



21st July 2010



Region: East Anglia Second Quarter 2010

- **Annual Change (Q2 2010 on Q2 2009)** 16.1%
- **Standardised Average House Price (seasonally adjusted)** £167,721

- Annually, house prices in the region rose by 16.1% in Q2 2010, more than the UK average rise of 6.3%.
- Over the last 10 years, house price growth in the region is 101% (UK:99%).
- At £167,721, the average house price in East Anglia is in line with the UK average.

- Greater London prices are now 1.6 times higher than those in East Anglia compared with 1.7 in 2000 Q2.
- Great Yarmouth recorded the biggest increase in prices over the last five years (16%).

ABOUT THE HALIFAX HOUSE PRICE INDEX

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time.



Over the last ten years, **semi detached** properties in East Anglia have seen the strongest price growth (122%), from £74,361 in Q2 2000 to £165,261 in Q2 2010.

East Anglia	2000-Q2(£)	2010-Q2(£)	2000 Q2–2010 Q12 Average Annual % Change
Bungalows	85,654	168,044	96%
Detached	140,284	265,314	89%
Flat & Mais.	54,133	118,414	119%
Semi-Detached	74,361	165,261	122%
Terraced	64,591	139,107	115%

East Anglia: 2005-2010 – Average house prices

Post town	County	Average Price £ 2005*	Average Price £ 2010*	5 Year % Change	Regional Ranking
Great Yarmouth	Norfolk	128,030	148,831	16%	1
Diss	Norfolk	202,384	223,509	10%	2
Dereham	Norfolk	152,627	160,922	5%	3
Lowestoft	Suffolk	135,369	136,712	1%	4
Peterborough	Cambridgeshire	148,160	148,243	0%	5
Bury St Edmunds	Suffolk	188,724	86,808	-1%	6
Norwich	Norfolk	173,229	70,023	-2%	7
Wisbech	Cambridgeshire	153,664	46,581	-5%	8
Kings Lynn	Norfolk	165,619	57,486	-5%	9
Thetford	Norfolk	158,253	47,511	-7%	10

*12 Months to June

Prices shown in the tables above are arithmetic average prices on which an offer of mortgage has been granted. These prices are not standardised and therefore can be affected by changes in the sample from quarter to quarter.

Annual Average Earnings £		
April	East Anglia	UK
2007	35,985	33,736
2008	37,224	35,353
2009	37,881	35,661

Source: ONS Annual Survey of Hours and Earnings: Full-time males on adult rates, who have been in the same job for more than a year. Mean annual average earnings.

Ends.



House Price Index

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