

House prices headline statistics

House Price Index (Mar 2021)*	134.5*
Average House Price	£256,405
Monthly Change	1.8%
Annual Change	10.2%

*(Jan 2015 = 100)

- Average house prices in the UK increased by **10.2%** in the year to March 2021
- Annual house price growth was strongest in Yorkshire and the Humber, where prices increased by **14.0%** in the year to March 2021
- The lowest annual growth was in London, where prices increased by **3.7%** in the year to March 2021.

Source: The Land Registry
Release date: 19/05/21
Next data release: 16/06/21

House prices Price change by region

Region	Monthly change (%)	Annual change (%)	Average price (£)
England	1.7	10.2	£274,615
Northern Ireland (Quarter 1 - 2021)	1.1	6.0	£149,178
Scotland	2.8	10.6	£166,566
Wales	3.1	11.0	£185,431
East Midlands	1.9	12.4	£219,950
East of England	1.2	9.4	£315,059
London	1.0	3.7	£500,310
North East	3.0	13.7	£145,893
North West	1.2	12.8	£187,924
South East	0.9	7.9	£348,615
South West	2.6	10.9	£287,650
West Midlands Region	1.8	10.7	£220,982
Yorkshire and The Humber	3.4	14.0	£188,575

Average monthly price by property type – Mar 2021

Property Type	Annual Increase
Detached £395,202	11.7%
Semi-detached £244,814	10.6%
Terraced £211,277	11.9%
Flat / maisonette £214,365	5.0%

Source: The Land Registry
Release date: 19/05/21

Difficulties getting onto the property ladder

"The largest annual house price increase since 2007 will benefit existing homeowners but make it much harder for renters to get on the property ladder, because deposit requirements rise at the same rate as house prices. We know that significant numbers of renters are continuing to grapple with arrears."

Rachelle Earwaker, Economist at Joseph Rowntree Foundation

Source Yorkshire Evening Post May 2021

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All details are correct at the time of writing (20 May 2021)