

## House prices headline statistics

House Price Index (Dec 2020)*	131.9*
Average House Price	£251,500
Monthly Change	1.2%
Annual Change	8.5%

\*(Jan 2015 = 100)

- Average house prices in the UK increased by **8.5%** in the year to December 2020
- House price growth was strongest in the North West where prices increased by **11.2%** over the year
- The lowest annual growth was in London, with prices increasing by **3.5%** over the year to December 2020

Source: The Land Registry  
Release date: 17/02/2021  
Next data release: 24/03/2021

## House prices Price change by region

Region	Monthly change (%)	Annual change (%)	Average price (£)
England	1.5	8.5	£269,150
Northern Ireland (Quarter 4 - 2020)	3.0	5.3	£147,593
Scotland	-1.2	8.4	£162,983
Wales	2.3	10.7	£184,195
East Midlands	2.8	10.6	£215,046
East of England	2.4	7.0	£310,912
London	-1.1	3.5	£496,066
North East	1.9	9.2	£141,154
North West	2.5	11.2	£183,727
South East	0.1	6.1	£341,007
South West	2.3	10.2	£282,388
West Midlands Region	1.9	9.4	£216,950
Yorkshire and The Humber	1.1	10.4	£182,907

## Average monthly price by property type – Dec 2020

Property Type	Annual Increase
Detached £386,257	10.0%
Semi-detached £239,946	8.8%
Terraced £205,864	9.2%
Flat / maisonette £213,807	5.0%

Source: The Land Registry  
Release date: 19/02/2020

## The housing market and the economy

*"The typical relationship between the housing market and broader economic trends has broken down over the past nine months. This is because many peoples' housing needs have changed as a direct result of the pandemic, with many opting to move to less densely populated locations or property types, despite the sharp economic slowdown and the uncertain outlook."*

Robert Gardner, Nationwide's Chief Economist

Source: Nationwide, January 2021

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All details are correct at the time of writing (22 February 2021)