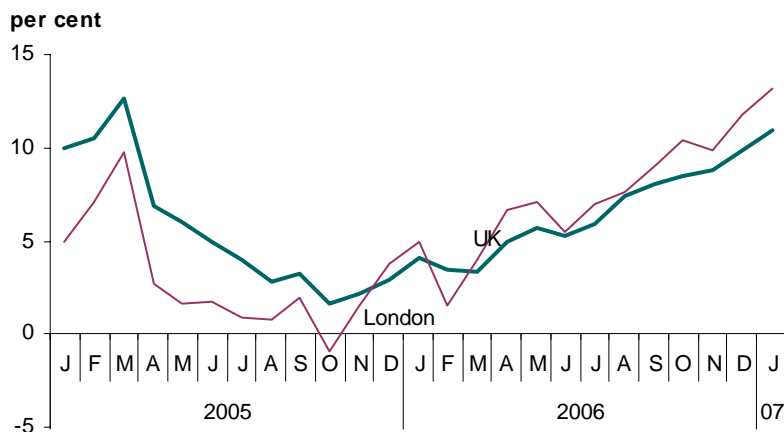


House Price Index January 2007

Date of release: 12 March 2007
Release: HPI-03-07

- The mix-adjusted average house price in the UK in January 2007 stood at £205,286, up from £201,090 in December 2006 (not seasonally adjusted).
- UK annual house price inflation in January 2007 was 10.9 per cent, up from 9.9 per cent in December 2006. Annual house price inflation in London was 13.2 per cent in January 2007, up from 11.8 per cent in December 2006.
- The UK annual house price inflation rate for the 3 months to January 2007 was 9.9 per cent and 11.6 per cent in London.

Figure 1: UK annual house price inflation (all dwellings)



		UK		London		UK
		All dwellings		All dwellings		All dwellings
		Index	% change	Index	% change	£
		Feb 02 = 100	over 12 months	Feb 02 = 100	over 12 months	
Not seasonally adjusted						
2006	Aug	165.0	7.4	144.1	7.6	197,009
	Sep	166.3	8.0	146.4	9.0	198,552
	Oct	165.6	8.5	145.4	10.4	197,740
	Nov	166.9	8.8	146.7	9.9	199,238
	Dec	168.5	9.9	149.5	11.8	201,090
2007	Jan	172.0	10.9	154.1	13.2	205,286

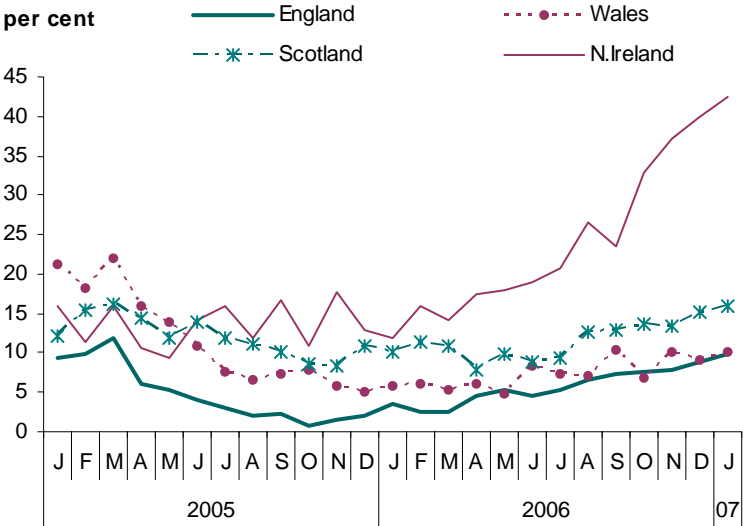
HOUSE PRICE INFLATION: REGIONAL

The UK house price inflation rate rose from 9.9 per cent in December 2006 to 10.9 per cent in January 2007. Between December 2006 and January 2007 there was a rise of 2.1 per cent in the prices index of properties bought compared with a lower increase of 1.1 per cent over the same period last year resulting in an increase in the inflation rate.

The rise in UK prices between December and January can be attributed to rises in average prices for detached houses (4.9 per cent), terraced houses (2.0 per cent), bungalows (1.5 per cent) and flats (1.3 per cent). The price of semi-detached houses rose by less than 0.1 per cent.

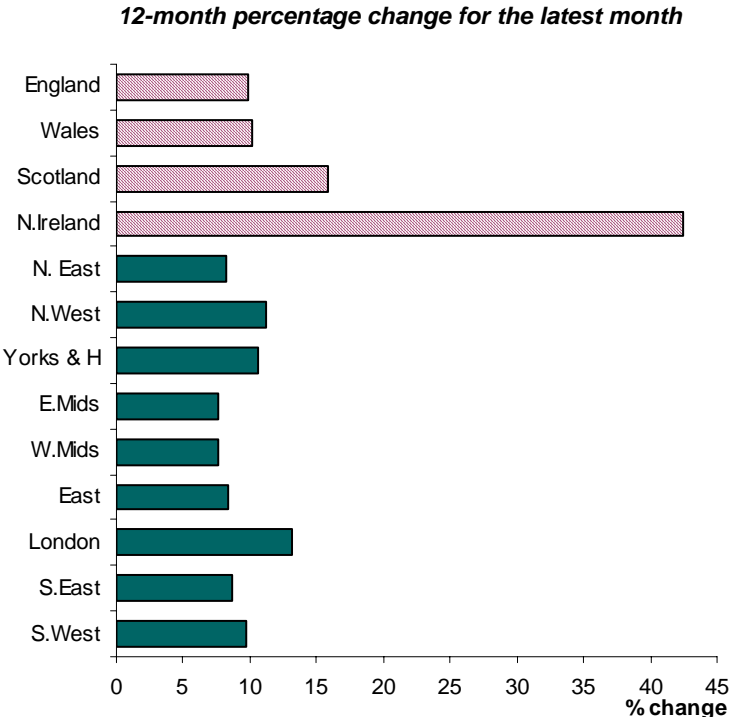
In the home countries in January 2007, England, Scotland, Wales and Northern Ireland all saw increases in inflation. The inflation rate in England rose from 8.9 per cent in December 2006 to 9.9 per cent in January 2007; the inflation rate in Scotland rose from 15.2 per cent to 15.9 per cent; in Wales the rate rose from 9.1 per cent to 10.2 per cent; in Northern Ireland the rate rose from 39.9 per cent to 42.5 per cent.

**Figure 2: House price inflation by country
12-month percentage change**



House price inflation rose in six of the English regions. The exceptions were the South East, where it remained constant, and North East and West Midlands, where it fell. The highest inflation rate was in London (13.2 per cent) followed by the North West (11.1 per cent), Yorkshire and the Humber (10.7 per cent) and the South West (9.7 per cent). Inflation rates were lower in South East (8.7 per cent), East (8.3 per cent), and North East (8.2 per cent). The lowest inflation rates were in the East and West Midlands (both 7.6 per cent).

Figure 3: Regional house price indices



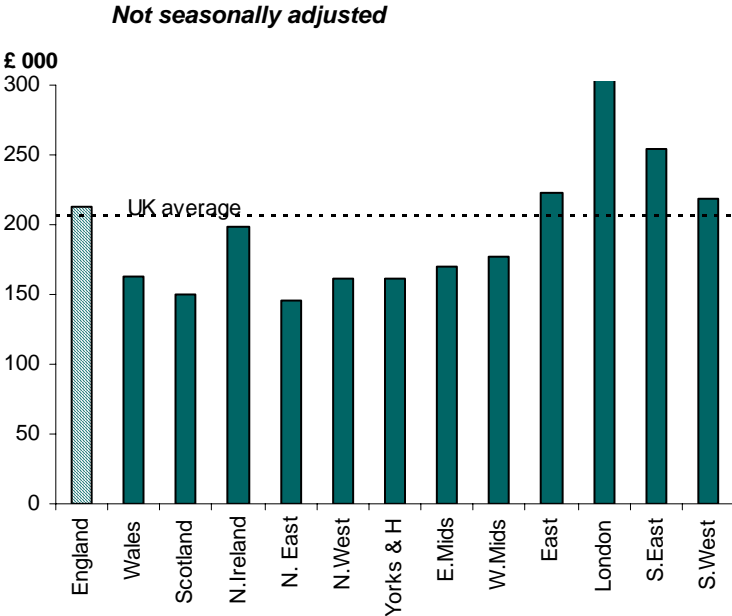
HOUSE PRICES: REGIONAL

Mix-adjusted average house prices in January were £212,845 in England, £162,610 in Wales, £150,509 in Scotland and £198,476 in Northern Ireland.

The English region with the highest average house price in December remains London at £305,248. The lowest average price was in the North East at £145,091.

Only the East, London, South East and the South West had average prices above the UK average.

Figure 4: Mix-adjusted average house prices



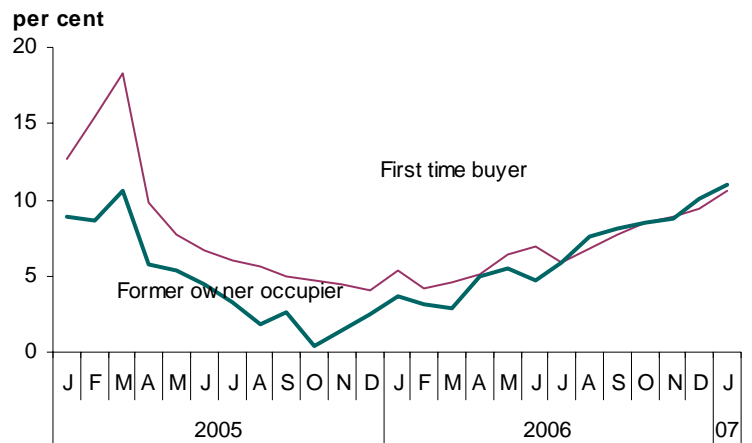
HOUSE PRICE INFLATION: TYPE OF BUYER

The UK house price inflation rate for first time buyers rose from 9.4 per cent in December to 10.6 per cent in January. There was a rise of 1.9 per cent in the prices index between December and January in the properties bought by first time buyers compared with a rise of 0.8 per cent over the same period last year.

The inflation rate for former owner occupiers rose from 10.0 per cent in December to 11.0 per cent in January. There was a rise of 2.1 per cent in the prices index between December and January in the properties bought by former owner occupiers, compared with a rise of 1.2 per cent over the same period last year.

The average price paid by first time buyers across the whole of the UK was £158,097 in January, while the average price paid by former owner occupiers was £225,415.

**Figure 5: UK annual house price inflation by type of buyer
12-month percentage change**



TABLES

Tables are from July 2004 to January 2007.

A1: Mix-adjusted house price index and annual inflation by region.

A2: Mix-adjusted average house prices by region.

A3: Mix-adjusted house price index and annual inflation by type of buyer, UK.

A4: Mix-adjusted average house prices by type of buyer, UK.

Additional tables and earlier monthly data can be accessed in the 'Live tables' section (housing market) at www.communities.gov.uk/housingstatistics

NOTES TO EDITORS

1. The mix-adjusted house price series are produced by Communities and Local Government and are being published on an experimental basis. Development of the methodology underpinning the indices has been undertaken in conjunction with the Office for National Statistics. The index will undergo a quality audit during 2007 with a view to gaining accreditation as a 'National Statistic'.
2. Since September 2005 the new mix-adjusted house price index is based on an enlarged sample of completions data (about 50,000 per month) from about 50 mortgage lenders who supply data through the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch. Prior to this date the index was based on the Survey of Mortgage Lenders (SML) (about 25,000 completions per month). The number of cases received will also be affected by the total number of mortgages that have been completed.
3. In January of each year the index weights are revised to reflect the pattern of property transactions during the previous 3 years. The mix-adjusted average prices for the rest of the year are then determined using these new weights. Consequently whilst house prices within the year are comparable – they are all based on the same weights - house prices between years cannot be compared because last year's weights and this year's weights are different. The index itself is constructed on a chain-linked basis, which enables year-on-year comparisons to be made. This means that the year-on-year change in the index for December, say, is effectively the change in the average price from December 2005 to January 2006 (using the weights for 2005) combined with the change in the average price from January 2006 to December 2006 using the weights for 2006. Therefore, the year-on-year change in the index is not the same as the year-on-year change in the mix-adjusted average price. The prices for January 2007 published in this Statistical Release use the weights for 2006 to enable a proper comparison with the prices for December 2006. Prices for January on 2007 weights will be published along with the prices for February on 16th April.

4. The Communities and Local Government index is currently showing similar year-on-year inflation to other indices available from commercial sources. The slight difference will be affected by differences in weighting. The Communities and Local Government index uses expenditure weights, whereas other indices use transaction weights. Consequently, the Communities and Local Government index is influenced by house price inflation rates in the higher priced areas (which are currently in the South) where house prices - and therefore total expenditure on house buying - is highest. Similarly, regional inflation determined by the Communities and Local Government is more influenced by the market for the higher priced properties (i.e. the demand for detached houses).
5. Note that the Communities and Local Government house price index figures released in this issue are based on completions during the month of December. Other recent indicators have been based on asking prices in February or prices based on mortgages approved during February. Therefore the Communities and Local Government figures are not directly comparable with these other indicators.
6. A month on month comparison of the Communities and Local Government index and price is not advised, as the series are not seasonally adjusted and comparisons over periods of less than a year will be affected by seasonal fluctuations. The series will not be seasonally adjusted until a sufficiently long monthly series exists.
7. Further details on the methodology of the index can be found in the Publications section of Housing Statistics website, at www.communities.gov.uk/housingstatistics.
8. Further quarterly and annual house price data can be found on the Communities and Local Government web site in Live tables - Housing Market section, tables 507 and 508 and tables 590 to 594.
9. The next three release dates are:
 - Monday 16 April 2007
 - Monday 14 May 2007
 - Monday 11 June 2007

Enquiries:

Media Enquiries: office hours: 020 7944 3049
out of hours: 020 7944 5945
e-mail: press@communities.gov.uk

Public enquiries: e-mail: housing.statistics@communities.gov.uk
telephone: 020 7944 4400

A1: Experimental House Price Index: Detailed figures by Government Office Region

All dwellings

not seasonally adjusted

		Government Office Regions															UK excl London & S East
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West	UK excl London	UK excl London & S East
Index level (Feb 2002=100.0)																	
2004	Jul	147.8	147.0	172.9	155.7	133.4	182.4	169.0	168.5	164.8	157.5	140.6	133.4	137.7	150.9	151.7	156.8
	Aug	149.5	148.6	177.0	157.4	136.6	184.8	169.5	172.6	167.5	160.0	143.5	132.9	139.5	152.8	153.9	159.2
	Sep	149.2	148.3	173.6	159.0	135.4	185.0	169.3	171.5	168.4	158.8	143.1	131.8	139.2	154.2	153.8	159.1
	Oct	150.3	149.3	175.0	160.0	139.5	181.8	172.0	172.7	168.7	162.6	144.2	132.9	140.0	153.4	154.9	160.3
	Nov	150.1	149.1	176.5	160.1	134.5	186.4	171.8	172.3	171.3	162.2	144.5	131.6	138.8	154.6	154.9	160.8
	Dec	149.0	148.0	178.5	156.9	140.3	185.0	170.8	173.9	170.1	161.5	144.9	128.9	138.2	152.2	154.4	160.2
2005	Jan	148.9	147.5	178.4	159.9	144.1	182.7	173.5	169.8	170.2	158.3	142.4	129.6	137.7	153.7	154.1	159.9
	Feb	148.1	146.9	178.2	157.1	138.1	182.2	170.3	171.9	167.5	159.5	142.8	130.5	135.5	152.5	152.8	159.0
	Mar	151.3	150.0	180.7	162.1	143.5	189.9	176.7	174.7	169.4	163.7	144.4	133.0	139.2	153.6	156.2	162.3
	Apr	150.1	148.4	181.4	166.8	142.4	185.6	176.2	175.2	167.7	162.8	141.9	131.2	137.4	151.8	155.1	161.4
	May	150.8	148.8	185.9	169.6	144.7	189.1	177.5	179.7	168.8	162.2	142.0	131.7	136.8	151.1	155.8	162.6
	Jun	152.0	150.0	183.3	173.4	146.3	192.6	180.3	180.4	170.0	162.8	143.4	133.5	137.5	150.9	156.9	163.9
	Jul	153.7	151.6	186.0	174.4	154.6	194.2	181.4	180.4	170.3	166.4	145.0	134.6	139.5	153.1	158.7	165.7
	Aug	153.7	151.5	188.7	175.0	152.9	194.9	182.1	185.2	171.2	165.2	144.1	134.0	138.9	153.0	158.9	166.1
	Sep ¹	154.0	151.8	186.2	175.1	158.0	192.7	182.4	183.6	171.8	164.3	145.0	134.3	140.2	153.1	159.2	166.1
	Oct	152.7	150.4	188.9	173.6	154.8	196.2	181.4	184.9	171.3	163.1	142.2	131.7	138.4	152.5	158.2	165.3
	Nov	153.4	151.2	186.6	173.4	158.1	195.1	181.8	182.2	170.7	164.9	144.2	133.5	138.7	153.9	158.6	165.8
	Dec	153.3	151.1	187.7	174.0	158.4	197.0	183.6	184.9	170.2	164.4	142.8	133.7	137.7	153.3	158.5	166.0
2006	Jan	155.1	152.8	188.7	176.3	161.2	196.1	181.1	185.2	171.0	165.8	145.6	136.1	140.9	154.6	160.1	167.0
	Feb	153.2	150.8	189.0	174.9	160.1	194.6	183.4	186.1	170.9	164.6	141.3	132.5	138.0	154.2	158.7	166.1
	Mar	156.2	153.8	190.2	179.5	163.7	197.5	185.0	188.0	172.0	165.7	145.1	138.4	140.1	156.3	161.0	168.5
	Apr	157.6	155.1	192.6	179.7	167.3	199.5	187.5	190.2	172.2	166.0	146.3	140.0	141.2	157.2	162.2	169.8
	May	159.3	156.6	194.8	186.1	170.7	203.7	188.5	190.6	173.1	168.2	147.6	141.0	143.0	159.1	164.2	171.8
	Jun	160.0	157.0	198.7	188.8	174.1	203.4	189.4	192.5	173.4	170.1	147.5	140.8	143.6	158.9	165.1	172.8
	Jul	162.7	159.6	199.5	190.8	186.5	205.4	192.8	195.2	177.1	171.4	150.8	144.1	145.6	160.6	167.7	175.6
	Aug	165.0	161.5	202.0	197.3	193.6	208.4	194.8	198.8	178.4	174.2	153.0	144.1	148.2	163.5	170.6	178.6
	Sep	166.3	162.8	205.3	197.7	195.3	207.9	196.6	199.9	180.5	175.9	153.4	146.4	148.5	165.2	171.6	179.9
	Oct	165.6	162.0	201.7	197.1	205.6	208.7	195.0	199.9	180.8	173.9	152.2	145.4	147.6	165.0	171.0	179.4
	Nov	166.9	163.0	205.6	196.6	216.9	207.7	197.2	200.3	179.6	176.2	153.6	146.7	148.6	165.9	172.2	180.7
	Dec	168.5	164.4	204.7	200.5	221.6	213.7	197.3	203.2	180.6	177.2	154.4	149.5	149.7	165.2	173.5	182.0
2007	Jan	172.0	167.9	207.9	204.3	229.7	212.1	201.3	204.9	184.0	178.5	157.7	154.1	153.1	169.6	176.7	185.2
Percentage change on a year earlier																	
2005	Jul	4.0	3.1	7.6	12.0	15.9	6.5	7.3	7.1	3.4	5.7	3.1	0.9	1.3	1.5	4.6	5.7
	Aug	2.8	1.9	6.6	11.2	11.9	5.5	7.4	7.3	2.2	3.3	0.5	0.8	-0.4	0.1	3.2	4.4
	Sep ¹	3.2	2.4	7.3	10.1	16.7	4.2	7.8	7.0	2.0	3.4	1.3	1.9	0.7	-0.7	3.5	4.4
	Oct	1.6	0.7	7.9	8.5	11.0	7.9	5.5	7.1	1.6	0.3	-1.4	-0.9	-1.2	-0.6	2.1	3.1
	Nov	2.2	1.4	5.7	8.3	17.6	4.6	5.8	5.8	-0.4	1.7	-0.2	1.5	-0.1	-0.4	2.4	3.1
	Dec	2.9	2.1	5.1	10.9	12.9	6.5	7.6	6.3	0.0	1.8	-1.4	3.8	-0.3	0.8	2.7	3.6
2006	Jan	4.1	3.5	5.8	10.2	11.9	7.3	4.4	9.0	0.5	4.8	2.2	5.0	2.3	0.6	3.9	4.4
	Feb	3.4	2.6	6.1	11.3	15.9	6.8	7.7	8.3	2.0	3.2	-1.0	1.5	1.8	1.1	3.9	4.5
	Mar	3.3	2.5	5.3	10.8	14.1	4.0	4.7	7.6	1.5	1.2	0.5	4.0	0.6	1.7	3.1	3.8
	Apr	5.0	4.5	6.1	7.7	17.4	7.5	6.5	8.6	2.7	2.0	3.0	6.7	2.8	3.6	4.6	5.2
	May	5.7	5.2	4.8	9.7	17.9	7.7	6.2	6.0	2.5	3.7	3.9	7.1	4.5	5.3	5.4	5.6
	Jun	5.3	4.6	8.5	8.9	19.1	5.6	5.1	6.7	2.0	4.4	2.9	5.5	4.5	5.3	5.2	5.5
	Jul	5.9	5.3	7.3	9.4	20.6	5.8	6.3	8.2	4.0	3.0	4.0	7.0	4.4	4.9	5.6	6.0
	Aug	7.4	6.6	7.0	12.7	26.6	7.0	7.0	7.3	4.2	5.5	6.2	7.6	6.7	6.9	7.3	7.5
	Sep	8.0	7.2	10.3	12.9	23.6	7.9	7.8	8.9	5.1	7.1	5.8	9.0	5.9	7.9	7.8	8.3
	Oct	8.5	7.7	6.8	13.6	32.9	6.4	7.5	8.1	5.5	6.6	7.0	10.4	6.7	8.1	8.1	8.5
	Nov	8.8	7.8	10.2	13.4	37.2	6.5	8.4	9.9	5.2	6.8	6.5	9.9	7.1	7.8	8.6	9.0
	Dec	9.9	8.9	9.1	15.2	39.9	8.4	7.4	9.9	6.1	7.8	8.1	11.8	8.7	7.7	9.4	9.6
2007	Jan	10.9	9.9	10.2	15.9	42.5	8.2	11.1	10.7	7.6	7.6	8.3	13.2	8.7	9.7	10.4	10.9

Notes

¹ From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

A2: Experimental mix-adjusted average prices by Government Office Region All dwellings

£, not seasonally adjusted

		Government Office Regions															UK excl	UK excl
		UK	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East	London	South East	South West	UK excl London	UK excl London & S East	
2004	Jul	177,474	189,939	136,624	113,398	110,541	127,173	139,684	135,521	155,087	158,904	199,310	266,277	231,913	195,760	165,019	151,567	
	Aug	179,486	191,970	139,801	114,619	113,217	128,854	140,099	138,764	157,609	161,394	203,310	265,320	234,951	198,289	167,447	153,872	
	Sep	179,141	191,570	137,105	115,775	112,223	128,994	139,943	137,932	158,480	160,241	202,815	263,152	234,491	200,108	167,358	153,858	
	Oct	180,444	192,874	138,250	116,478	115,596	126,732	142,171	138,836	158,744	164,089	204,361	265,324	235,924	199,045	168,539	154,988	
	Nov	180,126	192,591	139,417	116,563	111,428	130,004	142,017	138,521	161,224	163,680	204,810	262,590	233,838	200,564	168,560	155,433	
	Dec	178,906	191,141	141,004	114,251	116,261	128,991	141,153	139,865	160,104	162,920	205,387	257,195	232,767	197,410	167,926	154,887	
2005	Jan ¹	180,465	190,029	141,122	117,350	124,755	126,083	141,683	135,601	159,515	159,090	202,870	260,303	232,348	200,523	169,109	155,999	
	Feb	179,491	189,249	140,955	115,294	119,596	125,699	139,051	137,296	157,060	160,285	203,377	262,138	228,676	198,996	167,735	155,102	
	Mar	183,346	193,190	142,923	118,927	124,223	131,070	144,300	139,508	158,785	164,518	205,701	267,117	234,863	200,398	171,431	158,281	
	Apr	181,832	191,081	143,537	122,407	123,313	128,053	143,858	139,903	157,241	163,568	202,195	263,525	231,790	197,984	170,213	157,447	
	May	182,651	191,623	147,077	124,422	125,321	130,474	144,913	143,536	158,272	163,026	202,250	264,505	230,849	197,123	171,008	158,603	
	Jun	184,162	193,182	144,978	127,238	126,635	132,894	147,210	144,034	159,385	163,621	204,230	268,178	231,998	196,849	172,212	159,818	
	Jul	186,207	195,191	147,184	127,945	133,849	134,034	148,104	144,099	159,679	167,213	206,561	270,285	235,345	199,748	174,249	161,583	
	Aug	186,208	195,093	149,291	128,412	132,416	134,489	148,703	147,898	160,461	166,008	205,330	269,059	234,321	199,548	174,424	162,006	
	Sep ²	186,638	195,552	147,309	128,452	136,819	132,992	148,955	146,594	161,016	165,067	206,566	269,774	236,580	199,759	174,814	162,012	
	Oct	184,958	193,672	149,435	127,370	134,007	135,384	148,115	147,702	160,575	163,952	202,588	264,476	233,552	198,984	173,646	161,227	
	Nov	185,848	194,728	147,612	127,214	136,909	134,633	148,478	145,545	160,003	165,751	205,446	268,054	234,093	200,796	174,155	161,729	
	Dec	185,788	194,569	148,471	127,650	137,112	135,968	149,963	147,657	159,535	165,238	203,468	268,517	232,420	200,057	174,021	161,912	
2006	Jan ¹	185,112	193,707	147,552	129,857	139,292	134,140	144,919	145,530	158,120	164,959	206,193	269,596	234,483	199,443	173,275	160,831	
	Feb	182,925	191,247	147,808	128,889	138,396	133,122	146,774	146,300	158,041	163,735	200,134	262,485	229,729	198,873	171,778	159,996	
	Mar	186,519	195,001	148,718	132,271	141,502	135,125	148,007	147,742	159,007	164,813	205,454	274,113	233,120	201,611	174,246	162,276	
	Apr	188,095	196,659	150,590	132,405	144,555	136,511	150,064	149,479	159,209	165,120	207,135	277,235	235,042	202,753	175,606	163,522	
	May	190,211	198,512	152,321	137,117	147,498	139,327	150,821	149,805	160,073	167,297	208,978	279,352	238,067	205,285	177,722	165,453	
	Jun	191,016	199,026	155,428	139,095	150,481	139,122	151,572	151,269	160,315	169,141	208,900	278,974	239,057	205,008	178,692	166,419	
	Jul	194,273	202,348	156,058	140,559	161,155	140,545	154,293	153,427	163,714	170,491	213,540	285,320	242,316	207,239	181,516	169,155	
	Aug	197,009	204,816	157,940	145,340	167,310	142,603	155,842	156,227	164,960	173,279	216,707	285,442	246,640	210,920	184,619	172,010	
	Sep	198,552	206,431	160,556	145,653	168,805	142,208	157,274	157,128	166,891	174,975	217,318	289,901	247,167	213,054	185,754	173,268	
	Oct	197,740	205,368	157,705	145,237	177,713	142,771	156,056	157,110	167,130	172,928	215,508	288,050	245,733	212,801	185,087	172,756	
	Nov	199,238	206,719	160,793	144,855	187,430	142,111	157,769	157,396	166,041	175,236	217,479	290,626	247,303	214,076	186,434	174,059	
	Dec	201,090	208,525	160,060	147,687	191,505	146,183	157,875	159,726	167,009	176,278	218,696	296,160	249,203	213,152	187,771	175,281	
2007	Jan	205,286	212,845	162,610	150,509	198,476	145,091	161,065	161,074	170,136	177,558	223,321	305,248	254,903	218,850	191,281	178,346	

Notes

¹ Note that the weights used for mix-adjustment change at the start of each calendar year (i.e. in January). The mix-adjusted prices are therefore not comparable between calendar years, although they are comparable within each calendar year.

² From September 2005, data are collected via the Regulated Mortgage Survey (RMS) of the Council of Mortgage Lenders (CML)/BankSearch.

A3: House Price Index
Type of buyer, All dwellings
Experimental

not seasonally adjusted

		First time buyer	Former Owner Occupier
		UK	UK
Index level (Feb 2002=100.0)			
2004	Jul	147.7	148.5
	Aug	148.3	150.6
	Sep	148.6	150.1
	Oct	148.3	151.8
	Nov	148.9	151.2
	Dec	149.9	149.3
2005	Jan	149.2	149.5
	Feb	149.1	148.4
	Mar	152.7	151.5
	Apr	153.4	149.6
	May	153.6	150.4
	Jun	153.6	152.1
	Jul	156.5	153.4
	Aug	156.6	153.3
	Sep ³	155.9	154.0
	Oct	155.3	152.4
	Nov	155.6	153.3
	Dec	156.0	153.1
2006	Jan	157.2	155.0
	Feb	155.4	153.1
	Mar	159.7	155.8
	Apr	161.3	157.0
	May	163.4	158.7
	Jun	164.2	159.3
	Jul	165.7	162.4
	Aug	167.4	164.9
	Sep	167.9	166.4
	Oct	168.5	165.4
	Nov	169.3	166.8
	Dec	170.6	168.4
2007	Jan	173.9	172.0
Percentage change on a year earlier			
2005	Jul	6.0	3.3
	Aug	5.6	1.8
	Sep ³	4.9	2.6
	Oct	4.7	0.4
	Nov	4.5	1.4
	Dec	4.1	2.5
2006	Jan	5.3	3.7
	Feb	4.2	3.2
	Mar	4.6	2.8
	Apr	5.1	5.0
	May	6.4	5.5
	Jun	6.9	4.8
	Jul	5.9	5.9
	Aug	6.8	7.6
	Sep	7.7	8.0
	Oct	8.5	8.5
	Nov	8.9	8.8
	Dec	9.4	10.0
2007	Jan	10.6	11.0

A4: Mix-adjusted average house price
Type of buyer, All dwellings
Experimental

£, not seasonally adjusted

		First time buyer	Former Owner Occupier
		UK	UK
2004	Jul	143,270	196,008
	Aug	143,850	198,796
	Sep	144,110	198,123
	Oct	143,847	200,275
	Nov	144,431	199,468
	Dec	145,408	197,059
2005	Jan ¹	146,024	196,054
	Feb	145,887	194,701
	Mar	149,470	198,681
	Apr	150,133	196,181
	May	150,259	197,313
	Jun	150,348	199,468
	Jul	153,168	201,163
	Aug	153,285	201,110
	Sep ²	152,543	202,052
	Oct	151,927	199,904
	Nov	152,225	201,053
	Dec	152,683	200,768
2006	Jan ¹	142,883	203,124
	Feb	141,233	200,709
	Mar	145,214	204,137
	Apr	146,620	205,786
	May	148,550	207,982
	Jun	149,295	208,812
	Jul	150,645	212,882
	Aug	152,135	216,150
	Sep	152,633	218,139
	Oct	153,198	216,739
	Nov	153,939	218,560
	Dec	155,120	220,699
2007	Jan	158,097	225,415

1 See footnote 1 in Table A2

2 See footnote 2 in Table A2

3 See footnote 1 in Table A1