

Statistical bulletin:

House Price Index: January 2016

Monthly output based on mortgage completions data from the Regulated Mortgage Survey (RMS).

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1. Main findings

UK house prices increased by 7.9% in the year to January 2016, up from 6.7% in the year to December 2015.

House price annual inflation was 8.6% in England, -0.3% in Wales, 0.1% in Scotland and 0.8% in Northern Ireland.

Annual house price increases in England were driven by an annual increase in the South East (11.7%), London (10.8%) and the East (9.8%).

Excluding London and the South East, UK house prices increased by 5.1% in the 12 months to January 2016.

On a seasonally adjusted basis, average house prices increased by 0.9% between December 2015 and January 2016.

In January 2016, prices paid by first-time buyers were 7.7% higher on average than in January 2015.

For owner-occupiers (existing owners), prices increased by 8.0% for the same period.

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

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

UK average house prices increased by 7.9% over the year to January 2016, up from 6.7% in the year to December 2015 (Figure 1). The average UK mix-adjusted house price in January 2016 was £292,000.

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

12 month percentage change



Source: Office for National Statistics

Notes:

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

In January 2016, the UK mix-adjusted house price index increased by 1.4% on December 2015, to a record level of 223.9 (Figure 2). The UK index is 20.7% higher than the pre-economic downturn peak of 185.5 in January 2008.

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

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 0.9% between December 2015 and January 2016, compared with a decrease of 0.3% in average prices during the same period a year earlier.

Table A: house price index - summary of UK all dwellings, January 2016

House price index: UK all dwellings

	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	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 R	-0.3 R	270,057
	Feb 206.5	7.4	209.0 R	0.8 R	268,830
	Mar 209.7	9.6	211.9 R	1.4 R	273,035
	Apr 208.6	5.6	209.2 R	-1.3 R	271,626
	May 210.0	5.6	211.0 R	0.9 R	273,503
	Jun 212.6	5.7	212.4 R	0.6 R	276,864
	Jul 217.0	5.2	214.3 R	0.9 R	282,526
	Aug 219.2	5.5	216.3 R	1.0 R	285,431
	Sep 219.8	6.1	218.2 R	0.9 R	286,261
	Oct 219.8	6.8	219.7 R	0.7 R	286,260
	Nov 221.6	7.7	221.9 R	1.0 R	288,517

	Dec	220.8	6.7	221.9	R	0.0	R	287,560
2016	Jan	223.9	7.9	223.8		0.9		291,504

Source - Regulated Mortgage Survey

Notes:

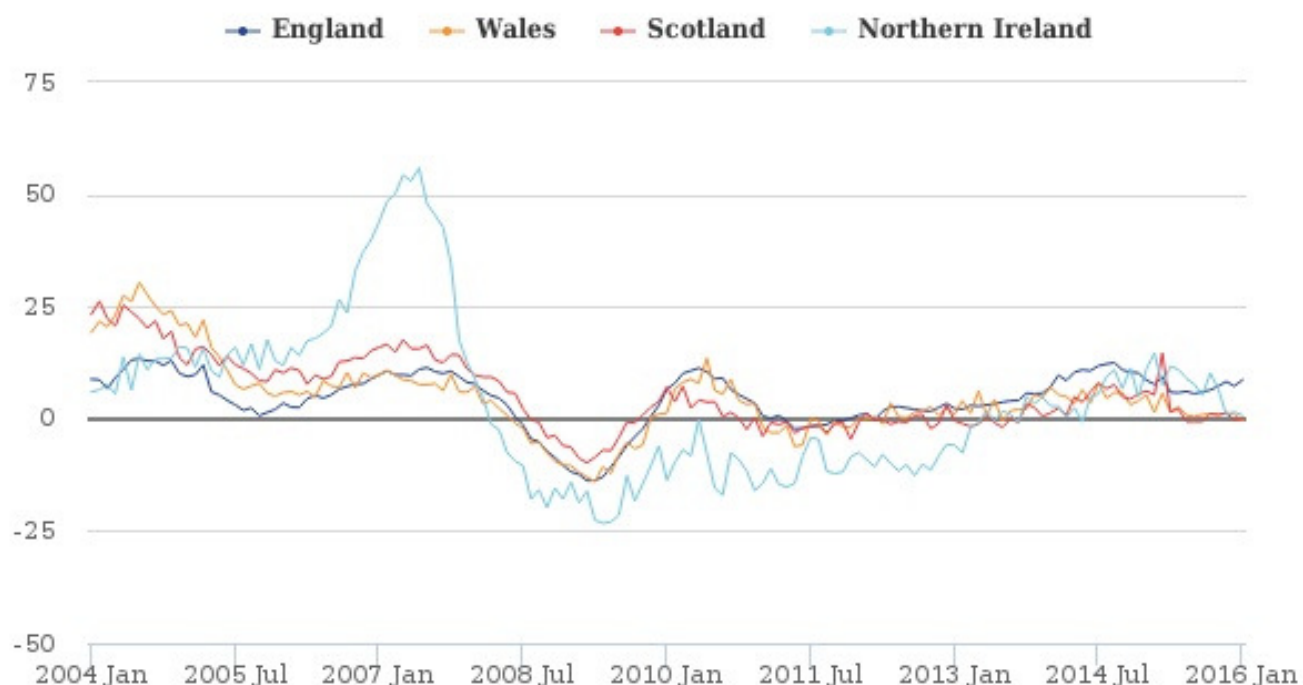
1. Average house prices are not comparable between years as they reflect a different mix of houses being transacted. Indices have been chain linked so they are comparable year-on-year. For more information please see the re-weighting section in the background notes.
2. NSA: Not seasonally adjusted
3. SA: Seasonally adjusted
4. R: Data revised
5. Index - February 2002 = 100

4. House price index by country

During the year to January 2016, average house prices increased by 8.6% in England (up from 7.3% in the year to December 2015), 0.1% in Scotland (up from -0.2%) and 0.8% in Northern Ireland (down from 1.5%). There was a 0.3% decrease in average house prices in Wales (down from a 1.0% increase in the year to December 2015).

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

12 month percentage change



Source: Office for National Statistics

Notes:

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

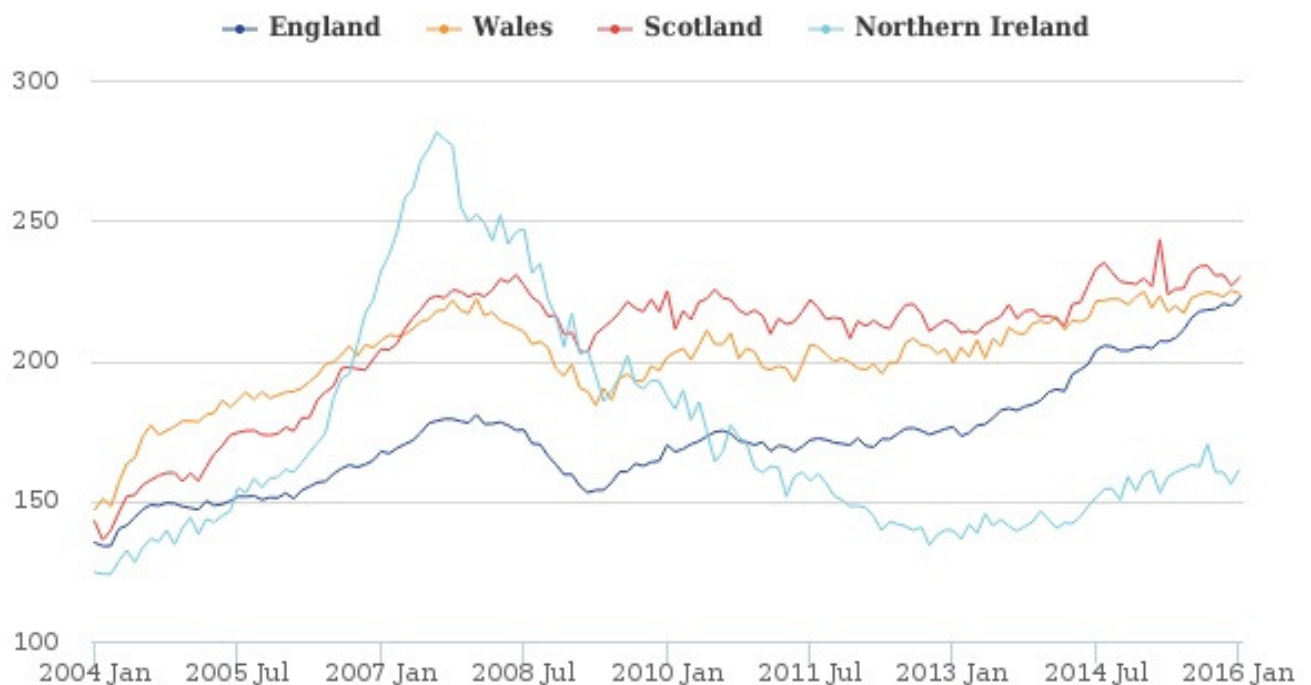
The main movements for each country are:

- the index for England in January 2016 (222.8) is 1.4% higher than in December 2015 (219.6) (Figure 4) and is 23.2% higher than the pre-economic downturn peak in January 2008 (180.8)
- the index for Wales in January 2016 was 224.0 – this is 0.4% below the previous record level witnessed in December 2015 (225.0) and is 0.9% higher than the pre-economic downturn peak of January 2008 (222.1)

- the index for Scotland in January 2016 (229.5) is 5.6% below the record level witnessed in March 2015 (243.2) – Scotland prices are now 0.5% below the pre-economic downturn peak of June 2008 (230.6)
- the index for Northern Ireland in January 2016 (160.7) is 42.9% below the peak of August 2007 (281.5)

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

Index level (Feb 2002 = 100)



Source: Office for National Statistics

Notes:

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

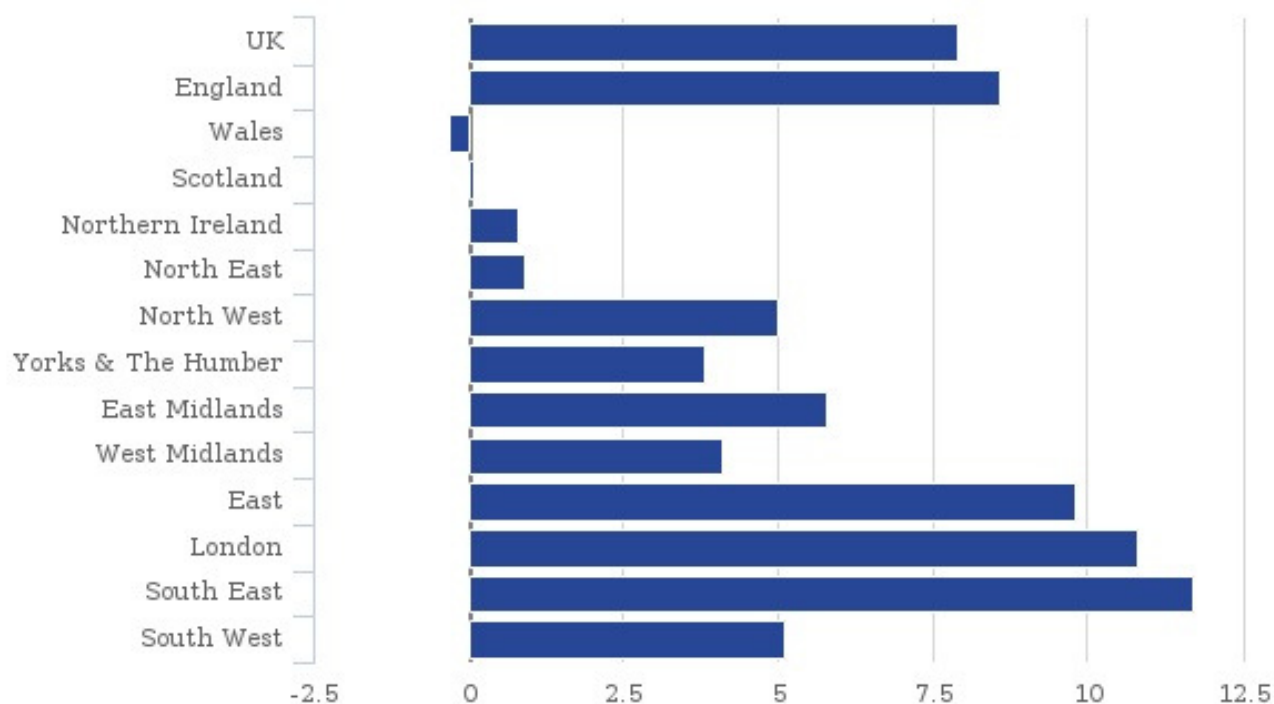
5. House price index by region

The pace of annual house price growth was again varied across the 9 English regions in January 2016 (Figure 5). The largest annual increase was in the South East at 11.7% (up from 8.8% in the year to December 2015) followed by London (10.8% increase in the year to January 2016, up from 9.4% in the year to December 2015). The North East continues to have the lowest annual growth of the 9 regions, with prices increasing 0.9% in the year to January 2016 (unchanged from 0.9% in the year to December 2015).

Excluding London and the South East, UK house prices increased by 5.1% over the year to January 2016, up from 4.6% in the year to December 2015.

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.

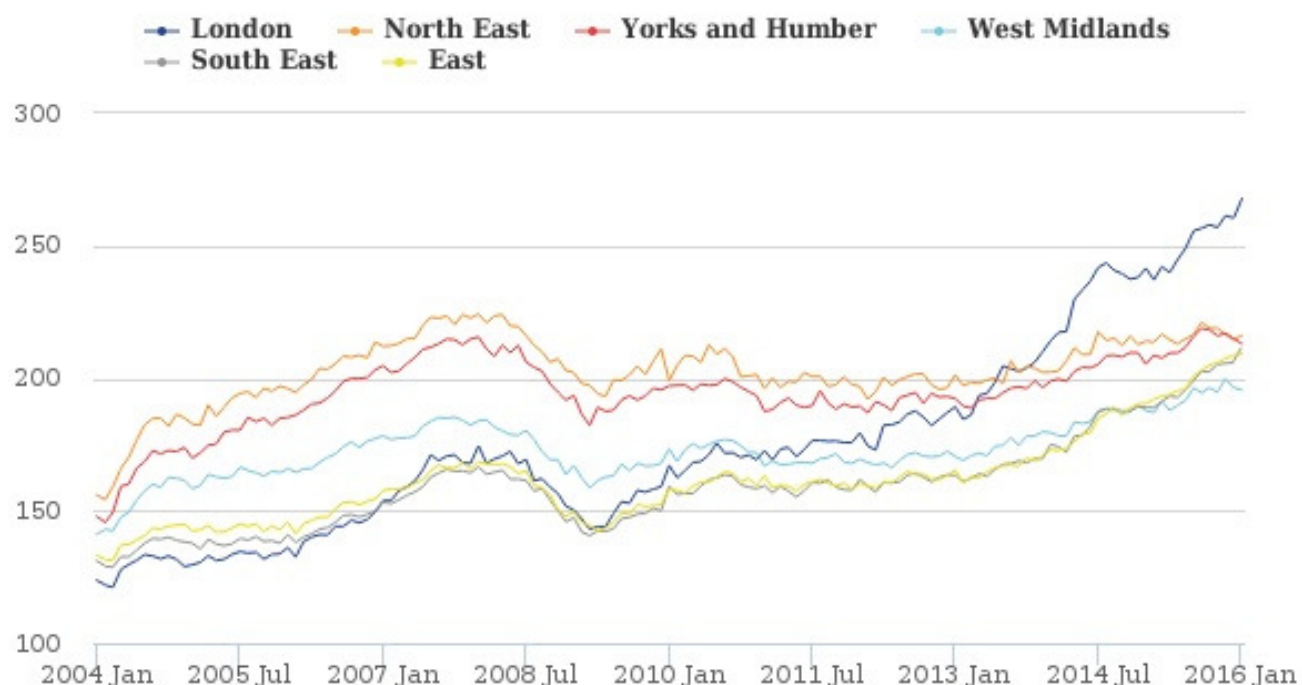
This month, average house prices in only 3 of the 9 English regions are at record levels (Figure 6). The North East is the only English region yet to surpass its pre-economic downturn peak (prices in the North East remain 3.7% below the peak of January 2008).

The main regional price index movements for January 2016 are:

- the price index for London reached a record level of 267.6 in January 2016 – this is up 2.4% from the previous record in November 2015 (261.3) and 53.4% higher than the pre-economic downturn peak in January 2008 (174.5)
- the price index for the South East reached a record level of 211.1 in January 2016 – this is up 2.5% from the previous record in December 2015 (205.9) and 26.8% higher than the pre-economic downturn peak of January 2008 (166.5)
- the price index for the East reached a record level of 209.1 in January 2016 – this is up 0.2% from the previous record in December 2015 (208.6) and 24.2% higher than the pre-economic downturn peak of January 2008 (168.4)
- the 6 remaining regions fell back from the record levels witnessed in previous months, the most notable being in Yorkshire and The Humber, where the index level fell by 0.8% to 213.2 in January 2016 (down from 215.0 in December 2015) and the West Midlands, which fell by 0.5% to 195.6 (down from 196.5 in December 2015)

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

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

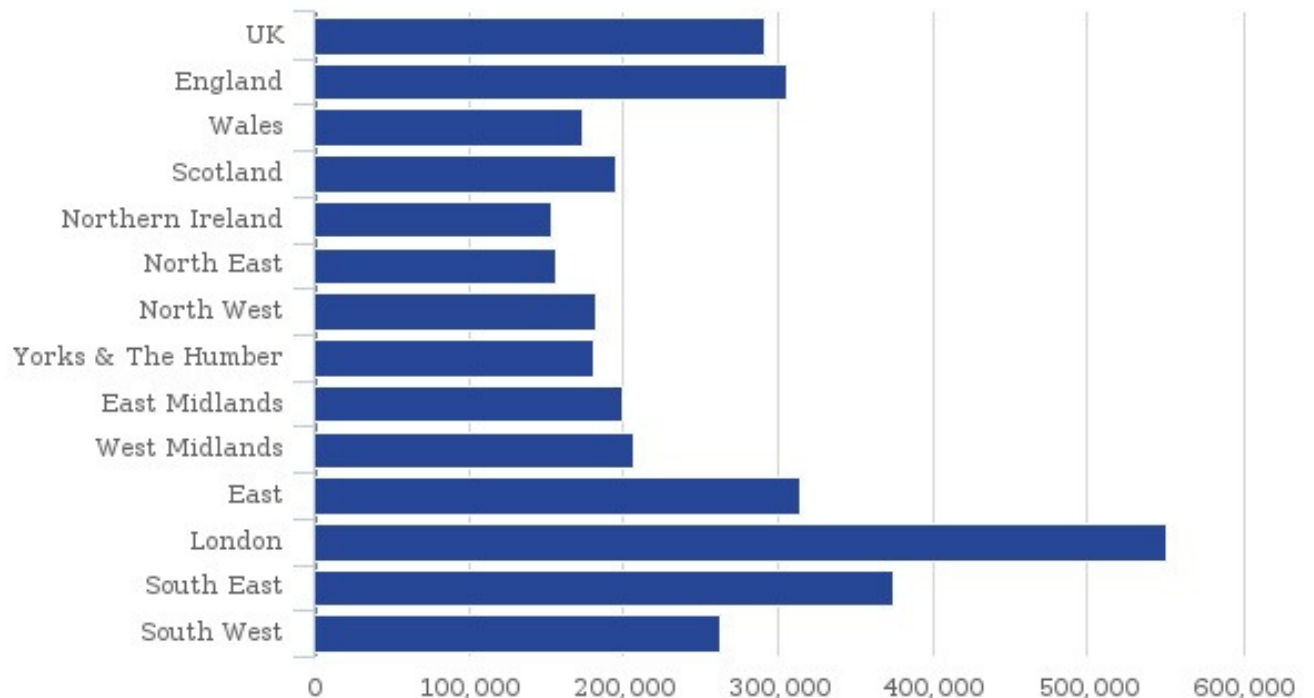
Average mix-adjusted house prices in January 2016 stood at a record high of £306,000 in England, £174,000 in Wales, £195,000 in Scotland and £153,000 in Northern Ireland (Figure 7).

In January 2016, London continued to be the English region with the highest average house price at a record high of £551,000 and the North East had the lowest average house price at £156,000. London, the South East and the East 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 £218,000.

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

House prices for January 2016



Source: Office for National Statistics

Notes:

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

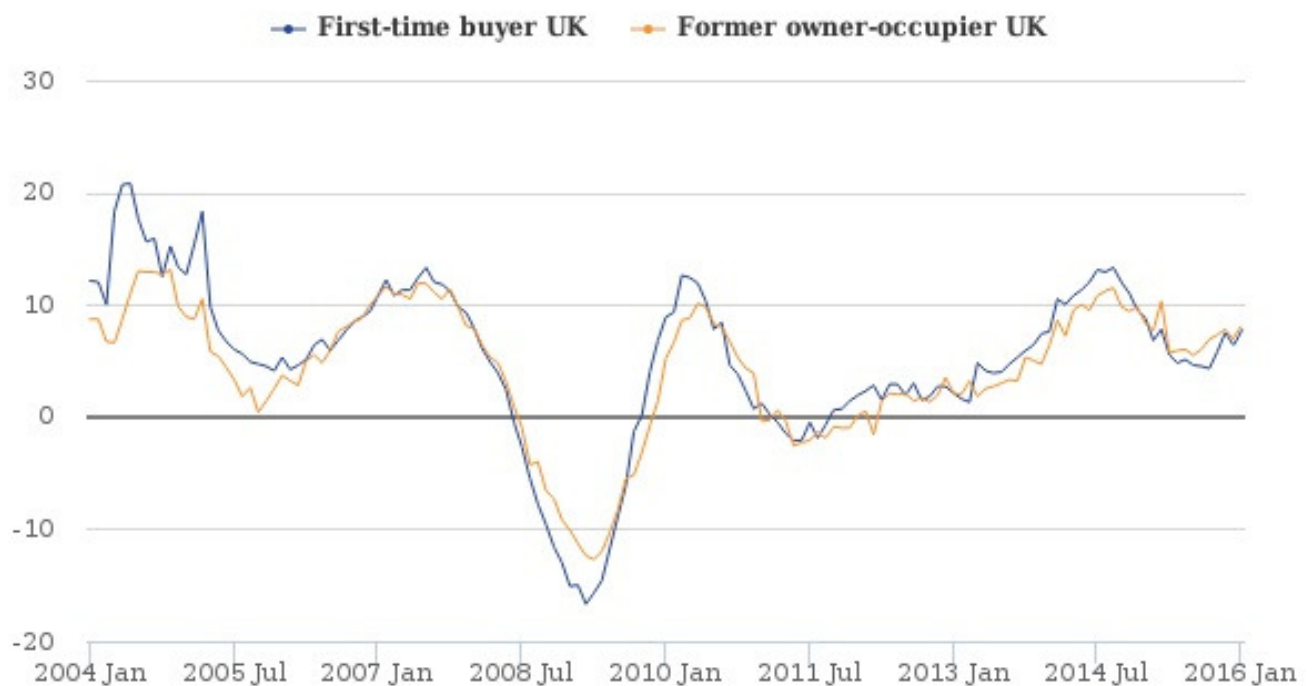
7. House price index by type of buyer

The average price for properties bought by first-time buyers increased by 7.7% over the year to January 2016, up from an increase of 6.4% in the year to December 2015 (Figure 8). In January 2016, the average price paid for a house by a first-time buyer was £222,000.

The average price for properties bought by former owner-occupiers (existing owners) increased by 8.0% in the year to January 2016, up from an increase of 6.9% in the year to December 2015. In January 2016, the average price paid for a house by a former owner-occupier was £340,000.

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

12 month percentage change



Source: Office for National Statistics

Notes:

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

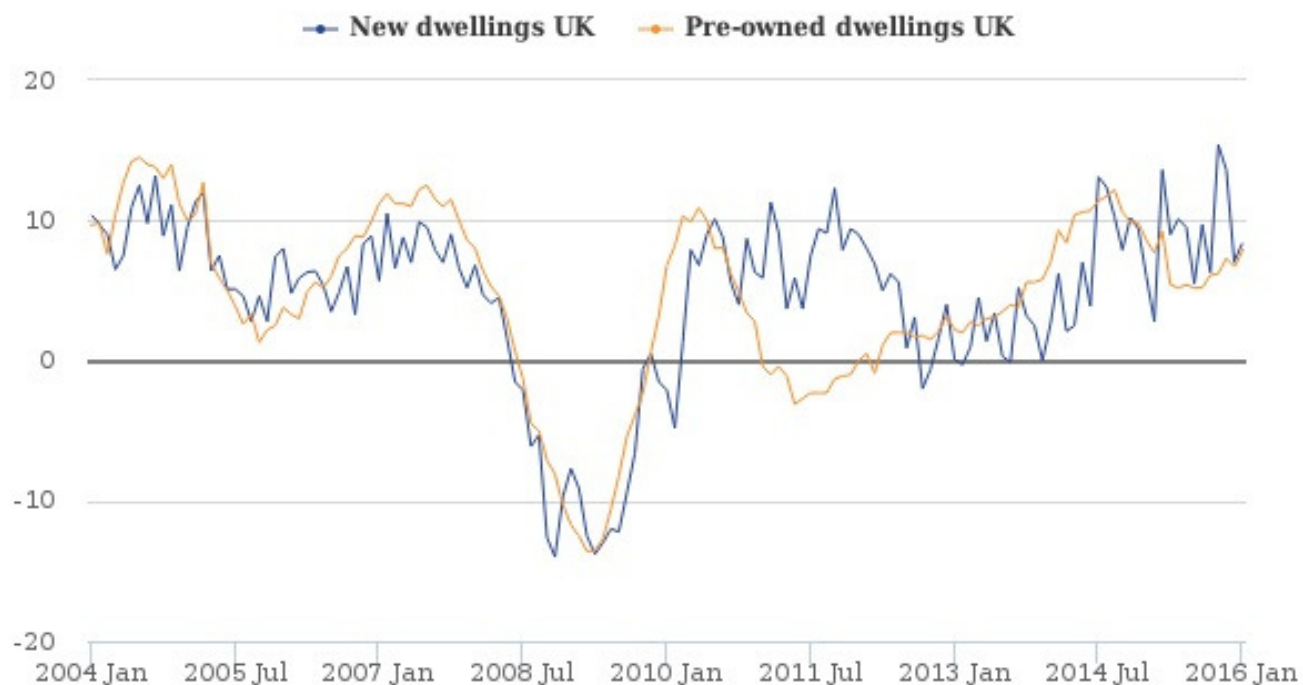
8. House price index by new and pre-owned dwellings

During the year to January 2016, prices paid for new dwellings increased by 8.3% on average, compared with an increase of 7.0% in the year to December 2015 (Figure 9). The average UK house price for new dwellings in January 2016 was £282,000.

During the year to January 2016, prices paid for pre-owned dwellings increased by 7.9% on average, compared with an increase of 6.7% in the year to December 2015. The average UK house price for pre-owned dwellings in January 2016 was £292,000.

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

The methodology for the new house price index (HPI) has now been finalised and is presented in the article [Development of a single official house price index](http://www.ons.gov.uk/economy/inflationandpriceindices/methodologies/developmentofasingleofficialhousepriceindex) (<http://www.ons.gov.uk/economy/inflationandpriceindices/methodologies/developmentofasingleofficialhousepriceindex>), published in February 2016. Details on the transition plan to move to the next phase of development can also be found in the February 2016 article.

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

10. Introducing the new single Official House Price Index: user event

This user event follows the October 2014 consultation on the [development of a single Official House Price Index](http://webarchive.nationalarchives.gov.uk/20150904113534/http://ons.gov.uk/ons/about-ons/get-involved/consultations-and-user-surveys/consultations/consultation-on-the-development-of-a-definitive-house-price-index/index.html) (<http://webarchive.nationalarchives.gov.uk/20150904113534/http://ons.gov.uk/ons/about-ons/get-involved/consultations-and-user-surveys/consultations/consultation-on-the-development-of-a-definitive-house-price-index/index.html>) and subsequent [published responses](http://webarchive.nationalarchives.gov.uk/20150904113534/http://ons.gov.uk/ons/about-ons/get-involved/consultations-and-user-surveys/consultations/consultation-on-the-development-of-a-definitive-house-price-index/index.html) (<http://webarchive.nationalarchives.gov.uk/20150904113534/http://ons.gov.uk/ons/about-ons/get-involved/consultations-and-user-surveys/consultations/consultation-on-the-development-of-a-definitive-house-price-index/index.html>) to provide final details on the methodology being used in the development of the new, single official house price index (HPI). During this event, an historic time series for the new single Official HPI will be presented, comparing these new estimates with existing estimates of average house prices and house price growth. Scheduled to be first published in their entirety in June 2016, these new statistics will replace the existing indices published separately by ONS and Land Registry.

The single Official House Price Index user event will be held in London.

Date: Wednesday 30 March 2016

Venue: Harvey Goodwin Suite, [Church House Westminster](http://www.churchhouseconf.co.uk/location) (<http://www.churchhouseconf.co.uk/location>), Deans Yard, Westminster, SW1P 3NZ

Time: 11.00am to 1.00pm

Details:

Exact timings and content for the event are to be agreed; however, the event will cover the following topics and allow time for general discussion regarding the introduction of the new Official House Price Index and a question and answer session:

1. Overview of the new HPI development and methodological changes
2. Impact of changes - comparisons against existing house price measures
3. Next steps: User transition to the single Official House Price Index

The event is free of charge although spaces are limited and will be allocated on a first come first served basis. To reserve your place, please email: hpi@ons.gsi.gov.uk with the following details for each attendee: Name, organisation (if applicable), contact details (email address and contact number).

For further information regarding the event please contact:
Rhys.lewis@ons.gsi.gov.uk (tel. +44 (0)1633 456400)

11. Economic context – January 2016

House price growth remained robust in the year to January 2016. House prices grew at a rate of 7.9% in the 12 months to January 2016, stronger than the 6.7% rate in the year to December 2015 and the highest rate since March 2015. House prices have now been growing since early 2012 and in January 2016 were 25.1% higher than average levels seen in 2007 before the economic downturn. On a monthly (seasonally adjusted) basis, prices increased by 0.9% between December 2015 and January 2016. The increase in the 12-month rate in January was partly driven by the South East, where prices increased 11.7%, up from 8.8% in December 2015, and London, where prices increased 10.8%, up from 9.4% in December. Despite these strong regional growth rates, UK price growth of 7.9% in the year to January 2016 is lower than the average rate in 2014 as a whole which was 10.0%.

The continuing upward price pressures in the housing market may be a result of a shortage of supply and robust demand: a view supported by a number of house market indicators. There continues to be weak supply in the market, with the Bank of England's Agents' Summary of Business Conditions for January 2016 (<http://www.bankofengland.co.uk/publications/Documents/agentssummary/2016/jan.pdf>) reporting that housing activity remains subdued relative to pre-crisis levels, constrained by a shortage of properties for sale. Despite the rise in house prices, in the new-build market, the ONS Output in the Construction Industry (<http://www.ons.gov.uk/businessindustryandtrade/constructionindustry/bulletins/outputintheconstructionindustry/previousReleases>) release indicates that total housing output increased 0.6% in the previous 3 months (Nov to Jan) compared with the same period a year earlier. By contrast, the latest data from the Royal Institution of Chartered Surveyors (<http://www.rics.org/uk/knowledge/market-analysis/rics-residential-market-survey/>) suggests that supply has increased modestly in the last 2 months following 10 months of consecutive falls.

While supply remains tight, demand for house purchases remains strong - as highlighted in the Bank of England's November Inflation Report (<http://www.bankofengland.co.uk/publications/Pages/inflationreport/2015/nov.aspx>). The volume of mortgage approvals - a leading indicator of housing purchases - grew by 26.3% in the year to January 2015. The number of UK home sales (<https://www.gov.uk/government/statistics/monthly-property-transactions-completed-in-the-uk-with-value-40000-or-above>) also continued to grow in the 3 months to January (Nov to Jan): rising by 1.5% relative to the preceding 3 months (Aug to Oct). Data from the Royal Institution of Chartered Surveyors (<http://www.rics.org/uk/knowledge/market-analysis/rics-residential-market-survey/>) (RICS) also suggests buyer demand increased in January 2016 and is currently outstripping supply.

Broader economic indicators suggest that the economy has continued to grow relatively strongly over recent periods, with output increasing by 0.5% in the fourth quarter (Oct to Dec) of 2015 (<http://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/secondestimateofgdp/quarter4octtodec2015>), a slightly faster rate than in Quarter 3 (July to Sep) 2015. Labour market conditions (<http://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/uklabourmarket/february2016>) have continued to strengthen, as unemployment fell to 5.1% for the 3 months to December 2015; the rate has not been lower 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 a fall in the inactivity rate (<http://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/articles/economicreview/december2015>) and broader evidence of tightening (<http://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/articles/economicreview/2015-10-07>), 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 (<http://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/january2016>).

12. Datasets

The HPI monthly and quarterly datasets (<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19>) 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 January 2016. The seasonally adjusted figures in Table 7 have been revised this month as scheduled.

The HPI annual dataset (<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexannualtables2039>) contains all the annual live tables. Annual tables 22 to 28 and tables 31 to 34 have been updated this month with the latest annual data for 2015. The remaining tables will be updated in July 2016.

The HPI weights summary (<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexweightsanalysis>) datasets provide a summary of the aggregated mix-adjustment 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 January 2016 are published this month. The [monthly and quarterly datasets](#)

(<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexmonthlyquarterlytables1to19>) have been updated to include data for January 2016.

The [HPI annual dataset](#)

(<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexannualtables2039>) have been partially updated to include the latest annual data for 2015. The remaining tables will be updated in July 2016.

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

New mix-adjustment index weights for 2016 will be implemented in the next release as scheduled. This update of the weights will revise the January 2015 mix-adjusted prices. For further details on the annual update of weights, please see the "re-weighting" section below.

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 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 (<http://www.ons.gov.uk/economy/inflationandpriceindices/qmis/housepriceindexhpiqmj>) 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 (<http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/hpi/index.html>).

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 (<http://www.ons.gov.uk/economy/inflationandpriceindices/datasets/housepriceindexweightsanalysis>).

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 (<https://www.gov.uk/housing-market-and-house-price-information-notes-and-definitions>) is available on the GOV.UK (<http://www.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](http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/hpi/index.html) (<http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/guide-method/user-guidance/prices/hpi/index.html>).

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](https://www.gov.uk/government/publications/about-the-house-price-index) (<https://www.gov.uk/government/publications/about-the-house-price-index>).

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 (<http://www.ros.gov.uk/property-data/property-statistics/quarterly-house-price-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 (<http://www.nisra.gov.uk/housepriceindex/HPI.html>). 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 (http://www.lloydsbankinggroup.com/media1/economic_insight/halifax_house_price_index_page.asp) and Nationwide (<http://www.nationwide.co.uk/hpi/>) 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 (<http://www.acadata.co.uk/acadHousePrices.php>).

6. Accessibility

This bulletin includes the January 2016 data. Future publication dates for this statistical bulletin are available via the release calendar (<https://www.gov.uk/government/statistics/announcements>).

7. General

Details of the policy governing the release of new data (<https://www.statisticsauthority.gov.uk/monitoring-and-assessment/code-of-practice/>) are available from our Media Relations Office (<http://www.ons.gov.uk/news/contactmediarelationsoffice>). Also available is a list of the names of those given pre-release access (<http://www.ons.gov.uk/releases/ukhousepriceindexjan2016>) to the contents of this release.

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

not seasonally adjusted

		Regions															
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East of London	London	South East	South West	UK excl London	UK excl London & S East
Index level (Feb 2002=100.0)																	
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	169.3	160.0	173.1	157.5	167.1	173.1	178.6
	July	175.6	171.7	205.6	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	177.1	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	164.7	194.3	163.0	168.3	176.2	180.7
	June	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
	July	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	183.4
	Aug	185.9	183.0	211.8	220.1	141.0	206.6	194.9	196.2	183.7	177.7	167.2	203.6	167.8	171.2	180.9	185.4
	Sep	185.0	182.2	209.8	215.0	139.3	202.0	192.2	196.8	179.8	174.7	166.8	202.6	168.8	171.1	179.9	183.7
	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	185.9
	Nov	187.2	184.4	213.4	218.1	142.6	203.8	191.9	199.1	181.2	178.2	168.7	206.0	169.6	174.8	181.8	186.0
	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	186.6
2014	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	187.8
	Feb	192.2	189.8	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	188.5
	Mar	191.4	189.1	211.0	212.3	142.1	206.5	193.6	198.8	184.8	178.2	173.6	217.7	172.1	177.4	183.8	187.7
	Apr	197.5	195.2	214.4	220.1	141.9	211.5	197.7	202.6	188.5	183.5	176.2	229.8	178.2	178.0	188.1	191.2
	May	198.9	196.8	213.8	220.8	144.4	208.9	199.2	204.1	188.1	182.9	178.8	233.3	178.4	179.7	188.9	192.2
	Jun	201.2	198.8	215.1	227.0	148.1	209.0	201.1	203.9	190.6	183.6	179.3	236.6	181.8	180.3	190.8	193.6
	July	206.2	203.8	221.3	233.0	151.3	217.6	206.0	205.2	195.2	187.7	184.9	241.8	187.4	184.4	195.8	198.4
	Aug	207.7	205.3	221.5	234.9	154.2	214.3	205.8	208.5	198.1	188.1	186.5	243.5	188.5	187.2	197.3	199.9
	Sep	207.3	205.0</														

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	UK excl London & S East		
Percentage change on a year earlier																		
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	5.5	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	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	10.0	10.1	9.5	6.6	6.9	5.8	
	Dec	6.7	7.3	1.0	-0.2	1.5	0.9	3.7	2.6	5.0	3.5	9.7	9.4	8.8	4.7	5.8	4.6	
2016	Jan	7.9	8.6	-0.3	0.1	0.8	0.9	5.0	3.8	5.8	4.1	9.8	10.8	11.7	5.1	6.9	5.1	

Notes

¹ From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

Notes R = data revised

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
2009	Jan	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	207,000	214,000	148,000	171,000	172,000	133,000	152,000	158,000	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	189,000	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	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	166,000	138,000	138,000	153,000	152,000	164,000	170,000	232,000	356,000	271,000	215,000	193,000	176,000
2012	Jan	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	229,000	237,000	154,000	177,000	132,000	143,000	157,000	158,000	168,000	174,000	245,000	388,000	287,000	221,000	204,000	184,000
	Jun	231,000	240,000	154,000	181,000	132,000	144,000	159,000	163,000	170,000	177,000	248,000	390,000	288,000	227,000	206,000	187,000
	Jul	234,000	242,000	160,000	184,000	131,000	145,000	161,000	163,000	171,000	180,000	251,000	397,000	292,000	225,000	209,000	188,000
	Aug	234,000	242,000	161,000	184,000	130,000	146,000	160,000	164,000	170,000	180,000	249,000	399,000	294,000	223,000	208,000	188,000
	Sep	233,000	241,000	159,000	181,000	130,000	146,000	161,000	161,000	170,000	179,000	250,000	394,000	291,000	225,000	208,000	187,000
	Oct	231,000	239,000	159,000	176,000	125,000	143,000	161,000	164,000	171,000	179,000	247,000	388,000	288,000	226,000	206,000	187,000
	Nov	232,000	241,000	157,000	178,000	128,000	142,000	161,000	163,000	171,000	179,000	247,000	393,000	291,000	226,000	207,000	187,000
	Dec	233,000	242,000	158,000	179,000	130,000	142,000	161,000	163,000	172,000	181,000	249,000	398,000	292,000	225,000	208,000	187,000
2013	Jan	237,000	247,000	156,000	180,000	128,000	146,000	162,000	164,000	171,000	180,000	254,000	405,000	295,000	228,000	210,000	189,000
	Feb	233,000	242,000	160,000	178,000	125,000	143,000	159,000	162,000	168,000	178,000	247,000	395,000	291,000	225,000	207,000	186,000
	Mar	235,000	244,000	157,000	179,000	130,000	144,000	160,000	161,000	171,000	180,000	250,000	398,000	293,000	225,000	208,000	187,000
	Apr	238,000	247,000	162,000	177,000	127,000	144,000	159,000	164,000	171,000	181,000	250,000	414,000	296,000	227,000	209,000	188,000
	May	239,000	248,000	157,000	180,000	134,000	144,000	163,000	164,000	170,000	180,000	253,000	416,000	294,000	226,000	210,000	189,000
	Jun	242,000	251,000	162,000	181,000	130,000	145,000	161,000	164,000	172,000	184,000	256,000	425,000	299,000	229,000	212,000	190,000
	Jul	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	192,000
	Aug	246,000	256,000	166,000	186,000	130,000	150,000	166,000	168,000	178,000	188,000	257,000	436,000	303,000	230,000	215,000	194,000
	Sep	245,000	255,000	164,000	182,000	128,000	146,000	164,000	168,000	174,000	184,000	257,000	434,000	305,000	230,000	214,000	192,000
	Oct	247,000	257,000	164,000	184,000	130,000	148,000	165,000	168,000	176,000	188,000	261,000	436,000	303,			

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)		
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	195.3
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	230.4	222.3

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
2009 Jan	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	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	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	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	222,000	340,000

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		
Percentage change on a year earlier	First time buyer	Former Owner
	UK	Occupier UK
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	7.7	8.0

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	UK

Index level (Feb 2002=100.0)

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	215.6	224.6

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	UK

2009 Jan	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	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	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	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	225,000	246,000
Oct	225,000	246,000
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	292,000	292,000

Notes See footnote 1 in Table 2

¹ 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		
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	8.3	7.9

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		
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		Feb	-1.0	-1.0	-0.9	0.4	-1.4
	Mar	150.9	160.6	159.6	156.4	161.2		Mar	-1.9	-1.2	-1.5	-2.6	-1.3
	Apr	148.6	160.2	159.3	157.6	160.3		Apr	-1.5	-0.2	-0.2	0.8	-0.6
	May	148.1	160.6	159.3	158.6	160.5		May	-0.3	0.3	0.0	0.6	0.1
	Jun	147.8	162.0	160.7	161.0	161.3		Jun	-0.2	0.9	0.9	1.6	0.5
	Jul	146.3	164.1	162.6	163.1	163.0		Jul	-1.0	1.3	1.2	1.3	1.1
	Aug	148.0	164.7	163.1	164.6	163.4		Aug	1.1	0.3	0.3	0.9	0.3
	Sep	152.2	167.1	165.7	169.6	165.2		Sep	2.9	1.5	1.6	3.1	1.1
	Oct	152.7	168.2	166.8	169.6	166.6		Oct	0.4	0.6	0.7	0.0	0.9
	Nov	151.5	170.5	168.8	172.2	168.3		Nov	-0.8	1.4	1.2	1.5	1.0
	Dec	151.3	171.6	170.0	174.3	168.9		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		Feb	-3.7	0.2	0.1	0.7	-0.2
	Mar	152.7	177.0	175.0	176.0	175.0		Mar	4.2	0.7	0.8	0.4	0.5
	Apr	160.4	175.9	174.7	177.1	174.3		Apr	5.1	-0.6	-0.2	0.6	-0.4
	May	158.1	178.1	176.3	177.7	176.7		May	-1.5	1.3	0.9	0.3	1.4
	June	161.1	178.1	176.6	177.8	176.9		June	1.9	0.0	0.2	0.1	0.1
	July	161.0	177.5	176.0	176.1	176.5		July	-0.1	-0.3	-0.3	-1.0	-0.2
	Aug	160.4	178.1	176.4	178.5	176.5		Aug	-0.4	0.4	0.3	1.3	0.0
	Sep	160.6	177.7	176.2	177.6	176.6		Sep	0.1	-0.2	-0.1	-0.5	0.1
	Oct	158.5	176.6	175.0	176.1	175.5		Oct	-1.3	-0.6	-0.7	-0.8	-0.6
	Nov	163.9	176.3	175.1	175.9	175.6		Nov	3.4	-0.2	0.1	-0.1	0.0
	Dec	161.1	176.3	175.1	175.3	175.5		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		Feb	1.3	-0.5	-0.2	-0.3	-0.1
	Mar	166.7	176.5	175.6	175.1	176.1		Mar	1.6	1.4	1.2	-0.3	1.4
	Apr	166.6	174.0	173.3	174.4	173.5		Apr	-0.1	-1.4	-1.3	-0.4	-1.5
	May	167.1	172.7	171.9	173.9	172.1		May	0.3	-0.7	-0.8	-0.3	-0.8
	June	166.9	173.2	172.5	174.2	172.7		June	-0.1	0.3	0.4	0.2	0.4
	July	172.9	173.2	173.0	175.5	172.6		July	3.6	0.0	0.3	0.8	-0.1
	Aug	174.7	173.9	173.5	174.9	173.8		Aug	1.1	0.4	0.3	-0.4	0.7
	Sep	175.1	173.7	173.5	176.6	173.3		Sep	0.2	-0.1	0.0	1.0	-0.3
	Oct	177.3	174.4	174.3	177.2	174.0		Oct	1.2	0.4	0.4	0.4	0.4
	Nov	175.9	174.3	174.1	177.1	173.8		Nov	-0.8	0.0	-0.1	-0.1	-0.1
	Dec	176.3	174.3	174.2	177.7	173.5		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		Feb	0.3	-0.1	0.1	0.1	0.2
	Mar	178.3	175.0	175.0	179.9	173.3		Mar	0.2	0.0	-0.2	0.2	-0.7
	Apr	175.0	175.8	175.7	176.8	175.8		Apr	-1.8	0.5	0.4	-1.7	1.4
	May	177.3	176.1	175.9	178.9	175.7		May	1.3	0.2	0.1	1.2	0.0
	Jun	176.4	176.7	176.4	179.3	176.2		Jun	-0.5	0.3	0.3	0.2	0.3
	Jul	174.3	176.6	176.3	179.0	176.1		Jul	-1.2	0.0	-0.1	-0.2	0.0
	Aug	179.5	176.7	176.7	180.1	176.1		Aug	3.0	0.1	0.2	0.6	0.0
	Sep	171.9	177.1	176.8	179.4	176.5		Sep	-4.3	0.2	0.1	-0.4	0.2
	Oct	176.1	177.0	176.8	180.5	176.3		Oct	2.5	0.0	0.0	0.6	-0.1
	Nov	178.4	178.1	178.0	181.9	177.2		Nov	1.3	0.6	0.7	0.8	0.5
	Dec	183.3	179.9	179.9	182.3	179.6		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		Feb	-0.2	-0.4	-0.1	-0.3	0.0
	Mar	180.3	179.9	179.8	182.3	178.9		Mar	1.4	0.9	0.6	-0.1	0.5
	Apr	182.9	180.2	180.2	185.1	178.9		Apr	1.5	0.2	0.2	1.5	0.0
	May	179.8	181.4	180.9	186.1	179.8		May	-1.7	0.6	0.4	0.6	0.5
	Jun	182.2	182.1	181.8	186.4	181.1		Jun	1.4	0.4	0.5	0.2	0.7
	Jul	174.7	182.8	182.1	186.4	181.3		Jul	-4.2	0.4	0.2	0.0	0.1
	Aug	178.9	183.7	183.1	188.4	182.0		Aug	2.3	0.5	0.5	1.1	0.3
	Sep	180.6	183.6	183.7	189.1	182.4		Sep	1.2	0.1	0.3	0.3	0.2
	Oct	182.0	187.1	186.6	191.2	185.7		Oct	1.0	1.8	1.7	1.2	1.9
	Nov	182.2	188.3	187.7	193.5	186.3		Nov	-0.1	0.7	0.6	1.2	0.3
	Dec	183.2	190.2	189.6	195.8	187.9		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		Feb	3.5	1.6	1.8	2.4	1.5
	Mar	184.6	194.5	193.6	200.3	191.2		Mar	-2.9	-0.5	-0.8	-0.6	-1.2
	Apr	187.2	198.9	198.0	204.9	195.7		Apr	1.5	2.3	2.3	2.3	2.4
	May	190.9	200.4	199.6	207.1	197.6		May	1.7	0.8	0.8	1.0	0.9
	Jun	190.3	201.5	200.3	208.8	198.1		Jun	-0.2	0.5	0.3	0.7	0.2
	Jul	197.9	203.8	203.2	211.2	201.0		Jul	3.9	1.0	1.2	1.1	1.3
	Aug	197.8	205.4	204.7	212.7	202.4		Aug	-0.8	0.8	0.7	0.8	0.6
	Sep	198.6	205.9	205.5	213.9	203.2		Sep	0.2	0.2	0.4	0.7	0.3
	Oct	194.5	206.6	205.6	213.7	203.3		Oct	-2.2	0.3	-0.1	-0.2	0.0
	Nov	198.9	206.8	206.0	214.1	203.8		Nov	2.2	0.0	0.1	0.0	0.2
	Dec	200.0	208.3	207.7	214.1	206.0		Dec	0.7	0.8	0.8	0.0	1.1
2015	Jan R	197.6 R	208.2 R	207.3 R	214.4 R	205.4	2015	Jan R	-1.5 R	-0.1 R	-0.3 R	0.1 R	-0.4
	Feb R	195.0 R	209.8 R	209.0 R	215.0 R	207.6		Feb R	-1.3 R	0.8 R	0.8 R	0.3 R	1.1
	Mar R	210.3 R	212.2 R	211.9 R	216.0 R	210.9		Mar R	7.8 R	1.1 R	1.4 R	0.5 R	1.6
	Apr R	205.3 R	209.7 R	209.2 R	216.5 R	207.2		Apr R	-2.4 R	-1.2 R	-1.3 R	0.2 R	-1.8
	May R	210.7 R	211.3 R	211.0 R	217.4 R	209.5		May R	2.6 R	0.7 R	0.9 R	0.4 R	1.1
	Jun R	209.5 R	213.0 R	212.4 R	219.5 R	210.6		Jun R	-0.6 R	0.8 R	0.6 R	1.0 R	0.5
	Jul R	209.9 R	214.8 R	214.3 R	221.0 R	212.6		Jul R	0.2 R	0.9 R	0.9 R	0.7 R	1.0
	Aug R	216.6 R	216.4 R	216.3 R	222.5 R	214.9		Aug R	3.2 R	0.8 R	1.0 R	0.7 R	1.1
	Sep R	210.0 R	218.8 R	218.2 R	223.4 R	217.3		Sep R	-3.1 R	1.1 R	0.9 R	0.4 R	1.1
	Oct R	223.3 R	219.7 R	219.7 R	226.2 R	218.3		Oct R	6.3 R	0.4 R	0.7 R	1.3 R	0.5
	Nov R	225.5 R	221.9 R	221.9 R	230.1 R	219.8		Nov R	1.0 R	1.0 R	1.0 R	1.7 R	0.7
	Dec R	215.0 R	222.4 R	221.9 R	227.7 R	220.3		Dec R	-4.7 R	0.2 R	0.0 R	-1.1 R	0.2
2016	Jan	214.7	224.7	223.8	230.9	221.9	2016	Jan	-0.1	1.0	0.9	1.4	0.7

Notes
¹ Seasonally adjusted series for the latest 12 months are subject to revision. R - data revised