

Table 47a **Average regional house prices**

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Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North	3,942	9,601	17,710	22,786	43,655	46,005	48,589	49,397	50,180	47,060	51,684	53,332	57,776	63,424	65,145	71,153	79,439	101,561	127,291
Yorkshire & Humberside	3,634	9,058	17,689	23,338	47,231	52,343	52,291	54,572	54,352	54,356	55,867	60,019	62,214	67,416	72,176	76,368	88,126	114,253	137,317
North West	4,184	9,771	20,092	25,126	50,005	53,178	56,508	55,885	57,183	56,533	57,701	63,622	65,514	71,901	78,415	82,623	92,693	115,447	139,635
East Midlands	3,966	9,989	18,928	25,539	52,620	55,740	54,551	53,797	85,119	55,060	58,855	61,930	66,155	72,437	79,323	87,280	104,835	132,013	154,493
West Midlands	4,490	10,866	21,663	25,855	54,694	58,659	57,881	58,508	59,089	62,123	64,320	67,803	71,864	79,757	88,431	97,650	112,313	137,371	161,846
East Anglia	4,515	11,528	22,808	31,661	61,427	61,141	57,308	57,882	59,583	60,971	61,819	69,764	74,808	79,349	92,628	103,964	129,395	153,666	174,363
Greater London	6,882	14,918	30,968	44,301	83,821	85,742	78,049	81,332	87,631	89,528	94,065	105,809	114,783	142,321	163,577	182,325	207,246	241,864	272,886
Rest of South East	6,223	14,664	29,832	40,487	80,525	79,042	74,783	76,029	80,599	80,939	85,767	92,833	103,797	117,753	137,354	152,538	175,727	211,056	232,390
South West	4,879	12,096	25,293	32,948	65,378	65,346	61,654	61,319	64,847	65,096	68,034	73,004	80,203	89,217	104,233	118,639	142,403	174,482	197,926
Wales	4,434	10,083	19,363	25,005	46,464	48,989	49,551	52,465	53,106	52,978	54,898	58,372	60,902	67,483	72,285	79,628	88,261	109,661	138,141
Scotland	5,002	11,139	21,754	26,941	41,744	48,772	50,010	49,568	50,651	53,143	56,674	57,883	63,585	69,312	69,961	73,570	77,655	103,641	118,932
Northern Ireland	4,387	10,023	23,656	23,012	31,849	35,392	38,287	38,880	38,651	42,810	47,678	53,309	59,376	66,267	72,514	79,885	83,829	95,217	110,188
United Kingdom	4,975	11,787	23,596	31,103	59,785	62,455	61,366	62,333	64,787	65,644	70,626	76,103	81,774	92,521	101,550	112,835	128,265	155,627	180,248

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

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 (1993 = 100)

Region	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
North	7.4	17.5	35.9	48.4	93.4	93.9	97.9	100.0	104.6	99.3	102.8	109.7	114.3	123.5	128.7	134.8	156.1	189.7	238.6
Yorkshire & Humberside	6.3	15.5	32.0	45.7	96.8	100.8	99.0	100.0	98.4	98.6	101.6	107.0	110.6	117.4	123.3	132.5	160.2	192.9	234.4
North West	7.0	16.3	36.0	47.9	101.3	102.7	104.1	100.0	101.6	100.7	102.2	109.4	113.9	121.9	130.7	144.4	168.2	199.9	243.4
East Midlands	7.2	17.5	35.8	52.0	107.8	105.1	102.9	100.0	102.2	102.4	108.0	112.8	122.9	127.6	158.7	157.2	196.4	240.6	274.3
West Midlands	7.6	17.7	36.4	47.0	104.4	104.4	101.5	100.0	109.9	112.9	116.1	123.1	132.4	142.9	161.3	175.5	213.5	252.1	291.1
East Anglia	7.9	19.2	39.6	58.2	114.3	111.1	105.1	100.0	101.5	104.2	104.6	114.4	129.3	136.6	163.4	177.4	230.6	272.5	298.3
Greater London	7.6	17.0	37.9	59.2	117.9	113.2	101.7	100.0	105.1	106.2	109.2	125.4	143.9	177.6	209.7	231.6	254.6	277.9	297.8
Rest of South East	8.1	18.7	39.9	60.0	118.5	112.2	104.3	100.0	103.3	104.1	108.9	121.1	138.9	155.0	185.0	205.7	239.9	277.9	295.3
South West	7.7	19.0	41.0	57.5	114.0	110.4	104.2	100.0	103.1	104.0	108.4	117.3	130.3	145.1	169.1	191.2	236.1	278.6	308.0
Wales	7.7	17.5	35.8	50.5	101.5	100.1	99.0	100.0	101.3	99.4	103.8	109.7	115.0	124.0	130.9	146.3	176.2	212.1	263.2
Scotland	8.0	17.9	36.2	53.1	85.3	92.4	96.4	100.0	101.1	102.3	105.3	111.4	117.7	120.3	123.9	129.3	145.9	166.2	201.6
Northern Ireland	10.7	23.5	55.8	67.5	88.1	94.4	96.1	100.0	103.8	115.9	125.9	140.0	154.8	169.9	188.5	207.7	229.2	249.0	275.6
United Kingdom	7.6	17.7	37.7	54.3	108.1	106.6	102.6	100.0	102.4	103.2	106.8	116.8	129.6	144.4	165.2	179.1	209.5	242.3	271.0

Sources: Compendium of Housing Finance Statistics, Council of Mortgage Lenders, derived from the Survey of Mortgage Lenders; additional information from ODPM.

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.