

UK House Price Index for April 2020

This is the first publication of the UK House Price Index since May 2020 following the decision to suspend the index as a result of the effect the coronavirus (COVID-19) pandemic had on the reporting of the data.

Between now and 21 October, we will be publishing the reports that were meant to be published during the period of suspension to enable the August data to be released on 21 October as originally scheduled before the disruption earlier this year. This report was originally scheduled to be released in June of this year. The full [calendar of release dates can be found here](#).

The April data shows:

- on average, house prices have fallen by 0.2% since March 2020
- there has been an annual price rise of 2.6%, which makes the average property in the UK valued at £234,612

England

In England, the April data shows on average, house prices have fallen by 0.3% since March 2020. The annual price rise of 2.5% takes the average property value to £250,874.

The regional data for England indicates that:

- the East of England experienced the greatest monthly price rise, up by 1.5%
- the South West saw the most significant monthly price fall, down by 2.5%
- the East Midlands experienced the greatest annual price rise, up by 4.7%
- the North East saw the lowest annual price growth, down by 2.7%

Price change by region for England

Region	Average price April 2020	Monthly change % since March 2020
East Midlands	£200,513	1.1
East of England	£295,640	1.5
London	£480,425	-1.6
North East	£125,938	-2.4
North West	£167,809	-0.2
South East	£327,413	0.2
South West	£255,891	-2.5
West Midlands	£202,093	0.4
Yorkshire and the Humber	£165,561	-0.1

Repossession sales by volume for England

The lowest number of repossession sales in February 2020 was in the East of England.

The highest number of repossession sales in February 2020 was in the North West.

Repossession sales	February 2020
East Midlands	47
East of England	13
London	35
North East	84
North West	106
South East	53
South West	38
West Midlands	56
Yorkshire and the Humber	95
England	527

Average price by property type for England

Property type	April 2020	April 2019	Difference %
Detached	£384,063	£371,113	3.5
Semi-detached	£236,018	£229,399	2.9
Terraced	£205,492	£198,335	3.6
Flat/maisonette	£220,812	£222,913	-0.9
All	£250,874	£244,662	2.5

Funding and buyer status for England

Transaction type	Average price April 2020	Annual price change % since April 2019	Monthly price change % since March 2020
Cash	£234,272	1.8	-0.7
Mortgage	£259,111	2.8	-0.1
First-time buyer	£210,404	2.4	-0.2
Former owner occupier	£284,796	2.7	-0.3

Building status for England

Building status*	Average price February 2020	Annual price change % since February 2019	Monthly price change % since January 2020
New build	£316,668	1.9	-1.9
Existing resold property	£243,618	1.6	0.0

*Figures for the two most recent months are not being published because there

are not enough new build transactions to give a meaningful result.

London

London shows, on average, house prices have fallen by 1.6% since March 2020. An annual price rise of 2.3% takes the average property value to £480,425.

Average price by property type for London

Property type	April 2020	April 2019	Difference %
Detached	£971,142	£886,952	9.5
Semi-detached	£602,377	£570,672	5.6
Terraced	£511,058	£489,897	4.3
Flat/maisonette	£410,745	£411,728	-0.2
All	£480,425	£469,537	2.3

Funding and buyer status for London

Transaction type	Average price April 2020	Annual price change % since April 2019	Monthly price change % since March 2020
Cash	£504,860	2.0	-1.8
Mortgage	£473,059	2.4	-1.5
First-time buyer	£417,555	1.6	-2.2
Former owner occupier	£547,020	3.3	-0.8

Building status for London

Building status*	Average price February 2020	Annual price change % since February 2019	Monthly price change % since January 2020
New build	£511,689	3.9	-1.6
Existing resold property	£476,738	2.9	0.6

*Figures for the two most recent months are not being published because there are not enough new build transactions to give a meaningful result.

Wales

Wales shows, on average, house prices have risen by 0.6% since March 2020. An annual price rise of 5.0% takes the average property value to £169,489.

There were 43 repossession sales for Wales in February 2020.

Average price by property type for Wales

Property type	April 2020	April 2019	Difference %
Detached	£253,393	£243,846	3.9
Semi-detached	£164,188	£156,028	5.2

Property type	April 2020	April 2019	Difference %
Terraced	£134,051	£125,083	7.2
Flat/maisonette	£112,239	£113,448	-1.1
All	£169,489	£161,456	5.0

Funding and buyer status for Wales

Transaction type	Average price April 2020	Annual price change % since April 2019	Monthly price change % since March 2020
Cash	£163,014	3.8	-0.2
Mortgage	£173,229	5.6	0.9
First-time buyer	£147,239	5.6	1.1
Former owner occupier	£195,068	4.3	0.0

Building status for Wales

Building status*	Average price February 2020	Annual price change % since February 2019	Monthly price change % since January 2020
New build	£227,230	4.5	-1.4
Existing resold property	£162,911	4.7	2.1

*Figures for the two most recent months are not being published because there are not enough new build transactions to give a meaningful result.

[Access the full UK HPI*](#)

Please note: The heatmaps that are usually published in the full report will be unavailable this month due to the impact the ongoing coronavirus pandemic has had on operational services.

The UK HPI is based on completed housing transactions. Typically, a house purchase can take 6 to 8 weeks to reach completion. Therefore, the price data feeding into the March 2020 UK HPI will reflect those completions that occurred before the government measures to reduce the spread of coronavirus took hold.

UK house prices

UK house prices rose by 2.6% in the year to April 2020, down from 3.5% in March 2020. On a non-seasonally adjusted basis, average house prices in the UK fell by 0.2% between March 2020 and April 2020, compared with a rise of 0.7% during the same period a year earlier (March 2019 and April 2019).

The [UK Property Transactions Statistics](#) for April 2020 showed that on a seasonally adjusted basis, the estimated number of transactions of residential properties with a value of £40,000 or greater was 41,960. This is

56.9% lower than a year ago. Between March 2020 and April 2020, transactions fell by 55.5%.

House price growth was strongest in Wales where prices rose by 5.0% over the year to April 2020. The highest annual growth within the English regions was in the East Midlands where average house prices grew by 4.7%. The lowest, and only negative, annual growth was in the North East, where prices fell by 2.3% over the year to April 2020.

See the [economic statement](#).

Background

1. The UK House Price Index (HPI) is published on the second or third Wednesday of each month with Northern Ireland figures updated quarterly. The May 2020 UK HPI will be published at 9.30am on Wednesday 2 September 2020. See the [calendar of release dates](#).
2. We have made some changes to improve the accuracy of the UK HPI. We are not publishing average price and percentage change for new builds and existing resold property as done previously because there are not currently enough new build transactions to provide a reliable result. This means that in this month's UK HPI reports, new builds and existing resold property are reported in line with the sales volumes currently available.
3. The UK HPI revision period has been extended to 13 months, following a review of the revision policy (see [calculating the UK HPI](#) section 4.4). This ensures the data used is more comprehensive.
4. Sales volume data is also available by property status (new build and existing property) and funding status (cash and mortgage) in our [downloadable data tables](#). Transactions involving the creation of a new register, such as new builds, are more complex and require more time to process. Read [revisions to the UK HPI data](#).
5. Revision tables have been introduced for England and Wales within the downloadable data. Tables will be available in csv format. See [About the UK HPI](#) for more information.
6. Data for the UK HPI is provided by HM Land Registry, Registers of Scotland, Land & Property Services/Northern Ireland Statistics and Research Agency and the Valuation Office Agency.
7. The UK HPI is calculated by the Office for National Statistics (ONS) and Land & Property Services/Northern Ireland Statistics and Research

Agency. It applies a hedonic regression model that uses the various sources of data on property price, in particular HM Land Registry's Price Paid Dataset, and attributes to produce estimates of the change in house prices each month. Find out more about the methodology used from the [ONS](#) and [Northern Ireland Statistics & Research Agency](#).

8. The [UK Property Transaction statistics](#) are taken from HM Revenue and Customs (HMRC) monthly estimates of the number of residential and non-residential property transactions in the UK and its constituent countries. The number of property transactions in the UK is highly seasonal, with more activity in the summer months and less in the winter. This regular annual pattern can sometimes mask the underlying movements and trends in the data series so HMRC also presents the UK aggregate transaction figures on a seasonally adjusted basis. Adjustments are made for both the time of year and the construction of the calendar, including corrections for the position of Easter and the number of trading days in a particular month.
9. UK HPI seasonally adjusted series are calculated at regional and national levels only. See [data tables](#).
10. The first estimate for new build average price (April 2016 report) was based on a small sample which can cause volatility. A three-month moving average has been applied to the latest estimate to remove some of this volatility.
11. Work has been taking place since 2014 to develop a single, official HPI that reflects the final transaction price for sales of residential property in the UK. Using the geometric mean, it covers purchases at market value for owner-occupation and buy-to-let, excluding those purchases not at market value (such as re-mortgages), where the 'price' represents a valuation.
12. Information on residential property transactions for England and Wales, collected as part of the official registration process, is provided by HM Land Registry for properties that are sold for full market value.
13. The HM Land Registry dataset contains the sale price of the property, the date when the sale was completed, full address details, the type of property (detached, semi-detached, terraced or flat), if it is a newly built property or an established residential building and a variable to indicate if the property has been purchased as a financed transaction (using a mortgage) or as a non-financed transaction (cash purchase).
14. Repossession sales data is based on the number of transactions lodged with HM Land Registry by lenders exercising their power of sale.

15. For England, this is shown as volumes of repossession sales recorded by Government Office Region. For Wales, there is a headline figure for the number of repossession sales recorded in Wales.
16. The data can be downloaded as a .csv file. Repossession sales data prior to April 2016 is not available. Find out more information about [repossession sales](#).
17. Background tables of the raw and cleansed aggregated data, in Excel and CSV formats, are also published monthly although Northern Ireland is on a quarterly basis. They are available for free use and re-use under the Open Government Licence.
18. HM Land Registry's mission is to guarantee and protect property rights in England and Wales.
19. HM Land Registry is a government department created in 1862. Its ambition is to become the world's leading land registry for speed, simplicity and an open approach to data.
20. HM Land Registry safeguards land and property ownership worth in excess of £7 trillion, including over £1 trillion of mortgages. The Land Register contains more than 25 million titles showing evidence of ownership for some 87% of the land mass of England and Wales.
21. For further information about HM Land Registry visit www.gov.uk/land-registry.
22. Follow us on [Twitter](#), our [blog](#), [LinkedIn](#) and [Facebook](#).