

**Table 47a Average regional house prices**

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Region	1970	1975	1980	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
North	3,942	9,601	17,710	22,786	43,655	47,060	51,684	53,332	57,776	63,424	65,145	71,153	79,439	101,561	127,291	137,229	143,097	154,761	161,325	159,790
Yorkshire & Humberside	3,634	9,058	17,689	23,338	47,231	54,356	55,867	60,019	62,214	67,416	72,176	76,368	88,126	114,253	137,317	148,014	158,247	170,203	173,158	176,040
North West	4,184	9,771	20,092	25,126	50,005	56,533	57,701	63,622	65,514	71,901	78,415	82,623	92,693	115,447	139,635	149,599	157,947	170,477	175,054	174,626
East Midlands	3,966	9,989	18,928	25,539	52,620	55,060	58,855	61,930	66,155	72,437	79,323	87,280	104,835	132,013	154,493	161,487	164,336	176,255	177,025	172,415
West Midlands	4,490	10,866	21,663	25,855	54,694	62,123	64,320	67,803	71,864	79,757	88,431	97,650	112,313	137,371	161,846	168,904	177,182	185,048	185,260	184,900
East Anglia	4,515	11,528	22,808	31,661	61,427	60,971	61,819	69,764	74,808	79,349	92,628	103,964	129,395	153,666	174,363	184,966	194,243	206,745	210,971	198,177
Greater London	6,882	14,918	30,968	44,301	83,821	89,528	94,065	105,809	114,783	142,321	163,577	182,325	207,246	241,864	272,886	282,548	305,544	342,122	351,494	338,120
Rest of South East	6,223	14,664	29,832	40,487	80,525	80,939	85,767	92,833	103,797	117,753	137,354	152,538	175,727	211,056	232,390	239,251	251,400	271,981	279,730	269,320
South West	4,879	12,096	25,293	32,948	65,378	65,096	68,034	73,004	80,203	89,217	104,233	118,639	142,403	174,482	197,926	204,686	213,586	230,885	230,085	220,404
Wales	4,434	10,083	19,363	25,005	46,464	52,978	54,898	58,372	60,902	67,483	72,285	79,628	88,261	109,661	138,141	149,979	157,457	169,848	169,948	165,659
Scotland	5,002	11,139	21,754	26,941	41,744	53,143	56,674	57,883	63,585	69,312	69,961	73,570	77,655	103,641	118,932	129,631	137,192	158,798	168,593	174,433
Northern Ireland	4,387	10,023	23,656	23,012	31,849	42,810	47,678	53,309	59,376	66,267	72,514	79,885	83,829	95,217	110,188	129,229	169,259	229,701	218,282	184,282
United Kingdom	4,975	11,787	23,596	31,103	59,785	65,644	70,626	76,103	81,774	92,521	101,550	112,835	128,265	155,627	180,248	190,760	204,813	223,405	227,765	226,064

Sources: Housing Finance, Council of Mortgage Lenders and CLG website. Derived from the DoE/BSA 5% sample survey; from 1993 the wider Survey of Mortgage Lenders and from 2005 the Regulated Mortgage Survey.

Notes: The average prices are not adjusted for changes in the mix of properties mortgaged to building societies and other mortgage lenders. There is a discontinuity in the series between 1992 and 1993, due to the switch to the wider Survey of Mortgage Lenders. Data for England is for standard statistical regions.

**Table 47b Average regional house prices**

*Mix adjusted index (2002 Quarter 1 = 100)*

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
North	5.3	12.5	25.7	34.6	66.7	67.1	70.0	71.5	74.8	71.0	73.5	78.4	81.7	88.3	92.0	96.4	111.6	135.6	170.4	188.6	201.0	216.7	214.5
Yorkshire & Humberside	4.4	10.8	22.3	31.8	67.4	70.2	68.9	69.6	68.5	68.6	70.7	74.5	77.0	81.7	85.8	92.2	111.5	134.3	163.3	179.4	194.1	209.6	205.6
North West	4.7	10.9	24.0	32.0	67.6	68.5	69.5	66.7	67.8	67.2	68.2	73.0	76.0	81.3	87.2	96.3	112.9	133.5	162.1	179.0	190.9	205.2	201.5
East Midlands	4.2	10.3	21.0	30.5	63.2	61.6	60.3	58.6	59.9	60.0	63.3	66.1	72.0	74.8	83.0	92.1	115.1	141.0	160.8	169.9	175.8	188.0	182.8
West Midlands	4.4	10.2	21.0	27.1	60.2	60.2	58.5	57.7	57.9	59.5	61.2	64.9	69.8	75.3	85.0	92.5	112.6	132.8	153.4	163.1	170.8	181.3	176.6
East Anglia	3.8	9.2	18.9	27.8	54.6	53.1	50.2	47.8	48.5	49.8	50.0	54.7	61.8	65.3	78.1	84.8	110.2	130.2	142.6	147.4	153.6	167.0	163.9
Greater London	3.3	7.4	16.4	25.6	51.0	49.0	44.0	43.3	45.5	46.0	47.3	54.3	62.3	76.9	90.8	100.3	110.3	120.3	128.9	132.6	142.1	164.0	165.2
Rest of South East	3.7	8.6	18.4	27.6	54.5	51.6	48.0	46.0	47.5	47.9	50.1	55.7	63.9	71.3	85.1	94.6	110.4	127.8	135.8	139.1	145.3	160.2	159.7
South West	3.7	9.1	19.7	27.5	54.6	52.8	49.9	47.9	49.4	49.8	51.9	56.2	62.4	69.5	81.0	91.6	113.1	133.4	147.5	152.7	160.5	175.4	171.8
Wales	4.8	11.0	22.5	31.7	63.8	62.9	62.2	62.8	63.6	62.4	65.2	68.9	72.2	77.9	82.2	91.9	110.7	133.2	165.4	184.3	197.7	213.9	209.5
Scotland	6.0	13.5	27.2	40.0	64.2	69.5	72.5	75.3	76.1	76.9	79.2	83.8	88.5	90.5	93.2	97.2	109.8	124.9	151.4	169.5	188.8	216.6	222.6
Northern Ireland	5.1	11.2	26.7	32.3	42.1	45.1	45.9	47.8	49.6	55.4	60.2	66.9	74.0	81.2	90.1	99.3	109.5	119.1	131.7	149.7	184.7	260.3	236.6
United Kingdom	4.0	9.4	20.0	28.8	57.4	56.6	54.5	53.1	54.4	54.8	56.7	62.0	68.8	76.7	87.7	95.1	111.2	128.7	143.9	151.8	161.4	179.0	177.3

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, derived from the Survey of Mortgage Lenders; additional information from Communities and Local Government.

Notes: The indexes are adjusted for changes in the mix of properties mortgaged to building societies (to 1993) and mortgage lenders (subsequent years). This discontinuity has little impact on the mix adjusted house price for the UK, but there is some variable impact on the regional indexes. Data in England is for standard statistical regions.