

Statistical bulletin

# House Price Index: May 2016

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

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Release date:  
19 July 2016

Next release:  
16 August 2016

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# 1. Introduction

This is a high-level summary of the UK House Price Index (HPI), which replaces the previous house price indices separately published by the Land Registry and the Office for National Statistics. For full details, including commentary, historical data tables and analytical tools please see the [main publication of the new HPI](#), published today on the GOV.UK website.

The UK HPI is a joint production by Land Registry, Land and Property Services Northern Ireland, Office for National Statistics and Registers of Scotland.

The UK HPI has been published initially as an [experimental official statistic](#) to allow for users to acclimatise to the format of the new HPI, to evaluate user reaction to the new data, evolve the publication of data further to meet user requirements and to further develop the data sources used in the production. Whilst the methodology for the new UK HPI has been finalised, further work is taking place to secure additional property attributes data (such as from Scottish Assessors) that will supplement and provide additional assurance to the production process going forward.

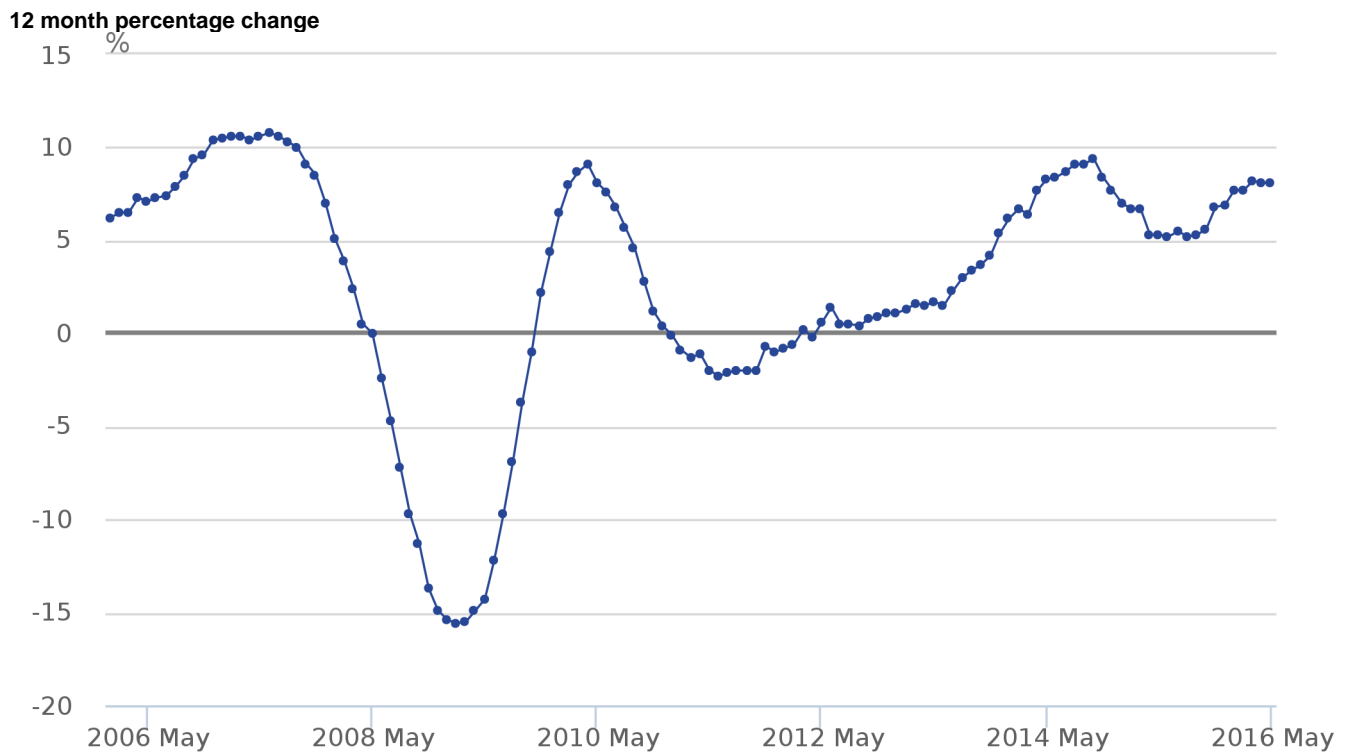
It is expected that we will seek to take the necessary steps to remove the experimental status at the end of 2016, once the above points have been implemented and then progress with the assessment of the new [UK HPI as a National Statistic](#).

Please note that the Northern Ireland Residential Property Price Index, used as a component source in the production of the new UK HPI remains an official statistic (that is this is not classified as experimental).

## 2. UK all dwellings

UK average house prices have increased by 8.1% in the year to May 2016 (unchanged from the year to April 2016), continuing the strong growth seen since the end of 2013.

**Figure 1: Annual house price rates of change, UK all dwellings from January 2006 to May 2016**



**Source:** Land Registry, Registers of Scotland and Land and Property Services Northern Ireland and Office for National Statistics

**Notes:**

1. Not seasonally adjusted.
2. The [full HPI release](#) is available to download from Land Registry at GOV.UK.

The average UK house price was £211,000 in May 2016. This is £16,000 higher than in May 2015, and £2,400 higher than last month.

**Figure 2: Average UK house price, January 2005 to May 2016**



Source: Land Registry, Registers of Scotland and Land and Property Services Northern Ireland and Office for National Statistics

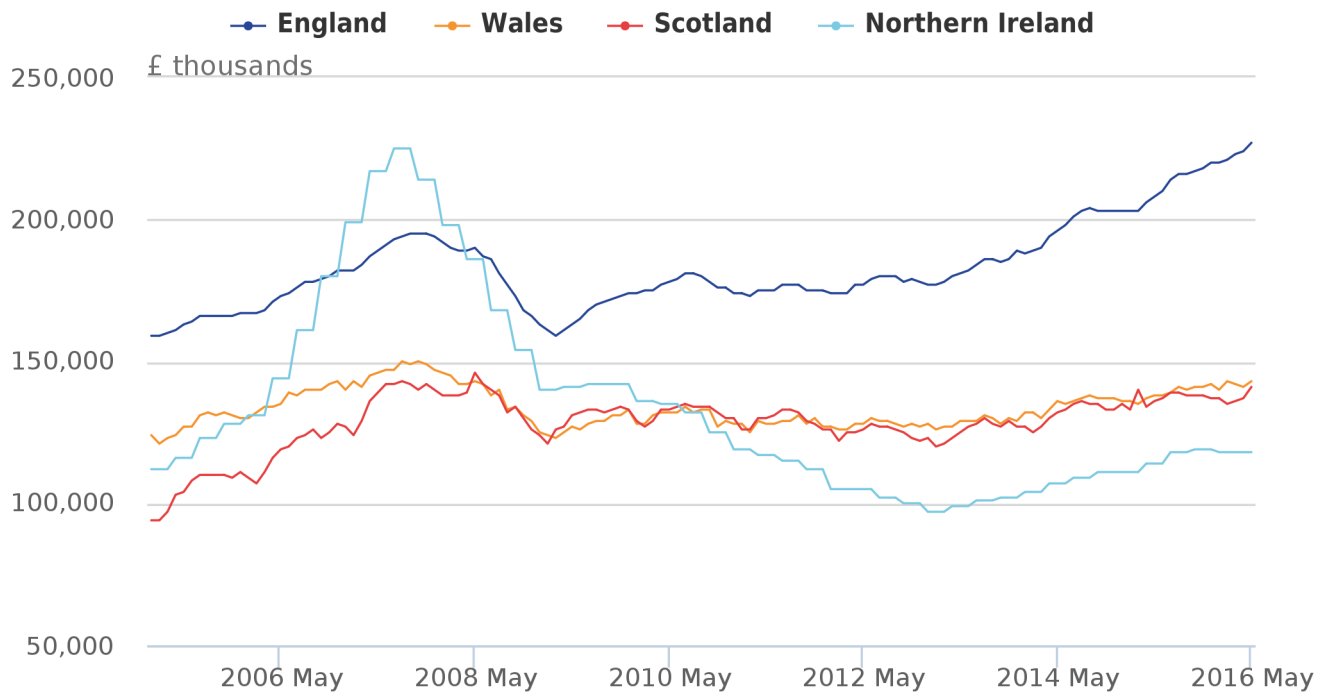
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### 3. House price index, by UK country

The main contribution to the increase in UK house prices came from England, where house prices increased by 8.9% over the year to May 2016, with the average price in England now £227,000. Wales saw house prices increase by 3.6% over the latest 12 months to stand at £143,000. In Scotland, the average price increased by 4.0% over the year to stand at £141,000. The average price in Northern Ireland is currently £118,000.

**Figure 3: Average house price, by UK country, January 2005 to May 2016**



Source: Land Registry, Registers of Scotland and Land and Property Services Northern Ireland and Office for National Statistics

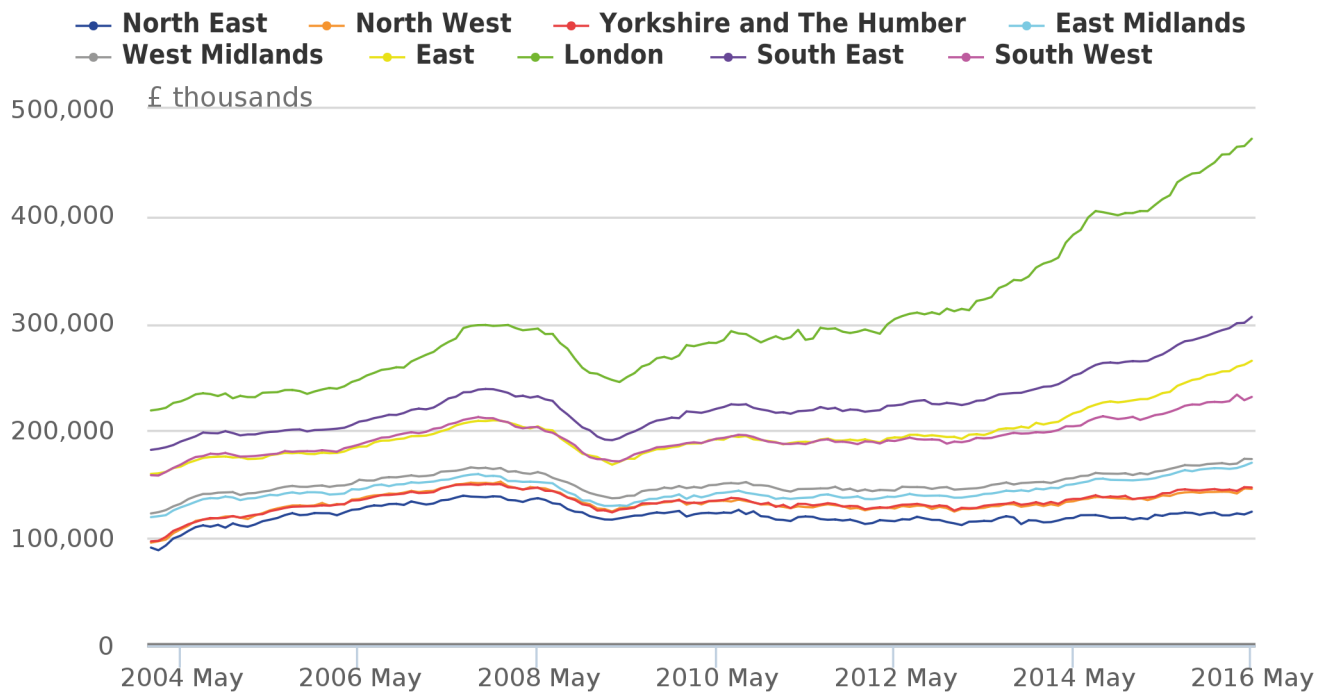
**Notes:**

1. Not seasonally adjusted.
2. The [full HPI release](#) is available to download from Land Registry at GOV.UK.

## 4. House price index, by English region

On a regional basis, London continues to be the region with the highest average house price at £472,000, followed by the South East and the East of England, which stand at £306,000 and £265,000 respectively. The lowest average price continues to be in the North East at £124,000.

**Figure 4: Average house price, by English region, January 2004 to May 2016**



Source: Land Registry and Office for National Statistics

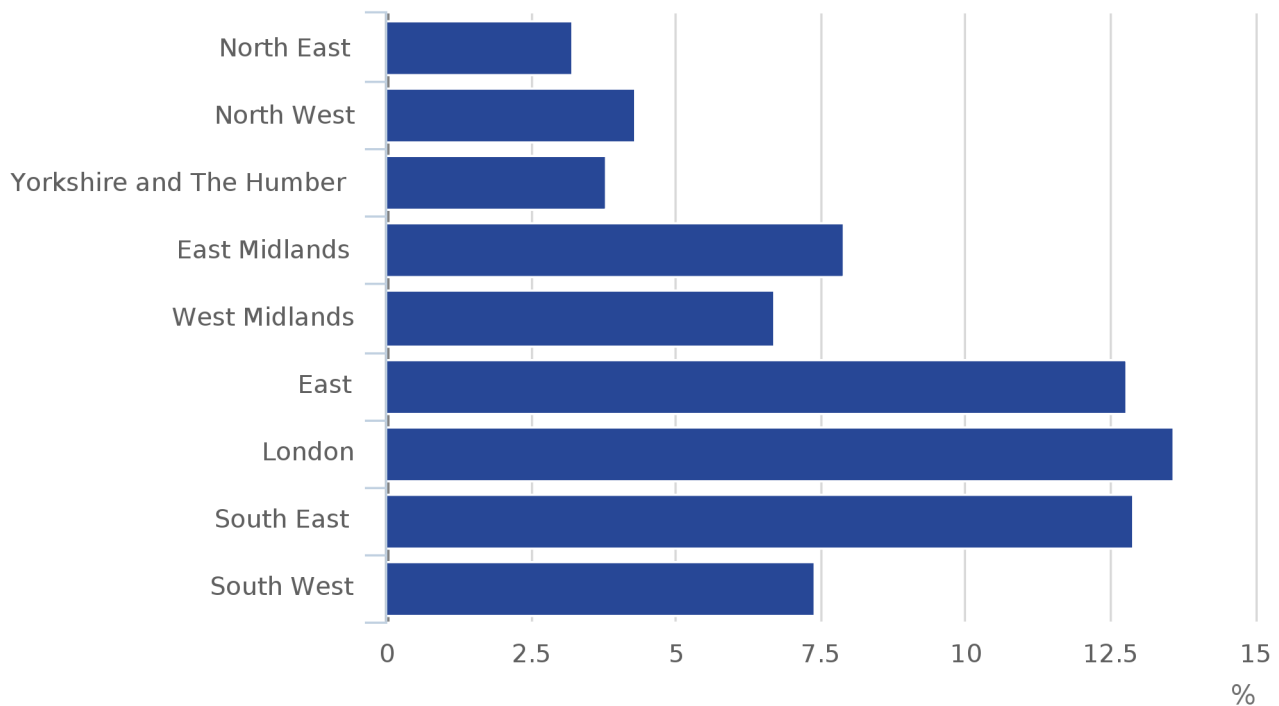
**Notes:**

1. Not seasonally adjusted.
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London was also the region which showed the highest annual growth, with prices increasing by 13.6% in the year to May 2016. The South East (12.9%) and the East of England (12.8%) also had high annual growth. The lowest annual growth was in the North East, where prices increased by 3.2% over the year.

**Figure 5: All dwellings annual house price rates of change, year to May 2016: by English region**

12 month percentage change



Source: Land Registry and Office for National Statistics

Notes:

1. Not seasonally adjusted.
2. The [full HPI release](#) is available to download from Land Registry at GOV.UK.

## 5. House price index, by UK local authority district

The local authority showing the largest annual growth in the year to May 2016 was Slough, where prices increased by 23.3% to stand at £287,000. The lowest annual growth was recorded in the City of London, where prices fell by 9.2% to stand at £692,000.

In May 2016, the most expensive borough to live in was Kensington and Chelsea, where the cost of an average house was £1.27 million. In contrast, the cheapest area to purchase a property was Burnley, where an average house cost £69,000.

**Table 1 : Top and bottom 5 UK local authority districts by annual growth in the year to May 2016**

Top 5 Local Authorities	% change	Average Price (£)
Slough	23.3	287,479
Waltham Forest	22.1	418,146
Na h-Eileanan Siar	22.1	118,051
Shetland Islands	21.6	165,985
Barking and Dagenham	21.1	268,579
Bottom 5 Local Authorities	% change	Average Price (£)
City of London	-9.2	692,370
City of Aberdeen	-9.2	176,394
Ceredigion	-8.5	159,900
Burnley	-6.2	68,702
Aberdeenshire	-5.0	191,476

Source: Land Registry, Registers of Scotland and Land and Property Services Northern Ireland.

Notes:

1. The full HPI release is available to download from Land Registry at GOV.UK

Further information on how the new UK HPI compares to the previous ONS and Land Registry House Price Indices can be found in the article ['Explaining the impact of the new UK house price index'](#).