

## House prices headline statistics

House Price Index (Feb 2021)*	131.3*
Average House Price	£250,341
Monthly Change	0.0%
Annual Change	8.6%

\*(Jan 2015 = 100)

- Average house prices in the UK increased by **8.6%** in the year to February 2021
- Annual house price growth was strongest in the North West, where prices increased by **11.9%** in the year to February 2021
- The lowest annual growth was in London, where prices increased by **4.6%** in the year to February 2021.

Source: The Land Registry  
Release date: 21/04/21  
Next data release: 19/05/21

## House prices Price change by region

Region	Monthly change (%)	Annual change (%)	Average price (£)
England	0.2	8.7	£268,291
Northern Ireland (Quarter 4 - 2020)	3.0	5.3	£147,593
Scotland	-1.7	8.0	£161,529
Wales	-0.7	8.4	£179,861
East Midlands	0.8	10.6	£213,967
East of England	-0.9	6.0	£306,346
London	-1.4	4.6	£496,269
North East	-1.6	9.0	£138,370
North West	1.3	11.9	£184,351
South East	0.9	8.5	£345,075
South West	0.0	9.0	£279,242
West Midlands Region	0.8	8.3	£215,451
Yorkshire and The Humber	0.6	10.9	£182,220

## Average monthly price by property type – Feb 2021

Property Type	Annual Increase
Detached £383,088	9.1%
Semi-detached £239,307	8.9%
Terraced £204,418	9.0%
Flat / maisonette £214,114	6.7%

Source: The Land Registry  
Release date: 21/04/21

## Property outlook

*"The continued search for space, the Stamp Duty extension and mortgage guarantees will support activity levels and headline house price growth up to the end of June. Yet the pathway out of the lockdown, and the route to a full re-opening of the economy and unwinding of support measures, is unlikely to be simple or smooth. We still expect house price growth to moderate later in the year, but overall transactions are set to benefit from an additional boost following the Stamp Duty extension and tapering."*

Gráinne Gilmore, Head of Research, at Zoopla

Source: Zoopla April 2021

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