



21st July 2010



United Kingdom Second Quarter 2010

- **UK Index (seasonally adjusted)** 543.0
- **Quarterly Change (Q2 2010 on Q1 2010)** -0.1%
- **Annual Change (Q2 2010 on Q2 2009)** 6.3%
- **Standardised Average House Price (seasonally adjusted)** £167,786

- House prices in the second quarter of 2010 were 0.1% lower than in the first quarter of 2010.
- Annually house prices in Quarter 2 were 6.3% higher.
- Prices in all regions on the British mainland are higher than a year ago.

- All regions have recorded at least a 75% increase in house prices over the past decade, varying from a rise of 77% in the South East to a high of 131% in the North.
- Nationally, house prices are 3% higher than in 2005 quarter 2.

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. Properties over £1 million are included and the index is seasonally adjusted with the seasonal factors updated monthly.



**Table 1: All Houses, All Buyers (Seasonally Adjusted)
2nd Quarter 2010 – Quarter Averages**

Region	Index 1983=100	Standardised Average Price £	Annual Change %	Change 2010 Q2 – 2000 Q2 %
North	513.4	129,544	2.8	131
Yorkshire & the Humber	537.4	124,083	4.3	124
North West	483.9	123,780	1.8	100
East Midlands	538.4	140,720	5.0	105
West Midlands	548.3	154,733	4.8	97
East Anglia	557.5	167,721	16.1	101
South West	559.9	185,119	8.5	93
South East	565.2	229,406	9.7	77
Greater London	661.2	263,284	10.1	82
Wales	548.0	141,809	10.8	123
Northern Ireland	506.7	130,312	-13.4	92
Scotland	433.9	125,522	4.2	108
UK	543.0	167,786	6.3	99

Ends.

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