



21st July 2010



Region: North Second Quarter 2010

- **Annual Change (Q2 2010 on Q2 2009) 2.8%**
- **Standardised Average House Price (seasonally adjusted) £129,544**

- Annually, house prices in the region rose by 2.8% in Q2 2010, compared with the UK average increase of 6.3%.
- Over the last 10 years, house price growth in the region is 131% (UK:99%).
- At £129,544, the average house price in the North is 23% below the UK average of £167,786.

- Greater London prices are now 2.0 times higher than those in the North compared with 2.6 times in 2000 Q2.
- Barrow in Furness recorded the biggest increase in prices over the last five years (10%).

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, **Terraced** properties in the North have seen the strongest price growth; a rise of 142%, from £42,049 in Q2 2000 to £101,773 in Q2 2010.

North	2000-Q2(£)	2010-Q2(£)	2000 Q2–2010 Q2 Average Annual % Change
Bungalows	66,920	156,097	133%
Detached	106,383	222,001	109%
Flat & Mais.	41,545	95,725	130%
Semi-Detached	57,044	129,448	127%
Terraced	42,049	101,773	142%

North: 2005-2010 – Average house prices

Post town	County	Average Price £ 2005*	Average Price £ 2010*	5 Year % Change	Regional Ranking
Barrow In Furness	Cumbria	100,013	110,348	10%	1
Middlesbrough	Cleveland	120,920	128,700	6%	2
Stockton On Tees	Cleveland	125,290	128,624	3%	3
Carlisle	Cumbria	132,159	135,577	3%	4
Billingham	Cleveland	133,947	133,311	0%	5
Hartlepool	Cleveland	127,916	125,976	-2%	6
Whitley Bay	Tyne And Wear	164,281	161,438	-2%	7
Wallsend	Tyne And Wear	106,026	100,134	-6%	8
Saltburn By The Sea	Cleveland	124,015	116,925	-6%	9
Houghton Le Spring	Tyne And Wear	131,824	124,177	-6%	10

*12 months to June

Prices shown in the tables above are arithmetic average prices on which an offer of a 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	North	UK
2006	26,236	32,774
2007	26,397	33,736
2008	28,125	35,122

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 gross annual average earnings.



Ends.

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