



UK House prices	MARCH 2010 (seasonally adjusted)
Annual change	5.2%
Monthly change	1.1%
Average Price	£168,521

Commenting, Martin Ellis, housing economist, said:

"House prices increased by 1.1% in March, partly offsetting February's 1.6% fall. This was the eighth rise in the past nine months, taking the average price to 9.1% above the low point reached last April.

Prices in the first three months of 2010 were 0.6% higher than in the final quarter of 2009. This was smaller than the 3.6% rise between the third and fourth quarters of 2009, suggesting a slowdown in the trend rate of house price growth. The return of the lowest stamp duty threshold to £125,000 affected housing demand at the end of 2009 and in early 2010. The bad weather in the first two months of this year also had an impact on demand at the start of this year.

There are signs that an increase in the number of properties available for sale is beginning to reduce the imbalance between supply and demand. This should help to contain the upward pressure on house prices."

Key facts

- **House prices increased by 1.1% in March.** This rise partly reversed February's 1.6% fall and was the eighth increase in the last nine months.
- **Prices in the first three months of 2010 were 0.6% higher than in the final quarter of 2009.** This compared with a 3.6% rise between the third and fourth quarters of 2009.
- **House prices in March were 5.2% higher on an annual basis.** This was the largest increase in the annual rate of change - measured by the average for the latest three months against the same period a year earlier – since December 2007 (also 5.2%).
- **Prices are 9.1% above their trough in April 2009; an increase in the average price of £14,031 over this period.** This follows a decline of 23% between August 2007 and April 2009. The average house price is now £168,521.

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. The annual change is calculated as an average for the latest three months compared with the same period a year earlier. These figures provide a better picture of the underlying trend compared to a monthly year-on-year number as they smooth out any short-term fluctuations.

For more information on our housing market research, click on www.Lloydsbankinggroup.com





House price index

- **Housing market activity has improved. Property sales in England and Wales have increased for three consecutive quarters after reaching a low in 2009 Q1.** Indeed, sales in the second half of 2009 were one third higher than in the second half of 2008. Despite this recovery, however, sales are still around only half the level in the second half of 2007. In addition, Bank of England industry-wide figures show that the number of mortgages approved to finance house purchase – a leading indicator of completed house sales – fell by a seasonally adjusted 2% between January and February following a much larger decline of 17% in the previous month. (*Sources: HMRC and Bank of England*)
- **The temporary increase in the lowest stamp duty threshold announced in last month's Budget will mean that most first-time buyers do not pay the tax.** At £250,000, more than nine in ten first-time buyers would have been exempt from paying stamp duty in 2009 compared with just over one in two if the lowest threshold had been £125,000. The southern regions of England will benefit most. Around three-quarters of first-time buyers in Greater London and the South East will be removed from the stamp duty tax net as a result of increasing the threshold from £125,000 to £250,000.

Halifax House Price Index is prepared from information that we believe is collated with care, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own or third party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance. © Bank of Scotland plc all rights reserved 2010.

For more information on our housing market research, click on www.Lloydsbankinggroup.com





UK House Prices: Historical Data
All Houses, All Buyers (Seasonally Adjusted)

	Index 1983=100 1	Standardised Average Price £ 2	Monthly Change %	Annual Change %*	Price/ Earnings Ratio 3
Period					
Mar 2009	510.1	157,622	-1.6	-17.5	4.33
Apr	500.0	154,490	-2.0	-17.7	4.33
May	513.1	158,541	2.6	-16.3	4.45
Jun	511.0	157,876	-0.4	-15.0	4.43
Jul	516.9	159,709	1.2	-12.1	4.49
Aug	521.1	161,022	0.8	-10.1	4.51
Sep	529.1	163,487	1.5	-7.4	4.57
Oct	535.1	165,349	1.1	-4.7	4.61
Nov	542.0	167,451	1.3	-1.6	4.66
Dec	546.2	168,763	0.8	1.1	4.70
Jan 2010	548.5	169,484	0.4	3.6	4.94
Feb	539.5	166,703	-1.6	4.5	4.87 ^e
Mar	545.4	168,521	1.1	5.2	4.71 ^e

EDITORS' NOTES

* The annual change numbers are the quarterly year-on-year figures. These figures provide a better picture of underlying trends compared to a monthly year-on-year number as they smooth out any short-term fluctuations.

1. INDEX

The standardised index is seasonally adjusted using the U.S. Bureau of the Census XII moving-average method based on a rolling 84-month series. Each month, the seasonally adjusted figure for the same month a year ago and last month's figure are subject to revision.

2. STANDARDISED AVERAGE PRICE

The standardised average price is calculated using the Halifax's mix adjusted methodology.

3. PRICE/EARNINGS RATIO

Ratio of the Halifax standardised average price to national average earnings for full-time male employees. Price Earnings ratios revised to reflect new data in the Annual Survey of Hours and Earnings (ASHE). ^e Halifax estimates.

For further information please contact:

Helpline No 08456 045404

Email housingeconomics@lloydsbanking.com

ISDN facilities are available for broadcast media interviews

For more information on our housing market research, click on
www.Lloydsbankinggroup.com

