

Statistical bulletin

House price index, UK: November 2017

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

Contact:
Rhys Lewis
hpi@ons.gsi.gov.uk
+44 (0)1633 456400

Release date:
16 January 2018

Next release:
13 February 2018

Table of contents

1. [Introduction](#)
2. [Things you need to know about this release](#)
3. [UK all dwellings](#)
4. [House price index, by UK country](#)
5. [House price index, by English region](#)
6. [House price index, by UK local authority district](#)
7. [Quality and methodology](#)

1 . Introduction

This is a high-level summary of the UK House Price Index (HPI). For full details, including commentary, historical data tables and analytical tools, please see the [main publication of the House Price Index](#), published today (16 January 2018) by HM Land Registry on the GOV.UK website.

2 . Things you need to know about this release

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

The UK HPI, introduced in June 2016, includes all residential properties purchased for market value in the UK. However, as sales only appear in the UK HPI once the purchases have been registered, there can be a delay before transactions feed into the index. As such, caution is advised when interpreting price changes in the most recent periods as they are liable to be revised. Since 13 June 2017, we have extended our revision period to 12 months. Further information is provided in our [revision policy](#).

From December 2017, amendments were made to our estimation model when calculating our provisional estimate. This improvement was implemented on 12 December 2017. Further information and the impact of this change can be found on the [HM Land Registry pages of GOV.UK](#).

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
- evaluate user reaction to the new data
- continue evolution of data publication to meet user requirements
- further develop the data sources used in the production

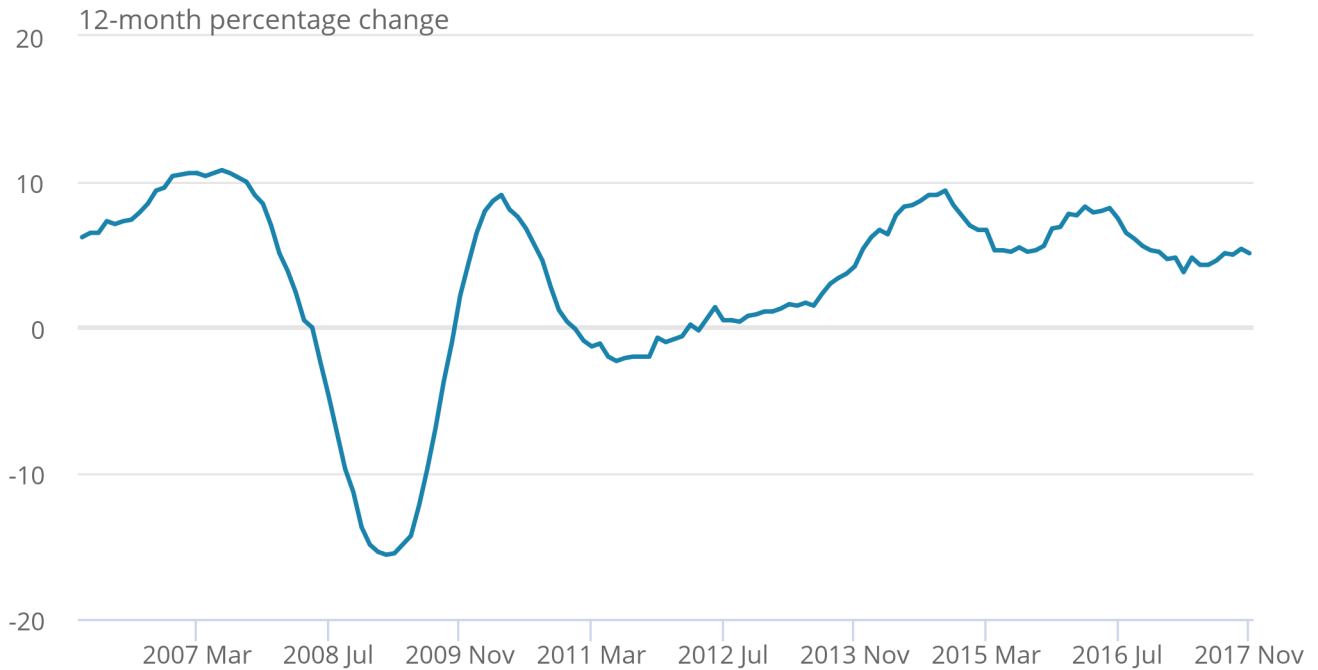
Further information on the process we're following to remove the Experimental Statistics status can be found in [About the UK House Price Index](#).

3 . UK all dwellings

Average house prices in the UK have increased by 5.1% in the year to November 2017 (down from 5.4% in October 2017). The annual growth rate has slowed since mid-2016 but has remained broadly around 5% during 2017.

Figure 1: Annual house price rates of change, UK all dwellings from January 2006 to November 2017

Figure 1: Annual house price rates of change, UK all dwellings from January 2006 to November 2017



Source: HM Land Registry, Registers of Scotland, 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 HM Land Registry at GOV.UK.

The average UK house price was £226,000 in November 2017. This is £11,000 higher than in November 2016 and unchanged from last month.

Figure 2: Average UK house price, January 2005 to November 2017

Figure 2: Average UK house price, January 2005 to November 2017



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

Notes:

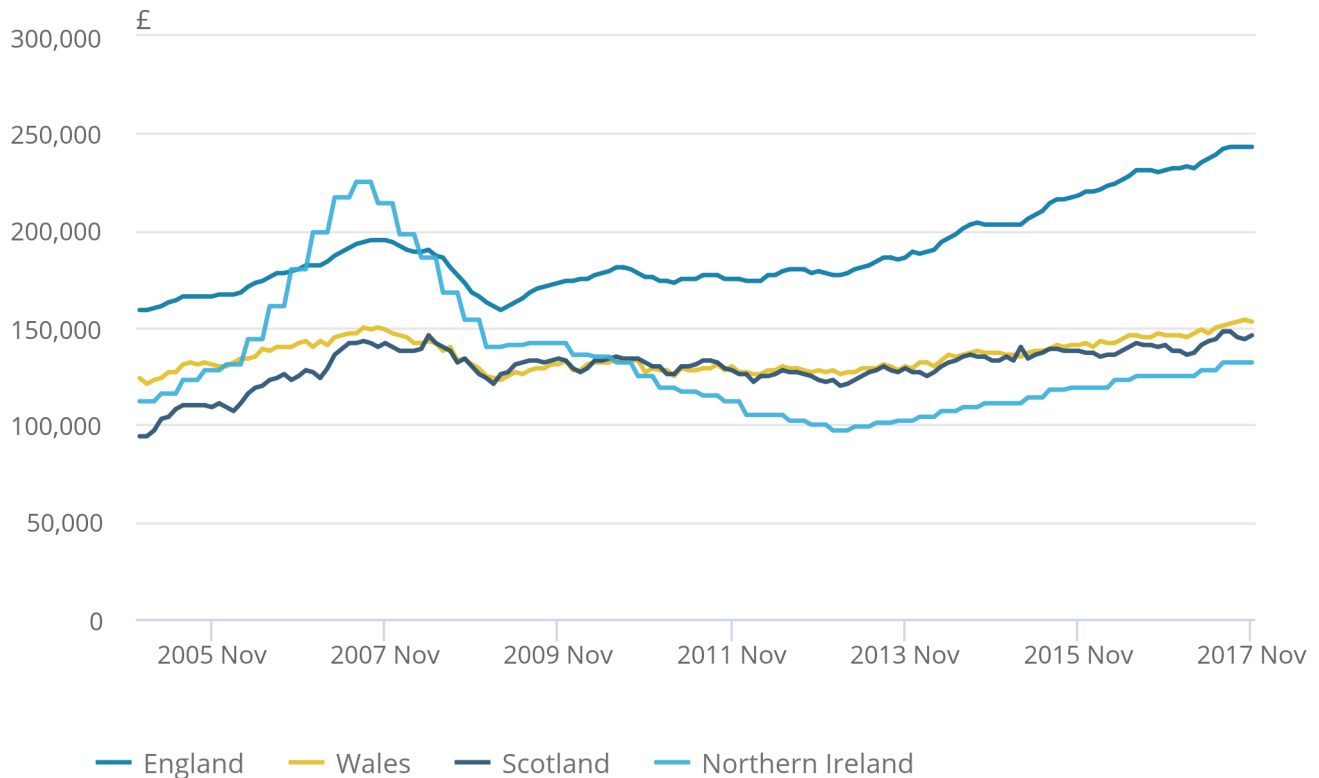
1. Not seasonally adjusted.
2. The full [HPI release](#) is available to download from HM Land Registry at GOV.UK.

4 . House price index, by UK country

The main contribution to the increase in UK house prices came from England, where house prices increased by 5.3% over the year to November 2017, with the average price in England now £243,000. Wales saw house prices increase by 4.5% over the last 12 months to stand at £153,000. In Scotland, the average price increased by 3.6% over the year to stand at £146,000. The average price in Northern Ireland currently stands at £132,000, an increase of 6.0% over the year to Quarter 3 (July to Sept) 2017.

Figure 3: Average house price, by UK country, January 2005 to November 2017

Figure 3: Average house price, by UK country, January 2005 to November 2017



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

Notes:

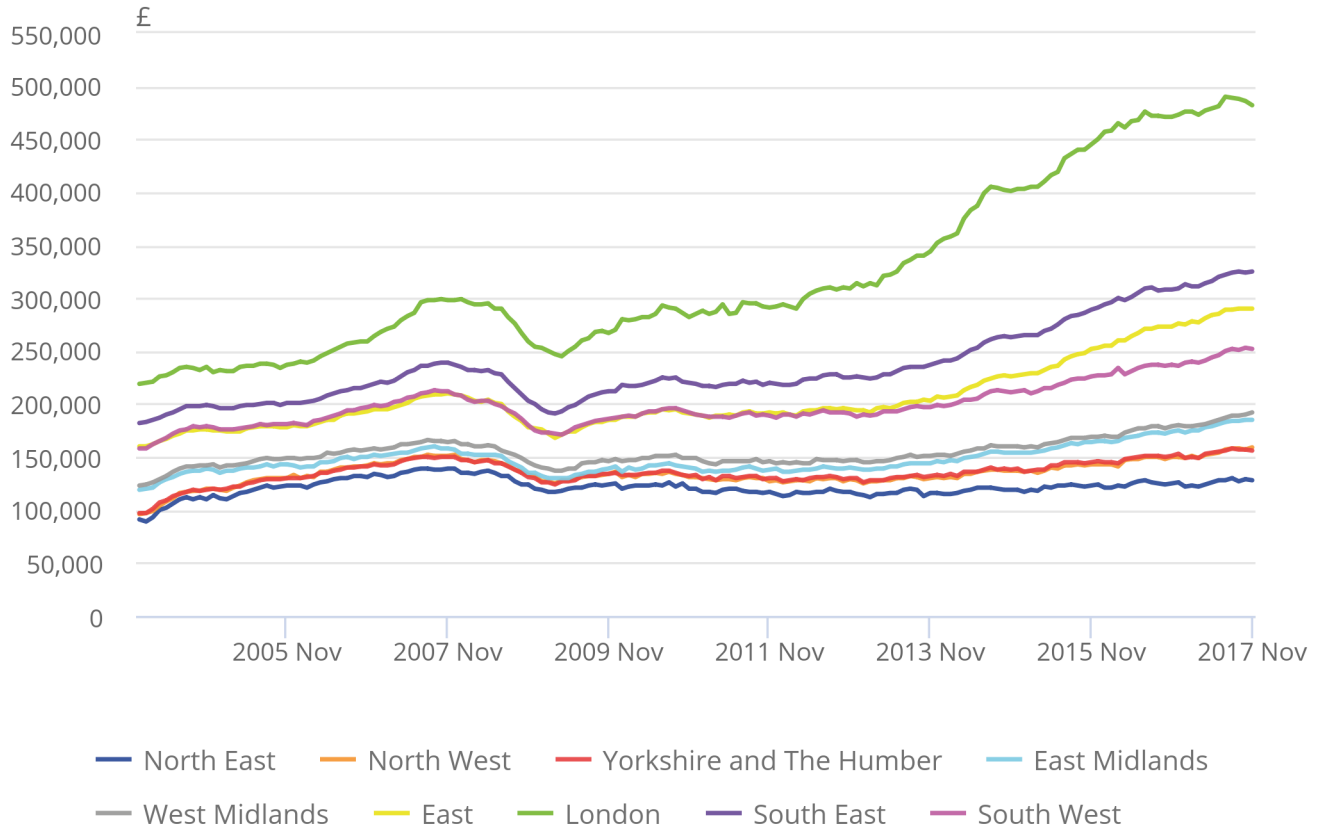
1. Not seasonally adjusted.
2. The full [HPI release](#) is available to download from HM Land Registry at GOV.UK.

5 . House price index, by English region

On a regional basis, London continued to be the region with the highest average house price at £482,000, followed by the South East and the East of England, which stood at £325,000 and £290,000 respectively. The lowest average price continued to be in the North East at £128,000.

Figure 4: Average house price, by English region, January 2004 to November 2017

Figure 4: Average house price, by English region, January 2004 to November 2017



Source: HM Land Registry and Office for National Statistics

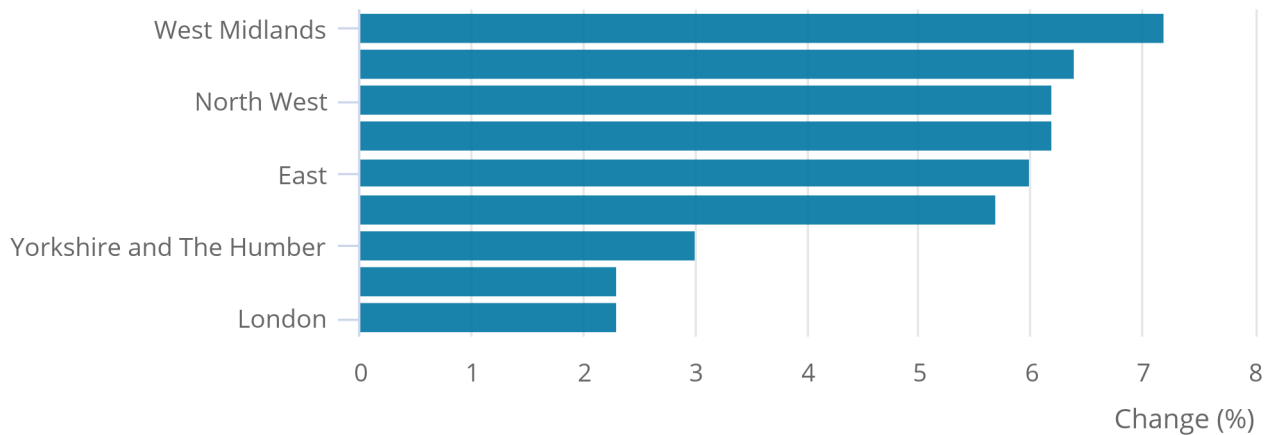
Notes:

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

The West Midlands showed the highest annual growth, with prices increasing by 7.2% in the year to November 2017. This was followed by the East Midlands (6.4%) and the North West and South West (6.2%). The lowest annual growth was in London and the North East, where prices increased by 2.3% over the year, followed by Yorkshire and The Humber at 3.0%.

Figure 5: All dwellings annual house price rates of change, year to November 2017: by English region

Figure 5: All dwellings annual house price rates of change, year to November 2017: by English region



Source: HM Land Registry and Office for National Statistics

Notes:

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

6 . House price index, by UK local authority district

The local authority showing the largest annual growth in the year to November 2017 was Cambridge, where prices increased by 16.4% to stand at £462,000. The lowest annual growth was recorded in Na h-Eileanan Siar, where prices fell by 11.3% to stand at £94,000.

Low numbers of sales transactions in some local authorities and London boroughs, such as Na h-Eileanan Siar and City of London can lead to volatility in the series. Whilst efforts are made to account for this volatility, the change in price in these local levels can be influenced by the type and number of properties sold in any given period.

In November 2017, the most expensive borough to live in was Kensington and Chelsea, where the cost of an average house was £1.3 million. In contrast, the cheapest area to purchase a property was Burnley, where an average house cost £79,000.

Table 1: Top and bottom five UK local authorities, by annual growth in the year to November 2017

Top 5 Local Authorities	% change	Average price (£)
Cambridge	16.4	461,890
North Norfolk	13.8	257,725
Swale	12.9	249,068
Manchester	12.7	175,312
Cotswold	12.6	393,557
Bottom 5 Local Authorities	% change	Average price (£)
Na h-Eileanan Siar	-11.3	93,553
City of London	-10.9	729,134
City of Aberdeen	-4.2	163,489
Argyll and Bute	-3.9	127,373
Brent	-3.4	485,580

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

Full details on data at the local authority level can be found in the [main publication of the House Price Index](#).

7 . Quality and methodology

Details of the methodology used to calculate the UK House Price Index (HPI) can be found in the article [Development of a single Official House Price Index](#).

Further information on how the new UK HPI compares with the previous Office for National Statistics and HM Land Registry House Price Indices can be found in the article [Explaining the impact of the new UK House Price Index](#).

The [UK House Price Index \(HPI\) Quality and Methodology Information report](#) contains important information on:

- the strengths and limitations of the data and how it compares with related data
- uses and users of the data
- how the output was created
- the quality of the output including the accuracy of the data