



29th January 2010



## United Kingdom Fourth Quarter 2009

- **UK Index (seasonally adjusted)** 540.6
- **Quarterly Change (Q4 2009 on Q3 2009)** 3.5%
- **Annual Change (Q4 2009 on Q4 2008)** 1.1%
- **Standardised Average House Price (seasonally adjusted)** £167,020

- **House prices nationally increased by 3.5% in Quarter 4.** This was the biggest quarterly rise since 2006 Quarter 4 (4.2%).
- **House prices in Quarter 4 were 1.1% higher on an annual basis.** The UK average price has returned to just above the level it was at in 2005 Quarter 3 (£166,141).

- **Prices in half of the UK's 12 regions are higher than a year ago.** The remaining six regions have all seen a decline in house prices.
- **All regions have recorded at least an 80% increase in house prices over the past decade,** varying from a rise of 80% in Greater London to a high of 130% in Yorkshire & the Humber.

### 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)  
4<sup>th</sup> Quarter 2009 – Quarter Averages**

| Region                            | Index<br>1983=100 | Standardised<br>Average<br>Price<br>£ | Annual<br>Change<br>% | Change<br>1999 Q4 –<br>2009 Q4<br>% |
|-----------------------------------|-------------------|---------------------------------------|-----------------------|-------------------------------------|
| <b>North</b>                      | 490.4             | 123,746                               | -0.2                  | 120%                                |
| <b>Yorkshire &amp; the Humber</b> | 553.7             | 127,852                               | 4.2                   | 130%                                |
| <b>North West</b>                 | 502.4             | 128,506                               | 0.4                   | 112%                                |
| <b>East Midlands</b>              | 520.4             | 136,032                               | -2.3                  | 104%                                |
| <b>West Midlands</b>              | 545.8             | 154,053                               | -0.9                  | 106%                                |
| <b>East Anglia</b>                | 542.9             | 163,334                               | -3.6                  | 111%                                |
| <b>South West</b>                 | 562.9             | 186,124                               | 5.5                   | 110%                                |
| <b>South East</b>                 | 554.3             | 224,991                               | 4.9                   | 85%                                 |
| <b>Greater London</b>             | 641.6             | 255,473                               | 1.5                   | 80%                                 |
| <b>Wales</b>                      | 530.6             | 137,316                               | 2.4                   | 122%                                |
| <b>Northern Ireland</b>           | 498.8             | 128,259                               | -17.2                 | 99%                                 |
| <b>Scotland</b>                   | 428.0             | 123,805                               | -6.8                  | 94%                                 |
| <b>UK</b>                         | <b>540.6</b>      | <b>167,020</b>                        | <b>1.1</b>            | <b>105%</b>                         |

**Ends.**

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