

House prices headline statistics

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|-------------------------------|----------|
| House Price Index (Jan 2021)* | 130.8* |
| Average House Price | £249,309 |
| Monthly Change | -0.5% |
| Annual Change | 7.5% |

*(Jan 2015 = 100)

- Average house prices in the UK increased by **7.5%** in the year to January 2021
- The highest monthly drop in prices was in West Midlands, with prices falling by **2.3%**
- The lowest annual growth was in West Midlands, with prices increasing by **4.7%** over the year to January 2021.

Source: The Land Registry
Release date: 24/03/21
Next data release: 21/04/21

House prices Price change by region

| Region | Monthly change (%) | Annual change (%) | Average price (£) |
|-------------------------------------|--------------------|-------------------|-------------------|
| England | -0.6 | 7.5 | £266,532 |
| Northern Ireland (Quarter 4 - 2020) | 3.0 | 5.3 | £147,593 |
| Scotland | 1.0 | 6.9 | £164,099 |
| Wales | -1.9 | 9.6 | £178,907 |
| East Midlands | -1.2 | 7.6 | £209,927 |
| East of England | 0.7 | 7.5 | £310,639 |
| London | 0.1 | 5.3 | £501,320 |
| North East | -1.3 | 8.5 | £138,151 |
| North West | 0.7 | 12.0 | £184,234 |
| South East | 0.1 | 6.4 | £342,420 |
| South West | -1.8 | 6.7 | £274,648 |
| West Midlands Region | -2.3 | 4.7 | £210,454 |
| Yorkshire and The Humber | -1.4 | 8.9 | £179,248 |

Average monthly price by property type – Jan 2021

| Property Type | Annual Increase |
|-------------------------------|-----------------|
| Detached £382,964 | 8.6% |
| Semi-detached £241,084 | 9.0% |
| Terraced £203,170 | 8.2% |
| Flat / maisonette £208,960 | 2.6% |

Source: The Land Registry
Release date: 24/03/21

Change in housing needs

"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 February 2021

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All details are correct at the time of writing (24 March 2021)