

House Price Index July 2007

Date of release: 10 September 2007
Release: HPI-09-07

- The mix-adjusted average house price in the UK in July 2007 stood at £218,479, up from £214,222 in June 2007 (not seasonally adjusted).
- UK annual house price inflation in July 2007 was 12.4 per cent, up from 12.1 per cent in June 2007. Annual house price inflation in London was 19.1 per cent in July, up from 17.5 per cent in June.
- The UK annual house price inflation rate for the 3 months to July was 11.8 per cent and 17.0 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						
2007	Feb	171.3	11.8	153.8	16.1	204,556
	Mar	173.2	10.9	157.6	13.9	206,890
	Apr	175.0	11.1	159.0	13.6	209,010
	May	176.5	10.8	161.2	14.3	210,793
	Jun	179.4	12.1	165.4	17.5	214,222
	Jul	182.9	12.4	171.5	19.1	218,479

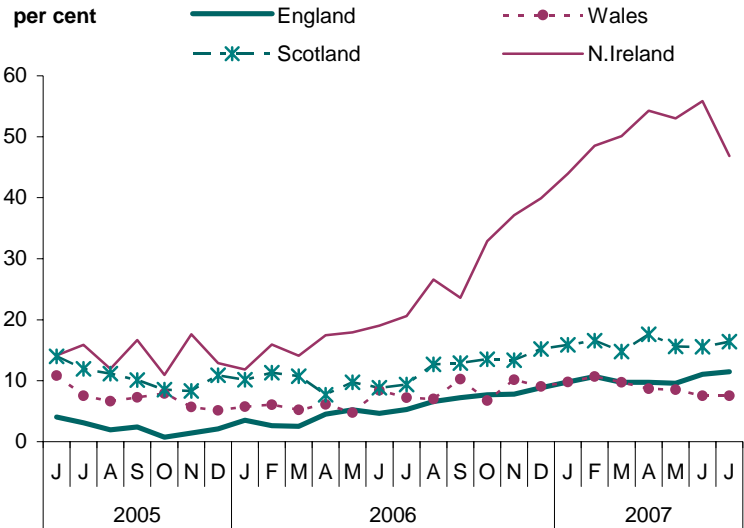
HOUSE PRICE INFLATION: REGIONAL

The UK house price inflation rate rose from 12.1 per cent in June 2007 to 12.4 per cent in July 2007. Between June and July there was a rise of 2.0 per cent in the prices index of properties bought compared with a smaller rise of 1.7 per cent over the same period last year resulting in an increase in the inflation rate.

The rise in UK prices between June and July can be attributed to increases in average prices for detached houses (2.4 per cent), bungalows (2.1 per cent), terraced houses (2.0 per cent) and flats and semi-detached houses (1.7 per cent each).

Northern Ireland saw a decrease in inflation in July 2007 with annual house price inflation falling from 55.9 per cent in June to 46.8 per cent in July. In Wales the inflation rate stayed the same at 7.6 per cent in June and July. England and Scotland saw house price inflation increases. In England annual house price inflation rose from 11.0 per cent in June to 11.5 per cent in July; In Scotland annual house price inflation in July was 16.4 per cent compared with 15.6 per cent in June.

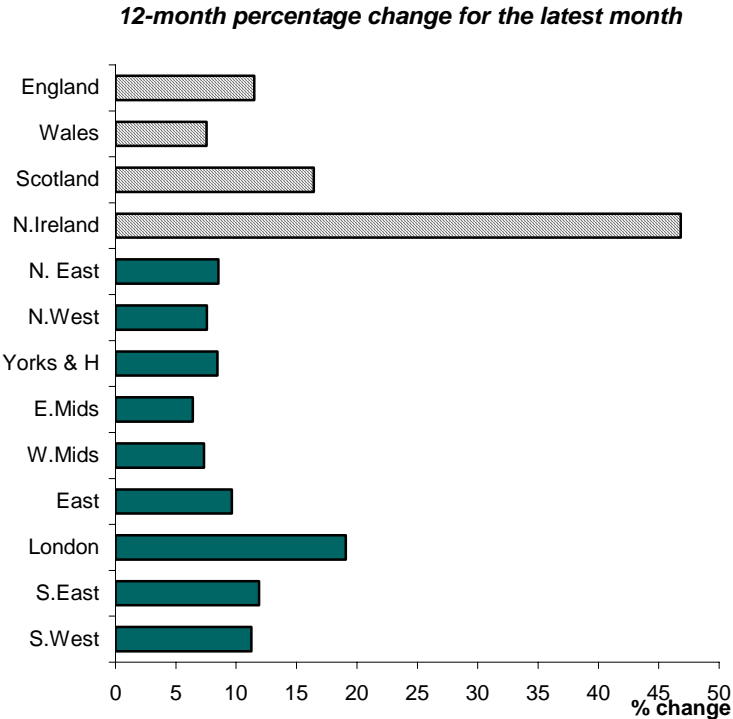
**Figure 2: House price inflation by country
12-month percentage change**



House price inflation rose in five of the English regions, fell in three regions and stayed the same in one region.

The highest inflation rate was in London (19.1 per cent) followed by South East (11.9 per cent), and the South West (11.3 per cent). Inflation rates were lower in the East (9.6 per cent), North East (8.5 per cent) and Yorkshire and the Humber (8.4 per cent). The lowest inflation rates were in the North West (7.6 per cent) West Midlands (7.3 per cent) and the East Midlands (6.4 per cent).

Figure 3: Regional house price indices



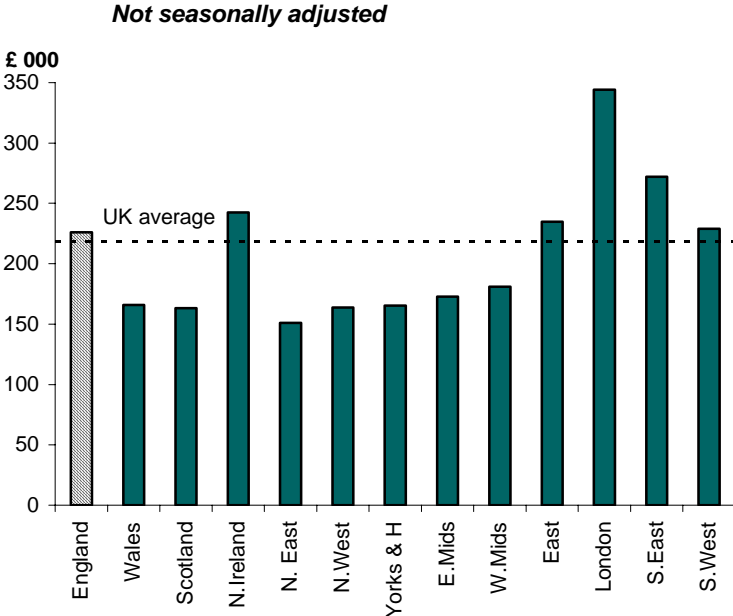
HOUSE PRICES: REGIONAL

Mix-adjusted average house prices in July were £225,988 in England, £165,763 in Wales, £163,230 in Scotland and £242,391 in Northern Ireland.

The English region with the highest average house price in July remains London at £344,221. The lowest average price was in the North East at £151,064.

Of the English regions, only the East, London, South East and the South West had average prices above the UK average.

Figure 4: Mix-adjusted average house prices



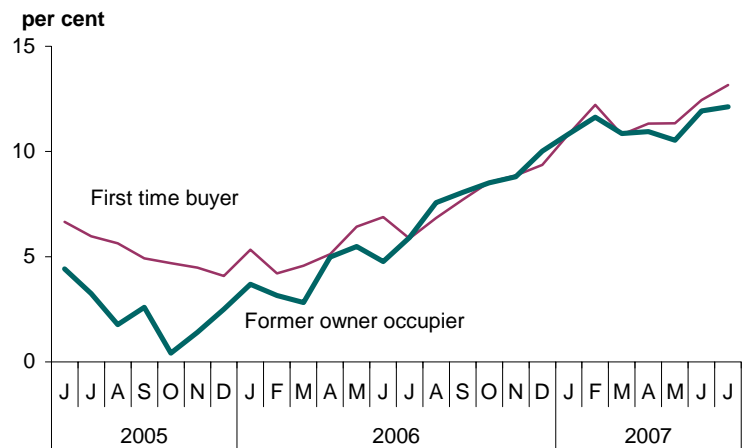
HOUSE PRICE INFLATION: TYPE OF BUYER

The UK house price inflation rate for first time buyers rose from 12.4 per cent in June to 13.2 per cent in July. There was a rise of 1.6 per cent in the prices index between June and July in the properties bought by first time buyers compared with a smaller rise of 0.9 per cent over the same period last year.

The inflation rate for former owner occupiers rose from 11.9 per cent in June to 12.1 per cent in July. There was a rise of 2.1 per cent in the prices index between June and July in the properties bought by former owner occupiers, compared with a smaller rise of 1.9 per cent over the same period last year.

The average price paid by first time buyers across the whole of the UK was £167,314 in June, while the average price paid by former owner occupiers was £243,580.

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



TABLES

Tables are from January 2005 to July 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 and house prices) 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. In light of the recent Statistics and Registration Service Act 2007 we will seek advice from the new Statistics Board, at the most appropriate time, to gain accreditation for the index 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 July, say, is effectively the change in the average price from July 2006 to January 2007 (using the weights for 2006) combined with the change in the average price from January 2007 to July 2007 using the weights for 2007. 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 July. Other recent indicators have been based on asking prices in August or prices based on mortgages approved during August. 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 15 October 2007
 - Monday 12 November 2007
 - Monday 10 December 2007

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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)																	
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	171.9	167.7	207.2	204.2	232.0	212.0	201.5	204.6	183.9	178.3	157.6	153.8	153.1	169.6	176.7	185.2
	Feb	171.3	166.9	209.2	203.9	237.8	212.3	197.8	202.2	181.9	176.8	158.2	153.8	152.7	168.5	175.9	184.3
	Mar	173.2	168.8	208.7	206.1	245.8	213.1	200.6	202.7	184.0	177.4	158.2	157.6	154.1	170.9	177.4	185.7
	Apr	175.0	170.2	209.3	211.4	258.1	214.9	202.2	205.5	185.9	177.5	158.7	159.0	155.8	172.4	179.3	187.7
	May	176.5	171.6	211.4	215.2	261.2	215.0	203.1	207.8	184.5	178.1	160.3	161.2	157.1	173.7	180.6	189.0
	Jun	179.4	174.3	213.8	218.2	271.4	219.9	206.7	210.9	188.1	182.0	161.6	165.4	159.0	173.9	183.1	191.7
	Jul	182.9	177.9	214.6	222.1	273.8	223.0	207.4	211.7	188.5	184.0	165.3	171.5	162.9	178.7	186.0	194.2
Percentage change on a year earlier																	
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	10.8	9.8	9.8	15.9	43.9	8.1	11.3	10.5	7.5	7.5	8.3	13.0	8.7	9.7	10.4	10.9
	Feb	11.8	10.7	10.7	16.6	48.5	9.1	7.8	8.6	6.4	7.4	11.9	16.1	10.6	9.3	10.8	10.9
	Mar	10.9	9.8	9.7	14.8	50.1	7.9	8.4	7.8	7.0	7.1	9.1	13.9	10.0	9.3	10.2	10.2
	Apr	11.1	9.8	8.7	17.6	54.3	7.7	7.8	8.0	8.0	6.9	8.5	13.6	10.4	9.7	10.5	10.5
	May	10.8	9.6	8.5	15.6	53.0	5.6	7.7	9.0	6.6	5.9	8.6	14.3	9.8	9.2	10.0	10.0
	Jun	12.1	11.0	7.6	15.6	55.9	8.1	9.1	9.6	8.5	7.0	9.6	17.5	10.7	9.4	10.9	10.9
	Jul	12.4	11.5	7.6	16.4	46.8	8.5	7.6	8.4	6.4	7.3	9.6	19.1	11.9	11.3	10.9	10.6

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	England	Wales	Scotland	Northern Ireland	North East	North West	Yorks & Humber	East Midlands	West Midlands	East London	South East	South West	UK excl London	London & S East	
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	¹	205,284	213,037	160,035	150,066	205,406	143,622	158,977	159,677	168,718	175,415	223,783	308,652	255,632	217,140	190,549	177,132
	Feb		204,556	212,009	161,589	149,840	210,540	143,819	155,995	157,803	166,889	174,018	224,525	308,688	254,944	215,764	189,712	176,265
	Mar		206,890	214,424	161,191	151,468	217,579	144,383	158,216	158,208	168,751	174,588	224,600	316,308	257,272	218,790	191,292	177,691
	Apr		209,010	216,218	161,684	155,354	228,476	145,618	159,512	160,388	170,549	174,682	225,319	318,976	260,219	220,663	193,333	179,546
	May		210,793	217,885	163,275	158,122	231,210	145,647	160,200	162,214	169,237	175,252	227,584	323,421	262,287	222,388	194,737	180,812
	Jun		214,222	221,370	165,119	160,363	240,302	148,992	163,032	164,601	172,558	179,112	229,466	332,009	265,501	222,611	197,431	183,399
	Jul		218,479	225,988	165,763	163,230	242,391	151,064	163,626	165,232	172,876	181,057	234,667	344,221	272,006	228,821	200,554	185,825

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)		
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	174.2	171.8
Feb	174.3	170.9
Mar	177.0	172.7
Apr	179.6	174.2
May	181.9	175.4
Jun	184.7	178.3
Jul	187.5	182.1
Percentage change on a year earlier		
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	10.8	10.8
Feb	12.2	11.6
Mar	10.8	10.9
Apr	11.3	10.9
May	11.3	10.5
Jun	12.4	11.9
Jul	13.2	12.1

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

	£, not seasonally adjusted		
		First time buyer	Former Owner Occupier
		UK	UK
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	¹	155,430	229,742
Feb		155,548	228,599
Mar		157,917	230,916
Apr		160,201	232,954
May		162,312	234,576
Jun		164,755	238,490
Jul		167,314	243,580

1 See footnote 1 in Table A2

2 See footnote 2 in Table A2

3 See footnote 1 in Table A1