

## House prices headline statistics

House Price Index (Apr 2021)*	131.5*
Average House Price	£250,772
Monthly Change	-1.9%
Annual Change	8.9%

\*(Jan 2015 = 100)

- Average house prices in the UK increased by **8.9%** in the year to April 2021
- On a non-seasonally adjusted basis, average house prices in the UK decreased by **1.9%** between March and April 2021
- House price growth was strongest in the North East where prices increased by **16.9%** in the year to April 2021.

Source: The Land Registry  
Release date: 16/06/21  
Next data release: 14/07/21

## House prices Price change by region

Region	Monthly change (%)	Annual change (%)	Average price (£)
England	-1.9	8.9	£268,380
Northern Ireland (Quarter 1 - 2021)	1.1	6.0	£149,178
Scotland	-4.1	6.3	£161,401
Wales	0.6	15.6	£185,041
East Midlands	-1.1	9.3	£213,308
East of England	0.3	8.0	£313,964
London	-2.0	3.3	£491,687
North East	-1.7	16.9	£144,032
North West	-2.6	11.8	£183,299
South East	-2.3	5.0	£341,358
South West	-2.3	9.1	£279,951
West Midlands Region	-0.9	11.2	£216,973
Yorkshire and The Humber	-3.7	12.0	£179,408

## Average monthly price by property type – Apr 2021

Property Type	Annual Increase
Detached £385,918	9.3%
Semi-detached £241,407	10.1%
Terraced £204,990	9.5%
Flat / maisonette £210,006	5.4%

Source: The Land Registry  
Release date: 16/06/21

## Residential market outlook

*"The lack of supply is expected to hamper potential sales during this year, yet even so, we expect total transactions this year to rise to 1.5 million, marking one of the busiest years in the UK's residential market in more than a decade."*

Grainne Gilmore, Head of Research at Zoopla

Source Zoopla May 2021

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All details are correct at the time of writing (17 June 2021)