



29th January 2010

**Region: East Midlands  
Fourth Quarter 2009**



- **Quarterly Change (Q4 2009 on Q3 2009) 1.4%**
- **Annual Change (Q4 2009 on Q4 2008) -2.3%**
- **Standardised Average House Price (seasonally adjusted) £136,032**

- House prices rose by 1.4% in the East Midlands in Q4 2009 compared to the UK average increase of 3.5%.
- Annually, house prices in the region fell by 2.3%, compared to the UK average increase of 1.1%.
- At £136,032, the average house price in the East Midlands is 19% below the UK average of £167,020.

- Over the last 10 years, house price growth in the region is 104% (UK: 105%).
- Greater London prices are now 1.9 times higher than those in the East Midlands compared with 2.1 times in 1999 Q4.
- Sleaford recorded the biggest increase in prices over the last decade (156%).

**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 Midlands: 1999-2009 – Towns with biggest house price gains

Post town	County	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Sleaford	Lincolnshire	61,799	158,285	156%	<b>1</b>
Belper	Derbyshire	65,418	162,976	149%	<b>2</b>
Market Rasen	Lincolnshire	66,856	156,730	134%	<b>3</b>
Boston	Lincolnshire	54,546	124,963	129%	<b>4</b>
Stamford	Lincolnshire	92,027	203,105	121%	<b>5</b>
Chesterfield	Derbyshire	57,818	126,086	118%	<b>6</b>
Newark	Nottinghamshire	71,542	155,276	117%	<b>7</b>
Wigston	Leicestershire	58,192	124,981	115%	<b>8</b>
Lincoln	Lincolnshire	62,525	133,646	114%	<b>9</b>
Coalville	Leicestershire	64,894	137,362	112%	<b>10</b>

\*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 Midlands	UK
2007	31,175	33,736
2008	32,659	35,353
2009	32,897	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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For further information please contact  
**Helpline No:** 08456 045404  
**Email:** [Groupeconomics@hbosplc.com](mailto:Groupeconomics@hbosplc.com)