.5	160.6	167.7	175.3	180.5		
	Aug	176.0	172.3	204.9	218.8	159.8	200.7	190.6	195.3	177.5	169.6	161.9	176.5	160.4	168.7	175.9	181.3		
	Sep	175.2	171.8	202.3	214.8	156.3	196.9	189.6	190.6	174.5	170.1	160.5	176.2	161.5	169.0	174.9	179.6		
	Oct	174.2	170.8	199.7	215.4	151.8	197.5	186.7	188.3	174.2	171.6	159.5	176.3	158.9	168.9	173.6	178.8		
	Nov	173.8	170.4	200.8	214.9	150.3	200.6	186.8	190.3	175.9	168.3	160.4	175.7	157.9	166.9	173.3	178.8		
	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	177.5		
2012	Jan	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	178.9		
	Feb	172.8	169.6	196.8	212.3	147.6	192.1	186.6	186.9	172.5	168.1	159.4	174.4	159.2	166.9	172.4	177.1		
	Mar	172.6	169.2	198.8	214.3	144.5	194.9	187.8	191.1	175.5	167.3	158.4	172.9	157.0	168.1	172.5	178.1		
	Apr	175.1	172.1	195.3	212.3	139.5	200.4	186.4	189.9	170.4	168.0	160.8	182.3	160.7	165.9	173.1	177.3		
	May	175.1	172.0	199.4	211.4	142.7	197.3	186.5	187.8	174.7	166.2	160.4	182.4	160.5	165.8	173.0	177.4		
	Jun	177.1	173.9	199.4	216.2	141.7	199.4	189.2	192.7	176.2	169.0	162.7	183.5	160.9	170.4	175.3	180.4		
	Jul	179.1	175.8	206.3	219.9	141.0	200.6	191.6	193.6	177.2	171.2	164.8	186.5	163.4	168.7	177.1	181.9		
	Aug	179.3	176.0	208.0	220.2	139.5	201.6	190.1	194.6	176.7	171.9	163.5	187.6	164.2	167.5	177.0	181.4		
	Sep	178.2	175.0	205.5	216.7	140.6	201.6	191.0	190.5	176.6	170.6	163.7	185.3	162.7	169.1	176.2	181.0		
	Oct	176.7	173.7	205.2	210.5	134.2	197.5	190.9	194.2	176.8	170.3	161.9	182.1	160.9	169.6	175.2	180.2		
	Nov	177.6	174.6	202.4	212.6	137.9	195.8	190.7	192.9	177.7	170.6	161.9	184.6	162.6	169.4	175.7	180.2		
	Dec	178.7	175.7	204.2	214.4	139.6	196.4	190.9	193.1	178.0	172.4	163.2	187.0	163.5	168.8	176.4	180.9		
2013	Jan	179.2	176.4	199.3	213.2	139.5	201.3	190.1	192.3	176.2	170.5	165.3	189.2	163.4	170.0	176.4	181.0		
	Feb	176.1	173.1	204.8	209.9	136.4	197.2	186.7	189.5	173.6	169.0	160.5	184.5	161.1	167.8	173.8	178.2		
	Mar	177.3	174.3	201.3	210.6	141.6	198.4	187.8	188.7	176.0	170.7	162.8	186.1	162.2	167.6	174.8	179.2		
	Apr	179.7	176.9	207.4	209.7	138.5	198.1	187.2	191.8	176.6	171.8	162.4	193.5	163.9	168.9	175.8	179.9		
	May	180.2	177.3	200.8	213.0	145.4	199.3	191.6	192.4	175.6	170.7	162.7	194.3	163.0	168.3	176.2	180.7		
	Jun	182.5	179.6	207.9	214.2	141.1	200.1	189.4	192.3	177.8	174.3	166.2	198.4	165.6	170.4	178.0	182.2		
	Jul	185.0	182.3	205.1	215.8	143.4	198.0	190.6	194.5	181.4	174.67								

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

		Regions															UK excl London & S East	
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East London	South East	South West	UK excl London			
Percentage change on a year earlier																		
2009	Jan	-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	-10.7	
	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	-11.9	
	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	-12.6	
	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	-12.7	
	May	-12.7	-13.0	-10.7	-7.0	-23.3	-12.0	-12.0	-10.5	-11.0	-8.9	-13.9	-16.5	-12.2	-12.9	-11.7	-11.6	
	Jun	-10.7	-10.7	-12.2	-7.1	-23.0	-9.2	-9.4	-11.5	-10.9	-8.6	-11.3	-11.1	-11.5	-9.4	-10.6	-10.3	
	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	-8.0	
	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	-5.6	
	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	-4.0	
	Oct	-2.3	-2.2	-5.8	0.8	-14.4	-2.2	-3.3	-2.4	-1.3	-1.4	-2.9	-1.2	-3.3	-0.7	-2.5	-2.3	
	Nov	0.5	0.5	0.4	2.6	-10.5	-0.4	0.7	0.8	-0.1	-1.3	1.1	1.0	0.6	0.2	0.4	0.3	
	Dec	2.9	3.0	1.0	3.8	-6.0	4.0	2.8	2.1	0.8	2.6	2.9	4.9	2.8	1.7	2.4	2.3	
2010	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	4.0	
	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	5.5	
	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	7.3	
	Apr	9.8	10.7	8.8	2.4	-8.3	7.4	6.2	3.5	8.7	8.6	11.8	16.8	10.0	11.0	8.1	7.6	
	May	10.6	11.3	7.9	4.2	-0.1	6.6	8.6	5.4	8.5	6.6	12.0	17.1	12.0	10.6	9.1	8.1	
	June	9.9	10.5	13.5	3.7	-7.7	6.7	6.5	5.0	9.7	7.2	10.4	14.8	12.8	8.5	8.7	7.5	
	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	5.4	
	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	5.9	
	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	4.1	
	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	3.0	
	Nov	3.7	4.4	3.2	-2.4	-11.7	-2.7	-0.1	-0.6	0.8	3.0	6.8	8.2	5.3	4.6	2.6	1.7	
	Dec	3.0	3.5	3.5	0.3	-16.0	-4.6	-1.2	-1.1	3.1	2.4	4.6	6.3	5.6	2.6	2.2	1.1	
2011	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	-1.0	
	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	-1.7	
	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	-1.7	
	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	-2.5	
	May	-2.5	-2.2	-6.2	-3.2	-14.4	-3.7	-4.2	-4.0	-4.9	-3.1	-2.1	1.0	-2.6	-2.0	-3.4	-3.6	
	June	-2.3	-2.1	-5.8	-2.1	-8.3	-5.0	-5.2	-4.2	-5.0	-3.8	-0.4	1.1	-2.5	-1.8	-3.1	-3.3	
	July	-1.6	-1.7	0.0	-1.6	-4.2	-4.0	-1.3	-4.0	-3.8	-4.7	-1.1	0.6	-1.1	-2.8	-2.2	-2.6	
	Aug	-1.5	-1.5	-0.5	-1.6	-4.6	-5.0	-4.0	-2.2	-2.1	-4.1	-1.7	2.8	-1.9	-3.8	-2.6	-2.9	
	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	-3.2	
	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	-1.8	
	Nov	-0.5	-0.4	-1.8	-0.7	-11.9	-0.1	-3.3	-2.4	1.2	-2.2	-1.1	2.7	-0.6	-1.6	-1.4	-1.7	
	Dec	-0.4	0.1	-1.9	-4.6	-8.5	-1.9	-2.3	-2.2	-0.4	-2.3	-0.8	3.8	-0.4	0.1	-1.4	-1.8	
2012	Jan	0.6	0.8	-0.1	-0.9	-7.5	0.4	-2.9	1.0	-1.7	1.5	-1.7	3.9	1.5	-0.4	-0.3	-0.9	
	Feb	1.0	1.1	0.0	1.3	-9.1	-4.0	0.5	-0.7	0.7	-0.4	0.5	3.1	1.6	1.0	0.5	0.1	
	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	0.0	
	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	-0.1	
	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	0.2	
	Jun	2.3	2.7	0.4	-0.6	-11.6	-1.3	1.3	2.0	2.0	0.4	1.7	6.0	2.2	1.9	1.3	1.0	
	Jul	2.0	2.4	0.2	-0.8	-10.2	0.0	-0.9	2.1	1.4	2.0	2.5	5.7	1.7	0.6	1.0	0.8	
	Aug	1.9	2.1	1.5	0.7	-12.7	0.4	-0.3	-0.4	-0.4	1.3	1.0	6.3	2.3	-0.7	0.6	0.0	
	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	0.8	
	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	0.8	
	Nov	2.2	2.5	0.8	-1.1	-8.3	-2.4	2.1	1.3	1.1	1.3	0.9	5.1	2.9	1.5	1.3	0.8	
	Dec	3.3	3.4	2.4	3.1	-5.7	-0.6	1.1	2.1	1.3	2.7	3.2	6.4	3.7	1.4	2.4	1.9	
2013	Jan	2.1	2.3	1.0	-0.4	-5.9	2.3	1.1	1.5	1.5	0.7	3.0	5.4	1.0	0.1	1.1	1.2	
	Feb	1.9	2.1	4.0	-1.1	-7.6	2.6	0.0	1.4	0.6	0.5	0.7	5.8	1.2	0.6	0.8	0.6	
	Mar	2.7	3.0	1.2	-1.7	-2.0	1.8	0.0	-1.3	0.3	2.0	2.8	7.6	3.3	-0.3	1.3	0.6	
	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	1.4	
	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	1.9	
	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	1.0	
	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	0.8	
	Aug	3.7	4.0	1.8	0.0	1.0	2.5	2.5	0.8	4.0	3.4	2.3	8.5	2.2	2.2	2.2	2.2	
	Sep	3.8	4.1	2.1	-0.8	-0.9	0.2	0.6	3.3	1.8	2.4	1.9	9.3	3.8	1.2	2.1	1.5	
	Oct	5.5	5.7	2.1	3.4	4.9	3.5	1.4	1.0	2.9	4.6	4.9	12.0	4.4	2.7	3.5	3.2	
	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	3.2	
	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	3.1	
2014	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	3.8	
	Feb	9.2	9.7	5.4	2.4	2.8	2.8	5.9	5.4	7.5	5.5	7.6	17.8	8.1	5.7	6.4	5.8	
	Mar	8.0	8.5	4.9	0.8	0.3	4.1	3.1	5.3	5.0	4.4	6.6	17.0	6.1	5.8	5.1	4.7	
	Apr	9.9	10.4	3.4	4.9	2.5	6.7	5.6	5.6	6.7	6.8	8.5	18.7	8.7	5.4	7.0	6.3	
	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	6.4	
	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	6.3	
	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	8.1	
	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	7.8	
	Sep	12.1	12.5	5.8	7.6	10.9	6.5	7.7	6.0	9.7	7.7	13.4	18.8	11.6	9.2	9.8	9.1	
	Oct	10.4	10.9	5.8	4.9	6.7	3.8	6.1	6.1	6.6	4.8	9.7	17.4	11.6	7.2	8.1	6.7	
	Nov	9.9	10.4	3.1	4.4	11.3	5.9	6.1	5.3	7.7	5.1	11.8	15.2	10.7	6.3	8.1	7.1	
	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	7.4	
2015	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	6.4	
	Feb	7.4	7.7	1.4	5.3	14.7	5.3	4.1	4.5	4.9	4.9	11.2	9.1	8.5	5.3	6.8	6.1	
	Mar	9.6	9.4	5.7	14.6	7.5	4.9	6.8	4.4	7.2	7.3	11.4	11.2	11.2	6.2	9.0	8.1	
	Apr	5.6	5.9	1.4	1.6	11.7	1.4	3.2	3.4	5.8	2.3	9.9	4.4	8.4	6.6	6.1	5.2	
	May	5.6	5.8	2.7	2.2	11.0	2.0	3.4	2.7	6.5	3.8	9.2	4.9	8.1	4.5	5.9	5.0	
	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	5.2	
	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	4.5	
	Aug	5.2	5.6	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	4.8	
	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	5.0	
	Oct	6.8	7.3	0.9	0.9	6.6	3.1	4.5	3.8	6.3	4.3	10.6	7.3	9.4	5.7	6.7	5.6	
	Nov	7.7	8.3	1.4	1.2	0.9	0.3	5.3	3.5	6.4	6.7	10						

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

All dwellings

£, not seasonally adjusted

		Regions															UK excl London		UK excl London & S East	
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West					
2008	Jan ¹	221,000	229,000	170,000	163,000	226,000	150,000	164,000	167,000	176,000	179,000	238,000	350,000	278,000	229,000	202,000	186,000			
	Feb	217,000	224,000	166,000	162,000	223,000	148,000	161,000	164,000	173,000	180,000	237,000	337,000	273,000	224,000	200,000	184,000			
	Mar	217,000	225,000	166,000	164,000	217,000	150,000	160,000	161,000	173,000	177,000	237,000	340,000	274,000	226,000	199,000	184,000			
	Apr	218,000	225,000	164,000	167,000	226,000	150,000	162,000	165,000	170,000	175,000	237,000	342,000	276,000	225,000	200,000	184,000			
	May	217,000	224,000	163,000	166,000	216,000	147,000	161,000	162,000	169,000	174,000	236,000	346,000	270,000	222,000	198,000	182,000			
	Jun	215,000	222,000	162,000	168,000	220,000	147,000	159,000	165,000	169,000	174,000	232,000	337,000	270,000	220,000	197,000	182,000			
	Jul	215,000	222,000	161,000	165,000	221,000	145,000	160,000	160,000	168,000	176,000	234,000	340,000	269,000	220,000	197,000	181,000			
	Aug	209,000	216,000	158,000	162,000	207,000	142,000	156,000	158,000	163,000	172,000	226,000	324,000	263,000	218,000	192,000	177,000			
	Sep	209,000	215,000	158,000	160,000	210,000	141,000	156,000	157,000	163,000	168,000	224,000	325,000	264,000	219,000	192,000	176,000			
	Oct	204,000	210,000	157,000	157,000	199,000	138,000	154,000	153,000	158,000	165,000	221,000	319,000	257,000	208,000	187,000	172,000			
	Nov	200,000	206,000	151,000	157,000	193,000	139,000	150,000	151,000	157,000	165,000	213,000	314,000	250,000	206,000	183,000	169,000			
	Dec	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	166,000			
2009	Jan ¹	195,000	201,000	152,000	155,000	197,000	135,000	146,000	150,000	150,000	162,000	210,000	299,000	245,000	201,000	180,000	166,000			
	Feb	190,000	196,000	146,000	150,000	184,000	132,000	143,000	144,000	150,000	157,000	205,000	292,000	236,000	196,000	175,000	162,000			
	Mar	187,000	193,000	145,000	150,000	185,000	131,000	143,000	141,000	149,000	154,000	203,000	284,000	233,000	192,000	173,000	160,000			
	Apr	188,000	194,000	141,000	154,000	177,000	129,000	143,000	146,000	147,000	157,000	200,000	286,000	236,000	192,000	174,000	160,000			
	May	188,000	194,000	146,000	156,000	169,000	129,000	141,000	145,000	149,000	158,000	202,000	287,000	236,000	192,000	174,000	161,000			
	Jun	191,000	197,000	142,000	158,000	172,000	133,000	144,000	146,000	150,000	158,000	205,000	297,000	238,000	198,000	176,000	163,000			
	Jul	196,000	202,000	148,000	160,000	176,000	133,000	147,000	149,000	152,000	162,000	210,000	305,000	244,000	203,000	180,000	166,000			
	Aug	196,000	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	167,000			
	Sep	199,000	206,000	148,000	161,000	174,000	136,000	151,000	149,000	156,000	163,000	214,000	314,000	247,000	207,000	182,000	169,000			
	Oct	198,000	205,000	148,000	160,000	173,000	134,000	148,000	150,000	155,000	162,000	213,000	312,000	247,000	205,000	182,000	168,000			
	Nov	200,000	206,000	152,000	164,000	176,000	137,000	150,000	152,000	156,000	162,000	214,000	315,000	251,000	205,000	183,000	169,000			
	Dec	200,000	207,000	150,000	160,000	175,000	141,000	152,000	152,000	154,000	163,000	214,000	317,000	249,000	205,000	183,000	169,000			
2010	Jan ¹	207,000	214,000	148,000	171,000	172,000	133,000	152,000	152,000	158,000	169,000	223,000	331,000	265,000	214,000	190,000	173,000			
	Feb	204,000	211,000	150,000	160,000	168,000	137,000	151,000	153,000	158,000	164,000	223,000	321,000	260,000	211,000	187,000	171,000			
	Mar	206,000	212,000	151,000	165,000	174,000	139,000	151,000	153,000	157,000	169,000	221,000	327,000	261,000	211,000	188,000	172,000			
	Apr	207,000	214,000	148,000	163,000	164,000	139,000	152,000	151,000	161,000	171,000	225,000	333,000	261,000	214,000	189,000	173,000			
	May	209,000	216,000	151,000	167,000	170,000	137,000	154,000	153,000	163,000	169,000	227,000	334,000	265,000	213,000	191,000	175,000			
	Jun	211,000	218,000	155,000	168,000	161,000	142,000	154,000	153,000	165,000	171,000	227,000	339,000	269,000	216,000	192,000	176,000			
	Jul	212,000	220,000	152,000	171,000	151,000	139,000	153,000	153,000	165,000	172,000	230,000	347,000	271,000	219,000	193,000	176,000			
	Aug	213,000	220,000	152,000	168,000	154,000	141,000	155,000	155,000	164,000	172,000	233,000	340,000	272,000	222,000	194,000	178,000			
	Sep	212,000	219,000	155,000	168,000	163,000	139,000	153,000	154,000	163,000	172,000	232,000	340,000	272,000	218,000	193,000	176,000			
	Oct	208,000	216,000	148,000	165,000	159,000	134,000	152,000	152,000	160,000	170,000	227,000	337,000	266,000	213,000	190,000	173,000			
	Nov	208,000	215,000	151,000	164,000	157,000	134,000	151,000	151,000	158,000	168,000	229,000	338,000	265,000	215,000	188,000	173,000			
	Dec	207,000	214,000	150,000	165,000	149,000	134,000	151,000	150,000	160,000	168,000	225,000	335,000	264,000	211,000	188,000	172,000			
2011	Jan ¹	216,000	224,000	149,000	172,000	149,000	137,000	156,000	151,000	165,000	169,000	240,000	350,000	274,000	221,000	196,000	179,000			
	Feb	212,000	220,000	148,000	167,000	151,000	140,000	150,000	152,000	160,000	171,000	233,000	342,000	269,000	214,000	193,000	175,000			
	Mar	215,000	222,000	149,000	171,000	150,000	137,000	152,000	154,000	163,000	169,000	234,000	351,000	274,000	213,000	194,000	176,000			
	Apr	214,000	222,000	149,000	170,000	141,000	139,000	153,000	155,000	161,000	169,000	234,000	352,000	271,000	211,000	193,000	176,000			
	May	212,000	219,000	145,000	171,000	147,000	139,000	153,000	153,000	159,000	170,000	231,000	345,000	267,000	213,000	192,000	175,000			
	Jun	214,000	222,000	150,000	173,000	149,000	141,000	151,000	152,000	161,000	170,000	235,000	350,000	271,000	216,000	194,000	177,000			
	Jul	217,000	225,000	155,000	177,000	146,000	140,000	156,000	153,000	163,000	170,000	236,000	357,000	276,000	217,000	197,000	179,000			
	Aug	218,000	226,000	154,000	175,000	148,000	140,000	154,000	157,000	165,000	171,000	238,000	357,000	276,000	218,000	197,000	180,000			
	Sep	217,000	225,000	152,000	171,000	145,000	138,000	153,000	153,000	163,000	172,000	236,000	357,000	278,000	219,000	196,000	178,000			
	Oct	216,000	224,000	150,000	172,000	141,000	138,000	151,000	152,000	162,000	173,000	234,000	357,000	273,000	218,000	195,000	177,000			
	Nov	215,000	223,000	151,000	171,000	140,000	140,000	151,000	153,000	164,000	170,000	236,000	356,000	272,000	216,000	195,000	177,000			
	Dec	214,000	222,000	150,000	168,000	138,000	138,000	153,000	152,000	164,000	170,000	232,000	356,000	271,000	215,000	193,000	176,000			
2012	Jan ¹	229,000	238,000	153,000	179,000	138,000	143,000	158,000	160,000	167,000	178,000	245,000	382,000	289,000	226,000	205,000	185,000			
	Feb	226,000	234,000	152,000	178,000	137,000	139,000	157,000	158,000	166,000	176,000	243,000	371,000	285,000	222,000	203,000	183,000			
	Mar	225,000	233,000	154,000	179,000	134,000	141,000	158,000	161,000	169,000	176,000	242,000	368,000	281,000	224,000	203,000	184,000			
	Apr	229,000	237,000	151,000	178,000	130,000	145,000	157,000	160,000	164,000	176,000	245,000	388,000	288,000	221,000	204,000	184,000			
	May	2																		

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	Former Owner Occupier
		UK	UK
Index level (Feb 2002=100.0)			
2008	Jan	187.9	185.4
	Feb	184.9	181.9
	Mar	185.7	181.9
	Apr	186.7	182.6
	May	186.3	180.8
	Jun	183.8	179.9
	Jul	182.8	180.1
	Aug	177.2	175.3
	Sep	173.1	176.4
	Oct	169.5	172.0
	Nov	164.4	169.7
	Dec	162.2	165.2
2009	Jan	159.5	166.7
	Feb	157.3	161.3
	Mar	154.6	159.3
	Apr	157.3	159.4
	May	159.1	159.1
	Jun	162.4	161.3
	Jul	166.5	165.2
	Aug	166.3	165.7
	Sep	170.8	167.3
	Oct	169.6	166.6
	Nov	171.0	168.3
	Dec	173.3	167.5
2010	Jan	173.6	175.4
	Feb	171.8	172.0
	Mar	174.1	173.0
	Apr	176.8	173.5
	May	178.1	175.2
	June	179.1	177.1
	July	179.4	178.9
	Aug	180.3	178.9
	Sep	178.7	178.5
	Oct	176.0	175.4
	Nov	174.9	175.5
	Dec	174.5	174.1
2011	Jan	175.8	174.7
	Feb	172.1	171.5
	Mar	173.2	174.0
	Apr	174.2	172.8
	May	174.3	170.6
	June	175.3	173.0
	July	178.6	175.1
	Aug	176.9	176.4
	Sep	177.5	175.1
	Oct	177.0	173.8
	Nov	176.2	173.7
	Dec	177.0	172.2
2012	Jan	179.1	174.9
	Feb	176.0	172.3
	Mar	178.0	171.2
	Apr	176.7	175.2
	May	179.3	174.2
	Jun	180.3	176.5
	Jul	181.9	178.8
	Aug	182.2	178.9
	Sep	180.2	178.1
	Oct	180.2	176.1
	Nov	181.0	177.0
	Dec	181.7	178.3
2013	Jan	182.7	178.6
	Feb	178.9	175.7
	Mar	180.4	176.8
	Apr	185.1	178.4
	May	186.6	178.4
	Jun	187.3	181.4
	Jul	189.2	184.2
	Aug	190.7	184.9
	Sep	189.8	183.9
	Oct	190.9	185.4
	Nov	192.6	185.9
	Dec	195.2	186.7
2014	Jan	196.6	190.1
	Feb	197.8	190.8
	Mar	198.3	189.5
	Apr	205.0	195.3
	May	207.7	196.3
	Jun	209.9	198.6
	Jul	214.0	204.1
	Aug	215.3	205.6
	Sep	215.1	205.1
	Oct	213.8	203.5
	Nov	213.8	203.4
	Dec	213.8	205.1
2015	Jan	213.9	205.8
	Feb	211.3	205.5
	Mar	213.9	209.1
	Apr	216.3	206.4
	May	217.7	207.9
	Jun	220.5	210.4
	Jul	223.7	215.3
	Aug	225.0	217.9
	Sep	224.3	219.2
	Oct	226.1	218.4
	Nov	229.7	219.3
	Dec	227.4	219.3
2016	Jan	^R 230.6	222.7
	Feb	^R 227.6	221.2
	Mar	234.7	227.3

Notes R = data revised

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

£ not seasonally adjusted			
		First time buyer	Former Owner Occupier
		UK	UK
2008	Jan ¹	163,000	256,000
	Feb	161,000	251,000
	Mar	161,000	251,000
	Apr	162,000	252,000
	May	162,000	249,000
	Jun	160,000	246,000
	Jul	159,000	248,000
	Aug	154,000	242,000
	Sep	150,000	243,000
	Oct	147,000	237,000
	Nov	143,000	234,000
	Dec	141,000	228,000
2009	Jan ¹	138,000	230,000
	Feb	136,000	223,000
	Mar	134,000	220,000
	Apr	136,000	220,000
	May	137,000	220,000
	Jun	140,000	223,000
	Jul	144,000	228,000
	Aug	144,000	229,000
	Sep	148,000	231,000
	Oct	146,000	230,000
	Nov	148,000	233,000
	Dec	150,000	231,000
2010	Jan ¹	151,000	242,000
	Feb	150,000	237,000
	Mar	152,000	239,000
	Apr	154,000	240,000
	May	155,000	242,000
	June	156,000	244,000
	July	156,000	247,000
	Aug	157,000	247,000
	Sep	156,000	246,000
	Oct	153,000	242,000
	Nov	152,000	242,000
	Dec	152,000	240,000
2011	Jan ¹	161,000	250,000
	Feb	157,000	245,000
	Mar	158,000	249,000
	Apr	159,000	247,000
	May	159,000	244,000
	June	160,000	247,000
	July	163,000	250,000
	Aug	162,000	252,000
	Sep	162,000	250,000
	Oct	162,000	248,000
	Nov	161,000	248,000
	Dec	162,000	246,000
2012	Jan ¹	171,000	263,000
	Feb	168,000	259,000
	Mar	170,000	258,000
	Apr	169,000	264,000
	May	171,000	262,000
	Jun	172,000	266,000
	Jul	174,000	269,000
	Aug	174,000	269,000
	Sep	172,000	268,000
	Oct	172,000	265,000
	Nov	173,000	266,000
	Dec	174,000	268,000
2013	Jan ¹	177,000	273,000
	Feb	173,000	269,000
	Mar	175,000	270,000
	Apr	179,000	273,000
	May	181,000	273,000
	Jun	182,000	277,000
	Jul	183,000	282,000
	Aug	185,000	283,000
	Sep	184,000	281,000
	Oct	185,000	284,000
	Nov	187,000	284,000
	Dec	189,000	286,000
2014	Jan ¹	191,000	291,000
	Feb	192,000	292,000
	Mar	193,000	290,000
	Apr	199,000	299,000
	May	202,000	301,000
	Jun	204,000	304,000
	Jul	208,000	313,000
	Aug	209,000	315,000
	Sep	209,000	314,000
	Oct	208,000	312,000
	Nov	208,000	312,000
	Dec	208,000	314,000
2015	Jan ¹	206,000	314,000
	Feb	204,000	314,000
	Mar	206,000	319,000
	Apr	209,000	315,000
	May	210,000	318,000
	Jun	213,000	321,000
	Jul	216,000	329,000
	Aug	217,000	333,000
	Sep	216,000	335,000
	Oct	218,000	334,000
	Nov	222,000	335,000
	Dec	219,000	335,000
2016	Jan ¹	^R 217,000	338,000
	Feb	^R 214,000	336,000
	Mar	220,000	345,000

Notes 1. See footnote 1 in Table 2
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		
	First time buyer UK	Former Owner Occupier UK
Percentage change on a year earlier		
2009 Jan	-15.1	-10.1
Feb	-15.0	-11.3
Mar	-16.7	-12.4
Apr	-15.7	-12.7
May	-14.6	-12.0
Jun	-11.7	-10.3
Jul	-8.9	-8.3
Aug	-6.1	-5.5
Sep	-1.3	-5.2
Oct	0.1	-3.2
Nov	4.0	-0.8
Dec	6.8	1.4
2010 Jan	8.9	5.2
Feb	9.3	6.6
Mar	12.6	8.6
Apr	12.4	8.8
May	11.9	10.1
June	10.3	9.8
July	7.8	8.3
Aug	8.4	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	-0.5	0.6
Apr	-1.5	-0.4
May	-2.1	-2.6
June	-2.1	-2.3
July	-0.5	-2.1
Aug	-1.9	-1.4
Sep	-0.7	-1.9
Oct	0.6	-0.9
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	2.9	2.1
Jun	2.9	2.0
Jul	1.9	2.1
Aug	3.0	1.4
Sep	1.5	1.7
Oct	1.8	1.3
Nov	2.7	1.9
Dec	2.7	3.5
2013 Jan	2.1	2.1
Feb	1.6	2.0
Mar	1.3	3.2
Apr	4.8	1.8
May	4.1	2.5
Jun	3.9	2.7
Jul	4.0	3.0
Aug	4.7	3.3
Sep	5.3	3.2
Oct	5.9	5.3
Nov	6.4	5.0
Dec	7.4	4.7
2014 Jan	7.6	6.4
Feb	10.5	8.6
Mar	10.0	7.2
Apr	10.8	9.5
May	11.3	10.0
Jun	12.0	9.5
Jul	13.1	10.8
Aug	12.9	11.2
Sep	13.3	11.5
Oct	12.0	9.8
Nov	11.0	9.4
Dec	9.5	9.8
2015 Jan	8.8	8.3
Feb	6.8	7.7
Mar	7.8	10.3
Apr	5.5	5.7
May	4.8	5.9
Jun	5.1	6.0
Jul	4.6	5.5
Aug	4.5	6.0
Sep	4.3	6.9
Oct	5.8	7.3
Nov	7.5	7.8
Dec	6.4	6.9
2016 Jan ^R	7.8	8.2
Feb ^R	7.7	7.6
Mar	9.7	8.7

Notes R = data revised

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			
	New dwellings	Pre-owned dwellings	
	UK	UK	UK
Index level (Feb 2002=100.0)			
2008 Jan	175.5	186.5	
Feb	174.5	183.0	
Mar	173.2	183.3	
Apr	174.9	184.0	
May	170.0	182.8	
Jun	169.0	181.5	
Jul	166.0	181.5	
Aug	158.2	176.7	
Sep	160.6	176.3	
Oct	148.6	172.6	
Nov	145.9	169.5	
Dec	156.0	164.7	
2009 Jan	162.1	164.7	
Feb	158.6	160.1	
Mar	151.6	158.3	
Apr	150.7	159.2	
May	147.9	159.7	
Jun	148.7	162.3	
Jul	145.8	166.7	
Aug	143.3	167.2	
Sep	150.0	169.3	
Oct	147.7	168.6	
Nov	146.7	170.4	
Dec	153.6	170.0	
2010 Jan	158.7	175.8	
Feb	151.0	173.3	
Mar	153.5	174.5	
Apr	162.5	175.0	
May	157.9	177.1	
June	162.0	178.5	
July	160.5	180.2	
Aug	156.0	180.8	
Sep	158.4	179.8	
Oct	153.6	176.9	
Nov	159.5	176.2	
Dec	163.3	174.7	
2011 Jan	168.1	175.2	
Feb	168.0	171.6	
Mar	167.5	173.9	
Apr	168.5	173.2	
May	167.2	171.7	
June	167.9	173.7	
July	172.5	176.0	
Aug	170.7	176.7	
Sep	172.8	175.7	
Oct	172.4	174.6	
Nov	172.0	174.2	
Dec	178.6	172.9	
2012 Jan	183.1	175.2	
Feb	181.4	172.5	
Mar	179.0	172.4	
Apr	176.9	175.1	
May	177.5	175.1	
Jun	177.4	177.2	
Jul	174.1	179.6	
Aug	175.9	179.7	
Sep	169.3	178.9	
Oct	171.4	177.2	
Nov	174.8	177.9	
Dec	185.7	178.5	
2013 Jan	183.3	179.1	
Feb	180.9	175.9	
Mar	180.8	177.2	
Apr	184.8	179.6	
May	180.1	180.4	
Jun	183.3	182.6	
Jul	174.6	185.9	
Aug	175.8	186.8	
Sep	178.1	185.6	
Oct	176.9	187.2	
Nov	179.1	187.9	
Dec	185.7	188.9	
2014 Jan	188.0	191.7	
Feb	192.1	192.4	
Mar	184.7	192.0	
Apr	189.4	198.2	
May	192.6	199.5	
Jun	190.4	202.1	
Jul	197.5	207.0	
Aug	197.5	208.7	
Sep	196.4	208.2	
Oct	190.9	207.1	
Nov	197.4	206.5	
Dec	203.1	207.4	
2015 Jan	199.3	208.2	
Feb	197.6	207.3	
Mar	209.8	209.8	
Apr	206.5	208.9	
May	212.0	210.0	
Jun	208.5	213.1	
Jul	208.3	217.8	
Aug	216.6	219.5	
Sep	208.7	220.9	
Oct	220.4	219.9	
Nov	224.2	221.5	
Dec	217.3	221.3	
2016 Jan ^R	218.5	224.8	
Feb ^R	215.6	222.9	
Mar	226.9	228.8	

Notes
R = data revised

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

New or second-hand, all dwellings

£, not seasonally adjusted			
	New dwellings	Pre-owned dwellings	
	UK	UK	UK
2008 Jan ¹	231,000	221,000	
Feb	229,000	216,000	
Mar	228,000	217,000	
Apr	230,000	218,000	
May	224,000	216,000	
Jun	222,000	215,000	
Jul	218,000	215,000	
Aug	208,000	209,000	
Sep	211,000	208,000	
Oct	195,000	204,000	
Nov	192,000	200,000	
Dec	205,000	195,000	
2009 Jan ¹	201,000	195,000	
Feb	197,000	189,000	
Mar	188,000	187,000	
Apr	187,000	188,000	
May	184,000	189,000	
Jun	185,000	192,000	
Jul	181,000	197,000	
Aug	178,000	198,000	
Sep	186,000	200,000	
Oct	184,000	199,000	
Nov	182,000	201,000	
Dec	191,000	201,000	
2010 Jan ¹	192,000	209,000	
Feb	182,000	206,000	
Mar	185,000	207,000	
Apr	196,000	208,000	
May	191,000	210,000	
June	196,000	212,000	
July	194,000	214,000	
Aug	188,000	215,000	
Sep	191,000	213,000	
Oct	185,000	210,000	
Nov	193,000	209,000	
Dec	197,000	207,000	
2011 Jan ¹	200,000	217,000	
Feb	199,000	213,000	
Mar	199,000	216,000	
Apr	200,000	215,000	
May	199,000	213,000	
June	199,000	216,000	
July	205,000	218,000	
Aug	203,000	219,000	
Sep	205,000	218,000	
Oct	205,000	217,000	
Nov	204,000	216,000	
Dec	212,000	215,000	
2012 Jan ¹	223,000	230,000	
Feb	221,000	226,000	
Mar	218,000	226,000	
Apr	215,000	229,000	
May	216,000	229,000	
Jun	216,000	232,000	
Jul	212,000	235,000	
Aug	214,000	235,000	
Sep	206,000	234,000	
Oct	209,000	232,000	
Nov	213,000	233,000	
Dec	226,000	234,000	
2013 Jan ¹	233,000	238,000	
Feb	230,000	234,000	
Mar	230,000	235,000	
Apr	235,000	238,000	
May	229,000	239,000	
Jun	233,000	242,000	
Jul	222,000	247,000	
Aug	223,000	248,000	
Sep	226,000	246,000	
Oct	225,000	248,000	
Nov	227,000	250,000	
Dec	236,000	251,000	
2014 Jan ¹	240,000	253,000	
Feb	245,000	254,000	
Mar	236,000	253,000	
Apr	242,000	261,000	
May	246,000	263,000	
Jun	243,000	266,000	
Jul	252,000	273,000	
Aug	252,000	275,000	
Sep	251,000	275,000	
Oct	244,000	273,000	
Nov	252,000	272,000	
Dec	260,000	273,000	
2015 Jan ¹	260,000	271,000	
Feb	258,000	270,000	
Mar	274,000	273,000	
Apr	270,000	272,000	
May	277,000	273,000	
Jun	272,000	277,000	
Jul	272,000	283,000	
Aug	283,000	286,000	
Sep	272,000	287,000	
Oct	288,000	286,000	
Nov	293,000	288,000	
Dec	284,000	288,000	
2016 Jan ¹	284,000	286,000	
Feb ^R	280,000	284,000	
Mar	295,000	292,000	

Notes
1 See footnote 1 in Table 2
R = data revised

**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		
	New dwellings UK	Pre-owned dwellings UK
Percentage change on a year earlier		
2009 Jan	-7.7	-11.7
Feb	-9.1	-12.5
Mar	-12.5	-13.6
Apr	-13.8	-13.5
May	-13.0	-12.7
Jun	-12.0	-10.6
Jul	-12.2	-8.2
Aug	-9.4	-5.4
Sep	-6.6	-3.9
Oct	-0.6	-2.3
Nov	0.5	0.6
Dec	-1.5	3.2
2010 Jan	-2.1	6.8
Feb	-4.8	8.2
Mar	1.3	10.3
Apr	7.9	9.9
May	6.8	10.9
June	9.0	10.0
July	10.1	8.0
Aug	8.8	8.1
Sep	5.6	6.2
Oct	4.0	4.9
Nov	8.7	3.4
Dec	6.3	2.8
2011 Jan	5.9	-0.4
Feb	11.3	-1.0
Mar	9.1	-0.4
Apr	3.7	-1.1
May	5.9	-3.1
June	3.7	-2.7
July	7.5	-2.3
Aug	9.4	-2.3
Sep	9.1	-2.3
Oct	12.3	-1.3
Nov	7.9	-1.1
Dec	9.4	-1.0
2012 Jan	9.0	0.0
Feb	8.0	0.5
Mar	6.9	-0.9
Apr	5.0	1.1
May	6.2	2.0
Jun	5.6	2.0
Jul	0.9	2.0
Aug	3.1	1.7
Sep	-2.0	1.8
Oct	-0.6	1.5
Nov	1.6	2.1
Dec	4.0	3.2
2013 Jan	0.1	2.2
Feb	-0.3	2.0
Mar	1.0	2.8
Apr	4.5	2.5
May	1.4	3.0
Jun	3.4	3.1
Jul	0.3	3.5
Aug	-0.1	4.0
Sep	5.2	3.8
Oct	3.2	5.6
Nov	2.5	5.6
Dec	0.0	5.8
2014 Jan	2.6	7.0
Feb	6.2	9.3
Mar	2.1	8.4
Apr	2.5	10.4
May	7.0	10.6
Jun	3.9	10.7
Jul	13.1	11.4
Aug	12.4	11.7
Sep	10.3	12.2
Oct	7.9	10.6
Nov	10.2	9.9
Dec	9.4	9.8
2015 Jan	6.0	8.6
Feb	2.8	7.7
Mar	13.6	9.2
Apr	9.0	5.4
May	10.1	5.2
Jun	9.5	5.4
Jul	5.5	5.2
Aug	9.7	5.2
Sep	6.3	6.1
Oct	15.4	6.2
Nov	13.6	7.3
Dec	7.0	6.7
2016 Jan ^R	9.6	9.0
Feb ^R	9.1	7.5
Mar	8.1	9.1

Notes R = data revised

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

Index level (Feb 2002 = 100.0 before seasonal adjustment)							Percentage change on the previous month						
	New dwellings ¹	Pre-owned dwellings ¹	All dwellings ¹	First time buyer ¹	Former owner occupier ¹			New dwellings	Pre-owned dwellings	All dwellings	First time buyer	Former owner occupier	
2008	Jan	174.2	186.1	184.9	188.7	184.4	2008	Jan	0.6	0.6	0.6	0.6	0.6
	Feb	174.3	185.5	184.4	188.2	183.9	2008	Feb	0.1	-0.3	-0.3	-0.2	-0.2
	Mar	172.3	185.4	184.2	187.3	183.7	2008	Mar	-1.1	-0.1	-0.1	-0.5	-0.2
	Apr	174.2	185.0	184.0	187.0	183.6	2008	Apr	1.1	-0.2	-0.1	-0.2	0.0
	May	169.5	183.6	182.4	185.7	182.0	2008	May	-2.7	-0.8	-0.9	-0.7	-0.9
	Jun	166.8	181.3	180.0	182.5	179.9	2008	Jun	-1.6	-1.3	-1.3	-1.7	-1.1
	Jul	165.5	179.0	177.9	179.5	178.0	2008	Jul	-0.8	-1.2	-1.2	-1.6	-1.1
	Aug	160.0	174.3	173.2	175.5	173.2	2008	Aug	-3.3	-2.6	-2.7	-2.2	-2.7
	Sep	159.9	174.1	173.0	171.9	174.2	2008	Sep	-0.1	-0.1	-0.1	-2.0	0.6
	Oct	149.9	172.1	170.6	169.5	172.0	2008	Oct	-6.3	-1.2	-1.4	-1.4	-1.3
	Nov	150.9	169.6	168.1	165.6	169.8	2008	Nov	0.7	-1.4	-1.5	-2.3	-1.3
	Dec	153.5	166.3	165.3	163.3	166.5	2008	Dec	1.7	-1.9	-1.7	-1.4	-1.9
2009	Jan	155.3	164.3	163.5	160.0	165.6	2009	Jan	1.2	-1.2	-1.1	-2.0	-0.5
	Feb	153.8	162.6	162.0	160.6	163.4	2009	Feb	-1.0	-1.0	-0.9	0.4	-1.4
	Mar	150.9	160.6	159.6	156.4	161.2	2009	Mar	-1.9	-1.2	-1.5	-2.6	-1.3
	Apr	148.6	160.2	159.3	157.6	160.3	2009	Apr	-1.5	-0.2	-0.2	0.8	-0.6
	May	148.1	160.6	159.3	158.6	160.5	2009	May	-0.3	0.3	0.0	0.6	0.1
	Jun	147.8	162.0	160.7	161.0	161.3	2009	Jun	-0.2	0.9	0.9	1.6	0.5
	Jul	146.3	164.1	162.6	163.1	163.0	2009	Jul	-1.0	1.3	1.2	1.3	1.1
	Aug	148.0	164.7	163.1	164.6	163.4	2009	Aug	1.1	0.3	0.3	0.9	0.3
	Sep	152.2	167.1	165.7	169.6	165.2	2009	Sep	2.9	1.5	1.6	3.1	1.1
	Oct	152.7	168.2	166.8	169.6	166.6	2009	Oct	0.4	0.6	0.7	0.0	0.9
	Nov	151.5	170.5	168.8	172.2	168.3	2009	Nov	-0.8	1.4	1.2	1.5	1.0
	Dec	151.3	171.6	170.0	174.3	168.9	2009	Dec	-0.1	0.7	0.7	1.2	0.3
2010	Jan	152.1	175.4	173.6	174.0	174.4	2010	Jan	0.5	2.2	2.1	-0.2	3.3
	Feb	146.5	175.8	173.7	175.2	174.1	2010	Feb	-3.7	0.2	0.1	0.7	-0.2
	Mar	152.7	177.0	175.0	176.0	175.0	2010	Mar	4.2	0.7	0.8	0.4	0.5
	Apr	160.4	175.9	174.7	177.1	174.3	2010	Apr	5.1	-0.6	-0.2	0.6	-0.4
	May	158.1	178.1	176.3	177.7	176.7	2010	May	-1.5	1.3	0.9	0.3	1.4
	June	161.1	178.1	176.6	177.8	176.9	2010	June	1.9	0.0	0.2	0.1	0.1
	July	161.0	177.5	176.0	176.1	176.5	2010	July	-0.1	-0.3	-0.3	-1.0	-0.2
	Aug	160.4	178.1	176.4	178.5	176.5	2010	Aug	-0.4	0.4	0.3	1.3	0.0
	Sep	160.6	177.7	176.2	177.6	176.6	2010	Sep	0.1	-0.2	-0.1	-0.5	0.1
	Oct	158.5	176.6	175.0	176.1	175.5	2010	Oct	-1.3	-0.6	-0.7	-0.8	-0.6
	Nov	163.9	176.3	175.1	175.9	175.6	2010	Nov	3.4	-0.2	0.1	-0.1	0.0
	Dec	161.1	176.3	175.1	175.3	175.5	2010	Dec	-1.7	0.0	0.0	-0.3	-0.1
2011	Jan	161.9	174.9	173.9	176.0	173.8	2011	Jan	0.5	-0.7	-0.7	0.4	-0.9
	Feb	164.1	174.1	173.5	175.6	173.7	2011	Feb	1.3	-0.5	-0.2	-0.3	-0.1
	Mar	166.7	176.5	175.6	175.1	176.1	2011	Mar	1.6	1.4	1.2	-0.3	1.4
	Apr	166.6	174.0	173.3	174.4	173.5	2011	Apr	-0.1	-1.4	-1.3	-0.4	-1.5
	May	167.1	172.7	171.9	173.9	172.1	2011	May	0.3	-0.7	-0.8	-0.3	-0.8
	June	166.9	173.2	172.5	174.2	172.7	2011	June	-0.1	0.3	0.4	0.2	0.4
	July	172.9	173.2	173.0	175.5	172.6	2011	July	3.6	0.0	0.3	0.8	-0.1
	Aug	174.7	173.9	173.5	174.9	173.8	2011	Aug	1.1	0.4	0.3	-0.4	0.7
	Sep	175.1	173.7	173.5	176.6	173.3	2011	Sep	0.2	-0.1	0.0	1.0	-0.3
	Oct	177.3	174.4	174.3	177.2	174.0	2011	Oct	1.2	0.4	0.4	0.4	0.4
	Nov	175.9	174.3	174.1	177.1	173.8	2011	Nov	-0.8	0.0	-0.1	-0.1	-0.1
	Dec	176.3	174.3	174.2	177.7	173.5	2011	Dec	0.2	0.0	0.1	0.3	-0.2
2012	Jan	177.4	175.1	175.0	179.3	174.2	2012	Jan	0.6	0.4	0.5	0.9	0.4
	Feb	177.9	175.0	175.3	179.5	174.6	2012	Feb	0.3	-0.1	0.1	0.1	0.2
	Mar	178.3	175.0	175.0	179.9	173.3	2012	Mar	0.2	0.0	-0.2	0.2	-0.7
	Apr	175.0	175.8	175.7	176.8	175.8	2012	Apr	-1.8	0.5	0.4	-1.7	1.4
	May	177.3	176.1	175.9	178.9	175.7	2012	May	1.3	0.2	0.1	1.2	0.0
	Jun	176.4	176.7	176.4	179.3	176.2	2012	Jun	-0.5	0.3	0.3	0.2	0.3
	Jul	174.3	176.6	176.3	179.0	176.1	2012	Jul	-1.2	0.0	-0.1	-0.2	0.0
	Aug	179.5	176.7	176.7	180.1	176.1	2012	Aug	3.0	0.1	0.2	0.6	0.0
	Sep	171.9	177.1	176.8	179.4	176.5	2012	Sep	-4.3	0.2	0.1	-0.4	0.2
	Oct	176.1	177.0	176.8	180.5	176.3	2012	Oct	2.5	0.0	0.0	0.6	-0.1
	Nov	178.4	178.1	178.0	181.9	177.2	2012	Nov	1.3	0.6	0.7	0.8	0.5
	Dec	183.3	179.9	179.9	182.3	179.6	2012	Dec	2.7	1.0	1.1	0.2	1.4
2013	Jan	178.1	179.1	178.8	182.8	178.1	2013	Jan	-2.9	-0.4	-0.6	0.3	-0.8
	Feb	177.7	178.4	178.6	182.4	178.0	2013	Feb	-0.2	-0.4	-0.1	-0.3	0.0
	Mar	180.3	179.9	179.8	182.3	178.9	2013	Mar	1.4	0.9	0.6	-0.1	0.5
	Apr	182.9	180.2	180.2	185.1	178.9	2013	Apr	1.5	0.2	0.2	1.5	0.0
	May	179.8	181.4	180.9	186.1	179.8	2013	May	-1.7	0.6	0.4	0.6	0.5
	Jun	182.2	182.1	181.8	186.4	181.1	2013	Jun	1.4	0.4	0.5	0.2	0.7
	Jul	174.7	182.8	182.1	186.4	181.3	2013	Jul	-4.2	0.4	0.2	0.0	0.1
	Aug	178.9	183.7	183.1	188.4	182.0	2013	Aug	2.3	0.5	0.5	1.1	0.3
	Sep	180.6	183.8	183.7	189.1	182.4	2013	Sep	1.2	0.1	0.3	0.3	0.2
	Oct	182.0	187.1	186.6	191.2	185.7	2013	Oct	1.0	1.8	1.7	1.2	1.9
	Nov	182.2	188.3	187.7	193.5	186.3	2013	Nov	-0.1	0.7	0.6	1.2	0.3
	Dec	183.2	190.2	189.6	195.8	187.9	2013	Dec	0.5	0.9	0.9	1.3	0.7
2014	Jan	184.0	191.9	191.1	196.7	189.8	2014	Jan	0.9	1.0	1.0	0.4	1.0
	Feb	190.2	195.0	194.8	201.2	192.9	2014	Feb	3.5	1.6	1.8	2.4	1.5
	Mar	184.6	194.5	193.6	200.3	191.2	2014	Mar	-2.9	-0.5	-0.8	-0.6	-1.2
	Apr	187.2	198.9	198.0	204.9	195.7	2014	Apr	1.5	2.3	2.3	2.3	2.4
	May	190.9	200.4	199.6	207.1	197.6	2014	May	1.7	0.8	0.8	1.0	0.9
	Jun	190.3	201.5	200.3	208.8	198.1	2014	Jun	-0.2	0.5	0.3	0.7	0.2
	Jul	197.9	203.8	203.2	211.2	201.0	2014	Jul	3.9	1.0	1.2	1.1	1.3
	Aug	197.8	205.4	204.7	212.7	202.4	2014	Aug	-0.8	0.8	0.7	0.8	0.6
	Sep	198.6	205.9	205.5	213.9	203.2	2014	Sep	0.2	0.2	0.4	0.7	0.3
	Oct	194.5	206.6	205.6	213.7	203.3	2014	Oct	-2.2	0.3	0.1	-0.2	0.0
	Nov	198.9	206.8	206.0	214.1	203.8	2014	Nov	2.2	0.0	0.1	0.0	0.2
	Dec	200.0	208.3	207.7	214.1	206.0	2014	Dec	0.7	0.8	0.8	0.0	1.1
2015	Jan	197.6	208.2	207.3	214.4	205.4	2015	Jan	-1.5	-0.1	-0.3	0.1	-0.4
	Feb	195.7	209.8	209.0	215.0	207.6	2015	Feb	-0.8	0.8	0.8	0.3	1.1
	Mar ^R	206.4 ^R	212.1 ^R	211.8 ^R	216.0 ^R	210.7 ^R	2015	Mar ^R	3.6 ^R	0.9 ^R	1.2 ^R	0.4 ^R	1.3 ^R
	Apr	205.2 ^R	209.3 ^R	208.7 ^R	216.1 ^R	206.7 ^R	2015	Apr ^R	-0.6 ^R	-1.3 ^R	-1.4 ^R	0.0 ^R	-1.9 ^R
	May	210.4 ^R	210.9 ^R	210.7 ^R	217.1 ^R	209.2 ^R	2015	May ^R	2.5 ^R	0.8 ^R	0.9 ^R	0.5 ^R	1.2 ^R
	Jun	209.6 ^R	212.7 ^R	212.2 ^R	219.3 ^R	210.4 ^R	2015	Jun ^R	-0.3 ^R	0.8 ^R	0.7 ^R	1.0 ^R	0.6 ^R
	Jul ^R	209.8 ^R	214.7 ^R	214.1 ^R	220.8 ^R	212.5 ^R	2015	Jul ^R	0.1 ^R	0.9 ^R	0.9 ^R	0.7 ^R	1.0 ^R
	Aug ^R	216.3 ^R	216.4 ^R	216.2 ^R	222.3 ^R	214.9 ^R	2015	Aug ^R	3.1 ^R	0.8 ^R	1.0 ^R	0.7 ^R	1.1 ^R
	Sep ^R	210.5 ^R	218.8 ^R	218.2 ^R	223.5 ^R	217.3 ^R	2015	Sep ^R	-2.7 ^R	0.1 ^R	0.1 ^R	0.2 ^R	0.6 ^R
	Oct ^R	223.0 ^R	219.8 ^R	219.9 ^R	226.2 ^R	218.5 ^R	2015	Oct ^R	5.9 ^R	0.5 ^R	0.7 ^R	1.2 ^R	1.1 ^R
	Nov ^R	225.2 ^R	222.1 ^R	222.1 ^R	230.3 ^R	220.1 ^R	2015	Nov ^R	1.0 ^R	1.1 ^R	1.0 ^R	1.8 ^R	0.7 ^R
	Dec ^R	214.9 ^R	222.8 ^R	222.1 ^R	2								