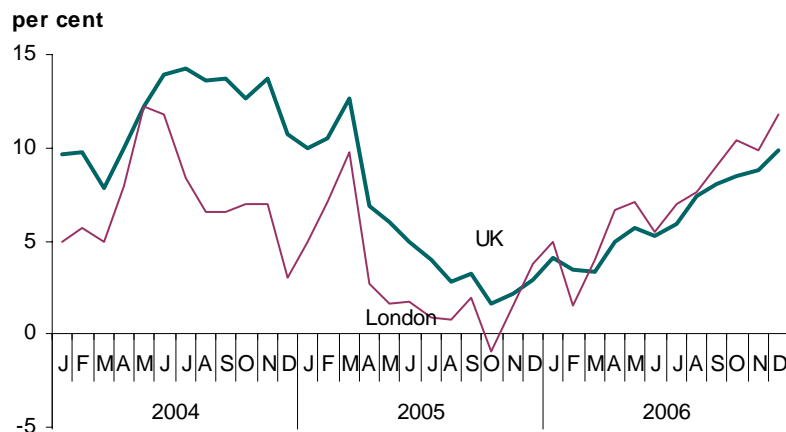


## House Price Index December 2006

**Date of release:** 12 February 2007  
**Release:** HPI-02-07

- The mix-adjusted average house price in the UK in December 2006 stood at £201,090, up from £199,238 in November 2006 (not seasonally adjusted).
- UK annual house price inflation in December 2006 was 9.9 per cent, up from 8.8 per cent in November 2006. Annual house price inflation in London was 11.8 per cent in December 2006, up from 9.9 per cent in November 2006.
- The UK annual house price inflation rate for the 3 months to December 2006 was 9.1 per cent and 10.7 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	Jul	162.7	5.9	144.1	7.0	194,273
	Aug	165.0	7.4	144.1	7.6	197,009
	Sep	166.3	8.0	146.4	9.0	198,552
	Oct <sup>R</sup>	165.6	8.5	145.4	10.4	197,740
	Nov <sup>R</sup>	166.9	8.8	146.7	9.9	199,238
	Dec	168.5	9.9	149.5	11.8	201,090

<sup>R</sup> revised

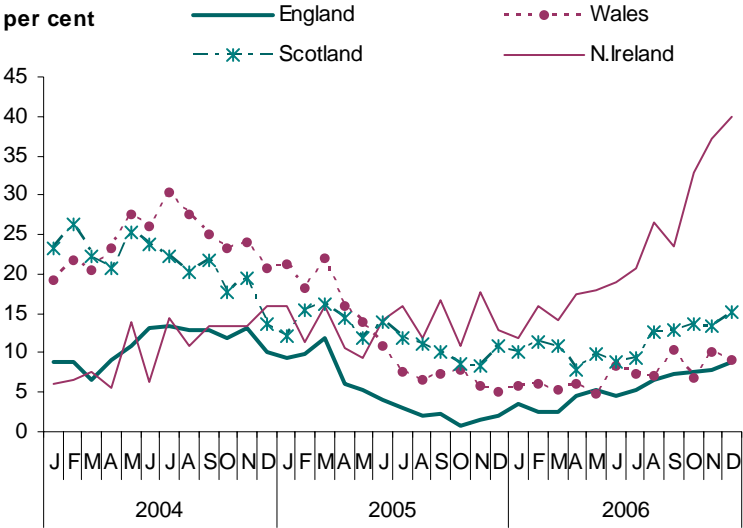
# HOUSE PRICE INFLATION: REGIONAL

The UK house price inflation rate rose from 8.8 per cent in November 2006 to 9.9 per cent in December 2006. Between November and December there was a rise of 0.9 per cent in the prices of properties bought compared with a decrease of less than 0.1 per cent over the same period last year resulting in an increase in the inflation rate.

The rise in UK prices between November and December can be attributed to rises in average prices for flats (2.6 per cent), bungalows (2.2 per cent), semi-detached houses (1.6 per cent) and terraced houses (0.8 per cent). The price of detached houses fell slightly (0.8 per cent).

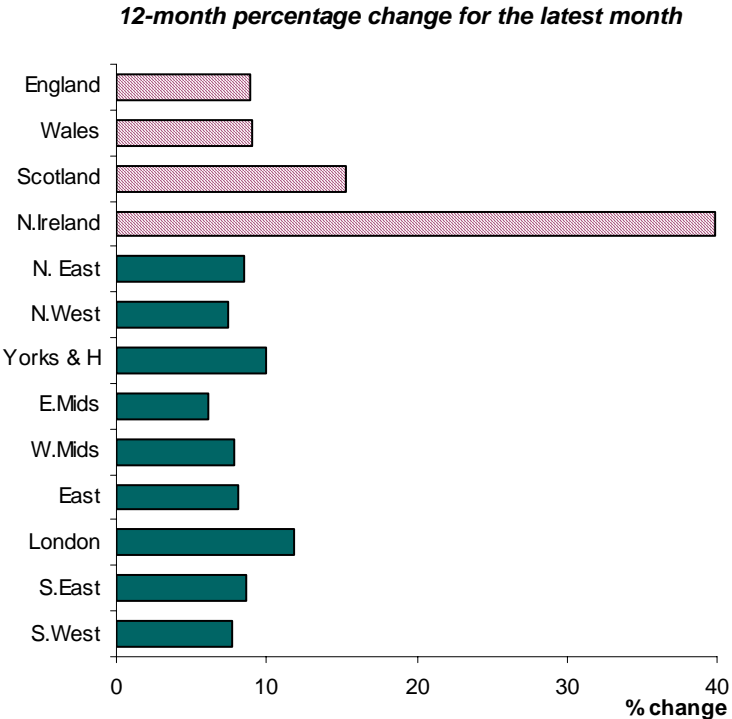
In the home countries in December, England, Scotland and Northern Ireland saw increases in inflation, while inflation fell in Wales. The inflation rate in England rose from 7.8 per cent in November to 8.9 per cent in December; the inflation rate in Scotland rose from 13.4 per cent to 15.2 per cent; in Northern Ireland the rate rose from 37.2 per cent to 39.9 per cent. In Wales the rate fell from 10.2 per cent to 9.1 per cent.

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



House price inflation rose in six of the English regions (North East, East Midlands, West Midlands, East, London and South East) and fell in two regions (North West and South West) and remained the same in one (Yorkshire and the Humber). The highest inflation rate was in London (11.8 per cent) followed by the Yorkshire and the Humber (9.9 per cent), South East (8.7 per cent) and North East (8.4 per cent). Inflation rates were lower in the East (8.1 per cent), the West Midlands (7.8 per cent), South West (7.7 per cent) and North West (7.4 per cent). The lowest inflation rate was in the East Midlands (6.1 per cent).

**Figure 3: Regional house price indices**



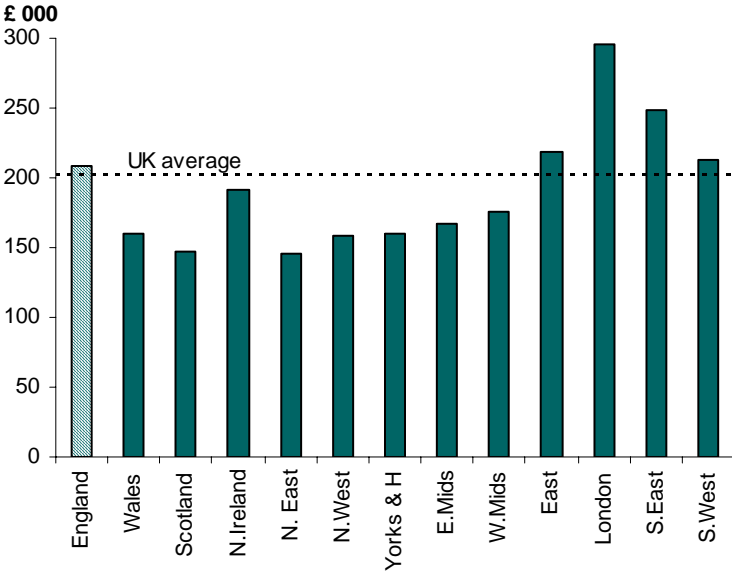
**HOUSE PRICES: REGIONAL**

Mix-adjusted average house prices in December were £208,525 in England, £160,060 in Wales, £147,687 in Scotland and £191,505 in Northern Ireland.

The English region with the highest average house price in December remains London at £296,160. The lowest average price was in the North East at £146,183.

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

**Figure 4: Mix-adjusted average house prices**  
*Not seasonally adjusted*



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## HOUSE PRICE INFLATION: TYPE OF BUYER

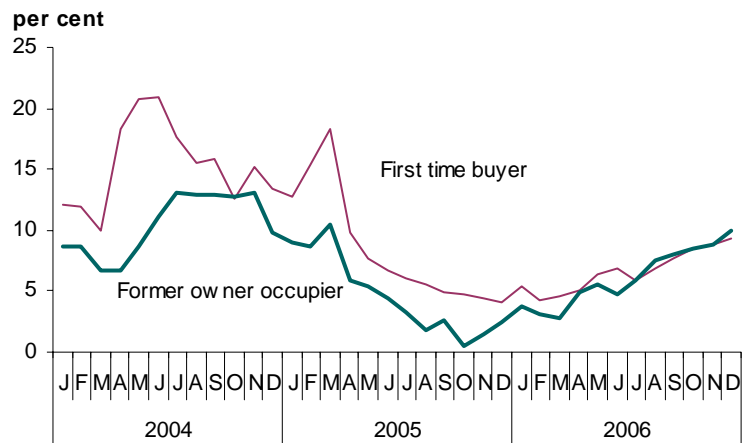
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The UK house price inflation rate for first time buyers rose from 8.9 per cent in November to 9.4 per cent in December. There was a rise of 0.8 per cent in prices between November and December in the properties bought by first time buyers compared with a rise of 0.3 per cent over the same period last year.

The inflation rate for former owner occupiers rose from 8.8 per cent in November to 10.0 per cent in December. There was a rise of 1.0 per cent in prices between November and December in the properties bought by former owner occupiers, compared with a fall of less than 0.1 per cent over the same period last year.

The average price paid by first time buyers across the whole of the UK was £155,120 in December, while the average price paid by former owner occupiers was £220,699.

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



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## TABLES

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Tables are from June 2004 to December 2006.

**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.

**This month we received some additional data for October and November 2006. This is largely the result of a small number of lenders supplying data quarterly but also includes the late delivery of data. This means that previously published October and November 2006 figures have been revised downwards. Overall, the difference in the published prices is - £247 (- 0.1%) for October and - £229 (- 0.1%) for November. Larger revisions have occurred in some regions and in type of buyer prices. The change in prices is not an error but the result of an additional data.**

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

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## NOTES TO EDITORS

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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 last year's weights) combined with the change in the average price from January 2006 to December 2006 using this year's weights. 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.

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 January or prices based on mortgages approved during January. 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](http://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 12 March 2007
  - Monday 16 April 2007
  - Monday 14 May 2007

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telephone: 020 7944 4400

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

## All dwellings

not seasonally adjusted

		Government Office Regions															
		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
<b>Index level (Feb 2002=100.0)</b>																	
2004	Jun	144.7	144.1	165.3	152.1	128.1	176.7	163.8	166.1	160.3	154.1	138.9	131.3	135.1	147.6	148.3	153.1
	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 <sup>1</sup>	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 <sup>R</sup>	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 <sup>R</sup>	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
<b>Percentage change on a year earlier</b>																	
2005	Jun	5.0	4.1	10.8	14.0	14.2	9.0	10.1	8.6	6.0	5.6	3.2	1.7	1.8	2.2	5.8	7.0
	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 <sup>1</sup>	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 <sup>R</sup>	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 <sup>R</sup>	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

### Notes

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

<sup>R</sup> Revised

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

£, not seasonally adjusted

		Government Office Regions															
		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	Jun	173,756	186,215	130,621	110,765	106,166	123,204	135,407	133,551	150,909	155,499	196,819	262,096	227,603	191,563	161,366	148,046
	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 <sup>1</sup>	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 <sup>2</sup>	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 <sup>1</sup>	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 <sup>R</sup>	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 <sup>R</sup>	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

### Notes

<sup>1</sup> 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.

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

<sup>R</sup> Revised

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

not seasonally adjusted

		First time buyer	Former Owner
		Occupier	Occupier
		UK	UK
<b>Index level (Feb 2002=100.0)</b>			
2004	Jun	144.0	145.6
	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 <sup>3</sup>	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 <sup>R</sup>	168.5	165.4
	Nov <sup>R</sup>	169.3	166.8
	Dec	170.6	168.4

**Percentage change on a year earlier**

2005	Jun	6.7	4.4
	Jul	6.0	3.3
	Aug	5.6	1.8
	Sep <sup>3</sup>	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

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

£, not seasonally adjusted

		First time buyer	Former Owner
		Occupier	Occupier
		UK	UK
2004	Jun	139,730	192,193
	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 <sup>1</sup>	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 <sup>2</sup>	152,543	202,052
	Oct	151,927	199,904
	Nov	152,225	201,053
	Dec	152,683	200,768
2006	Jan <sup>1</sup>	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 <sup>R</sup>	153,198	216,739
	Nov <sup>R</sup>	153,939	218,560
	Dec	155,120	220,699

<sup>1</sup> See footnote 1 in Table A2

<sup>2</sup> See footnote 2 in Table A2

<sup>3</sup> See footnote 1 in Table A1

<sup>R</sup> Revised