



29th January 2010



Region: East Anglia Fourth Quarter 2009

- **Quarterly Change (Q4 2009 on Q3 2009)** 5.0%
- **Annual Change (Q4 2009 on Q4 2008)** -3.6%
- **Standardised Average House Price (seasonally adjusted)** £163,334

- House prices rose by 5.0% in East Anglia in Q4 2009 compared to the UK average increase of 3.5%.
- Annually, house prices in the region fell by 3.6% in Q4 2009, compared to the UK average increase of 1.1%.
- At £163,334, the average house price in East Anglia is 2% lower the UK average of £167,020.

- Over the last 10 years, house price growth in the region is 111% (UK: 105%).
- Greater London prices are now 1.6 times higher than those in East Anglia compared with 1.8 times in 1999 Q4.
- Great Yarmouth recorded the biggest increase in prices over the last decade (161%).

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.



East Anglia: 1999-2009 – Towns with biggest house price gains

Post town	County	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Great Yarmouth	Norfolk	55,435	144,587	161%	1
Wisbech	Cambridgeshire	61,835	152,511	147%	2
Lowestoft	Suffolk	56,657	137,353	142%	3
Kings Lynn	Norfolk	68,423	155,106	127%	4
Norwich	Norfolk	73,374	165,298	125%	5
Dereham	Norfolk	68,524	153,085	123%	6
Sudbury	Suffolk	97,809	212,997	118%	7
Ely	Cambridgeshire	84,497	175,594	108%	8
Bury St Edmunds	Suffolk	90,433	184,216	104%	9
Ipswich	Suffolk	80,107	160,173	100%	10

*12 Months to December

Prices shown in the table 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.

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