

Table 42a Advances to first-time buyers

| Year | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|
| Number of loans (000s) | 330 | 305 | 318 | 570 | 413 | 419 | 435 | 512 | 525 | 592 | 500 | 568 | 532 | 370 | 358 | 372 | 401 | 357 | 194 | 199 |
| Average dwelling price (A) (£) | 4,330 | 9,549 | 17,533 | 23,742 | 45,234 | 46,489 | 48,693 | 52,674 | 61,344 | 71,623 | 75,840 | 85,021 | 103,754 | 109,336 | 131,693 | 141,299 | 145,970 | 159,494 | 163,208 | 165,512 |
| Average advance (B) (£) | 3,464 | 7,292 | 12,946 | 20,260 | 37,332 | 41,389 | 43,867 | 46,567 | 50,921 | 57,383 | 60,451 | 67,037 | 80,306 | 82,553 | 100,065 | 110,638 | 120,612 | 130,565 | 124,191 | 114,607 |
| Average annual income (C) (£) | 1,766 | 3,753 | 7,749 | 10,466 | 17,016 | 18,697 | 19,723 | 20,919 | 22,746 | 25,277 | 26,259 | 28,489 | 31,988 | 28,723 | 32,437 | 35,937 | 40,253 | 41,901 | 41,479 | 40,971 |
| Average advance as % of dwelling price (B/A) | 80.0 | 76.4 | 73.8 | 85.3 | 82.5 | 89.0 | 90.1 | 88.4 | 83.0 | 80.1 | 79.7 | 78.8 | 77.4 | 75.5 | 76.0 | 78.3 | 82.6 | 81.9 | 76.1 | 69.2 |
| Ratio average advance/ average income (B/C) | 1.96 | 1.94 | 1.67 | 1.94 | 2.19 | 2.21 | 2.22 | 2.23 | 2.24 | 2.27 | 2.30 | 2.35 | 2.51 | 2.87 | 3.08 | 3.08 | 2.98 | 3.12 | 2.99 | 2.80 |
| Interest rates (%) | 8.6 | 11.1 | 14.9 | 13.0 | 14.3 | 7.5 | 6.5 | 7.3 | 6.9 | 5.9 | 6.2 | 5.0 | 4.5 | 4.1 | 5.6 | 5.0 | 5.3 | 6.1 | 5.6 | 4.2 |
| Average monthly repayment (D) (£) | 22.27 | 53.16 | 122.6 | 173.43 | 381.02 | 288.29 | 281.45 | 321.27 | 347.83 | 359.89 | 402.00 | 396.86 | 451.32 | 445.79 | 628.41 | 654.98 | 735.73 | 860.42 | 779.92 | 624.61 |
| Average repayment as % of average income (12xD/C) | 15.1 | 17.0 | 19.0 | 19.9 | 26.9 | 18.5 | 17.1 | 18.4 | 18.4 | 17.1 | 18.4 | 16.7 | 16.9 | 18.6 | 23.2 | 21.9 | 21.8 | 24.6 | 22.6 | 18.3 |

Sources: Housing Finance, Compendium of Housing Finance Statistics, Council of Mortgage Lenders.

Notes: All figures relate to the UK. For years to 1993 the data is for building societies only. Average income data subject to variation in recording by different societies. From 1989 Q3 to 1993 Abbey National are excluded from data on the number of building society loans, but retained for other columns. From 1994 data is from the wider Survey of Mortgage Lenders, which has now become the Regulated Mortgage Survey. Average mortgage payments are calculated on the basis of a conventional 25 year mortgage, and on the basis of the average mortgage rates for the year, adjusted to net repayments allowing for changes in tax and MITR rates, and the impact of the £30,000 limit on relief against the average advance. For the years to 1996 mortgage rates are average year end building society rates. From 1997 mortgage rates are average fourth quarter rates for all mortgage lenders.

Table 42b Annual changes in house prices, mortgage advances and incomes for first-time buyers

Percentages

| Year | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|------------------------|------|------|------|------|------|-------|------|------|------|------|------|------|------|--------|------|------|------|------|-------|-------|
| Average dwelling price | 5.7 | 5.7 | 17.5 | 7.1 | 13.8 | - 3.6 | 4.7 | 8.2 | 16.5 | 16.8 | 5.9 | 12.1 | 22.0 | 5.4 | 20.4 | 7.3 | 3.3 | 9.3 | 2.3 | 1.4 |
| Average advance | 6.9 | 11.0 | 14.7 | 7.8 | 13.3 | 3.2 | 6.0 | 6.2 | 9.3 | 12.7 | 5.3 | 10.9 | 19.8 | 2.8 | 21.2 | 10.6 | 9.0 | 8.3 | - 4.9 | - 7.7 |
| Average income | 9.2 | 14.2 | 23.2 | 7.3 | 11.7 | 1.4 | 5.5 | 6.1 | 8.7 | 11.1 | 3.9 | 8.5 | 12.3 | - 10.2 | 12.9 | 10.8 | 12.8 | 3.4 | - 1.0 | - 1.2 |

Source and Notes: As Table 42a.

Table 42c Advances to moving owner-occupiers

| Year | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|--|-------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|---------|---------|
| Number of loans (000s) | 210 | 345 | 358 | 505 | 367 | 377 | 513 | 615 | 563 | 660 | 622 | 745 | 865 | 882 | 887 | 647 | 722 | 658 | 323 | 320 |
| Average dwelling price (A) (£) | 5,838 | 13,813 | 28,959 | 39,390 | 76,170 | 87,196 | 91,193 | 96,303 | 101,250 | 111,203 | 122,140 | 131,803 | 138,967 | 165,126 | 190,983 | 209,304 | 239,042 | 258,459 | 262,880 | 259,559 |
| Average advance (B) (£) | 3,854 | 7,409 | 13,359 | 23,300 | 45,180 | 55,977 | 58,507 | 62,182 | 64,918 | 71,717 | 78,590 | 84,181 | 88,707 | 101,241 | 114,036 | 128,688 | 148,784 | 161,294 | 157,348 | 149,439 |
| Average annual income (C) (£) | 2,168 | 4,299 | 8,688 | 12,702 | 22,479 | 28,088 | 29,468 | 30,533 | 31,693 | 33,961 | 35,197 | 37,675 | 38,134 | 38,664 | 40,734 | 47,314 | 56,774 | 60,054 | 61,665 | 61,244 |
| Average advance as percentage of dwelling price (B/A) | 66.0 | 53.6 | 46.1 | 59.2 | 59.3 | 64.2 | 64.2 | 64.6 | 64.1 | 64.5 | 64.3 | 63.9 | 63.8 | 61.4 | 59.7 | 61.5 | 62.2 | 62.4 | 59.9 | 57.6 |
| Ratio average advance/average income (B/C) | 1.78 | 1.72 | 1.54 | 1.83 | 2.00 | 1.99 | 1.99 | 2.04 | 2.05 | 2.11 | 2.23 | 2.26 | 2.33 | 2.62 | 2.80 | 2.72 | 2.62 | 2.69 | 2.55 | 2.44 |
| Interest rates (%) | 8.6 | 11.1 | 14.9 | 13.0 | 14.3 | 7.5 | 6.5 | 7.3 | 6.9 | 5.9 | 6.2 | 5.0 | 4.5 | 4.1 | 5.6 | 5.0 | 5.3 | 6.1 | 5.6 | 4.2 |
| Average monthly repayment (D) (£) | 24.78 | 54.01 | 126.51 | 199.45 | 478.02 | 397.41 | 381.59 | 436.04 | 447.07 | 452.49 | 522.62 | 498.35 | 498.53 | 547.67 | 716.15 | 761.83 | 907.58 | 1,062.93 | 988.15 | 814.44 |
| Average repayment as percentage of average income (12xD/C) | 13.7 | 15.1 | 17.5 | 18.8 | 25.5 | 17.0 | 15.5 | 17.1 | 16.9 | 16.0 | 17.8 | 15.9 | 15.7 | 17.0 | 21.1 | 19.3 | 19.2 | 21.2 | 19.2 | 16.0 |

Sources and Notes: As Table 42a.

Table 42d Annual changes in house prices, mortgage advances and incomes for moving owner-occupiers

Percentages

| Year | 1970 | 1975 | 1980 | 1985 | 1990 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|
| Average dwelling price | 13.4 | 9.8 | 20.3 | 7.3 | 6.8 | 2.8 | 4.6 | 5.6 | 5.1 | 9.8 | 9.8 | 7.9 | 5.4 | 18.8 | 15.7 | 9.6 | 14.2 | 8.1 | 1.7 | - 1.3 |
| Average advance | 11.4 | 14.8 | 12.9 | 8.5 | 10.1 | 1.6 | 4.5 | 6.3 | 4.4 | 10.5 | 9.6 | 7.1 | 5.4 | 14.3 | 12.4 | 12.8 | 15.6 | 8.4 | - 2.4 | - 5.0 |
| Average income | 9.1 | 16.2 | 22.3 | 8.5 | 16.2 | 4.2 | 4.9 | 3.6 | 3.8 | 7.2 | 3.6 | 7.0 | 1.2 | 1.4 | 5.4 | 16.2 | 20.0 | 5.8 | 2.7 | - 0.7 |

Sources and Notes: As Table 42a.