

House Price Index



10/05/2021

House prices reach record high for second month in a row in April



£258,204

Average price

+1.4%

Monthly change

+0.9%

Quarterly change

+8.2%

Annual change

- On a monthly basis, house prices in April were 1.4% higher than in March
- In the latest quarter (February to April) house prices were 0.9% higher than in the preceding three months (November to January)
- House prices were 8.2% higher than in April 2020

Russell Galley, Managing Director, Halifax, said:

“House prices in April eclipsed the record high set the month before as the market continued to maintain its recent momentum. The average property is now worth £258,204, up 1.4% month on month and 8.2% annually, the highest annual growth rate in 5 years. In cash terms, almost £20,000 has been added to the value of the average home since the market had essentially come to a standstill in April 2020.

“The stamp duty holiday continues to add impetus to an extremely active market, magnifying the current shortage of available homes as buyers aim to take advantage of the Government scheme. The influence of the stamp duty holiday will fade gradually over the coming months as it’s tapered out but low stock levels, low interest rates and continued demand is likely to continue to underpin prices in the market.

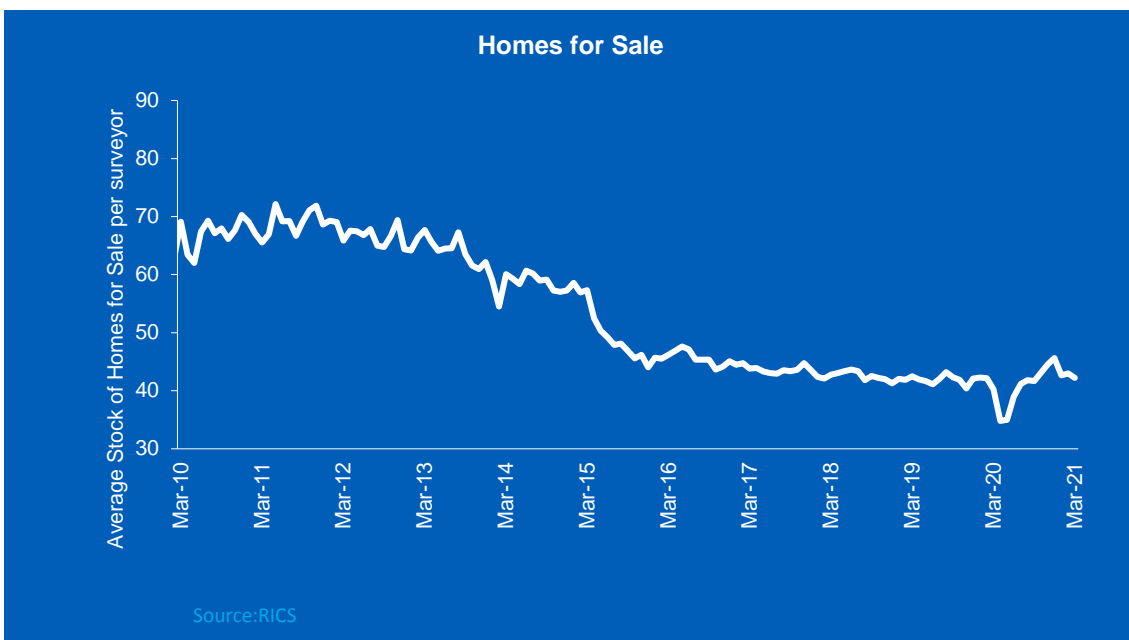
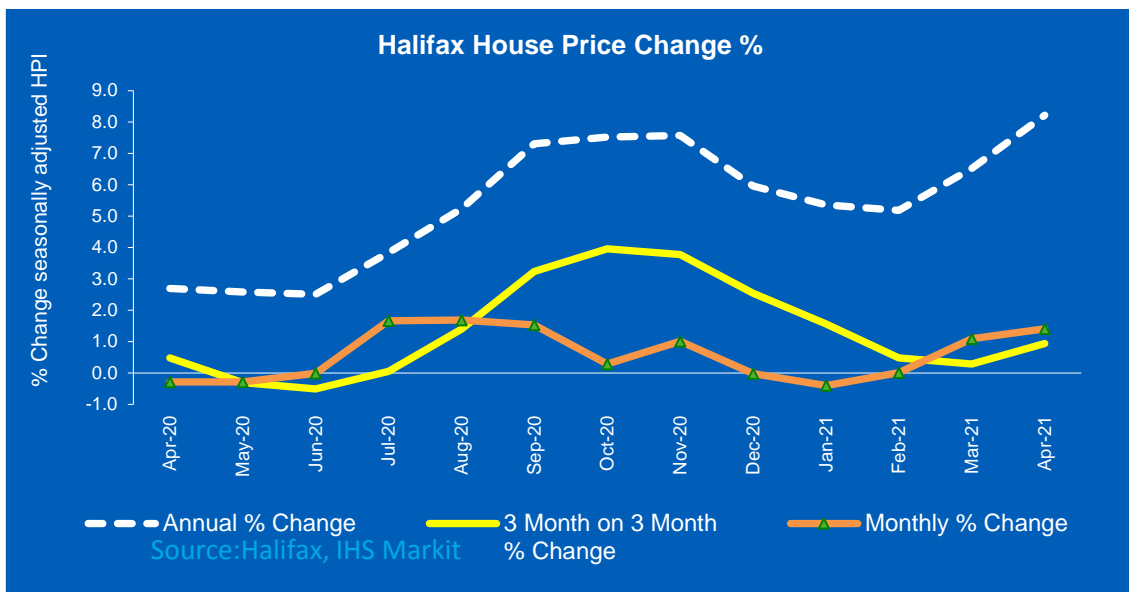
“However, we do expect recent levels of activity to be sustained over the short-term as buyers continue to search for homes with more space and potentially better suited for their new working patterns. Savings built up over the months in lockdown have given some buyers even more cash to invest in their dream properties, while the new mortgage guarantee scheme may have eased deposit constraints for some prospective homebuyers who previously thought their first step on the housing ladder was a few years away.

“There is growing optimism in the long-term outlook of the UK economy as the vaccination programme continues at pace, yet we remain cautious about the medium-term prospects of the housing market. As we said in March, the current levels of uncertainty and potential for higher unemployment as furlough support ends leads us to believe that house price growth will slow to the end of the year.”

Key facts

Housing activity

- HMRC monthly property transactions data for UK home sales increased in March 2021 to their highest ever level.** UK seasonally adjusted residential transactions in March 2021 were 190,980 – up by 32.2% from February (up 49.6% on a non-seasonally adjusted basis). The latest quarterly transactions (January-March 2021) were approximately 31.2% higher than the preceding three months (October-December 2020). Year on year, transactions were 102.4% higher than March 2020 (107.9% higher on a non-seasonally adjusted basis). (Source: HMRC, seasonally-adjusted figures)
- Mortgage approvals fell in March for the fourth consecutive month.** The latest Bank of England figures show the number of mortgages approved to finance house purchases fell in April 2021 by 5% to 82,735. Year-on-year, the March figure was 45% above March 2020. Source: Bank of England, seasonally-adjusted figures)
- Results from the latest (March 2021) RICS Residential Market Survey show sales market activity picking up sharply over the month, with indicators on enquiries, sales and new instructions all improving noticeably compared to February.** New buyer enquiries increased to a net balance of +42%, up from zero in February. New instructions also improved to a net balance of +22% compared to -28% previously, with agreed sales rising sharply to +50% from +7%. (Source: Royal Institution of Chartered Surveyors' (RICS) monthly report)



UK house prices

Historical data

All Houses, All Buyers (Seasonally Adjusted)

Period	¹ Index Jan 1992=100	² Standardised Average Price £	Monthly Change %	Quarterly Change %*	Annual Change %**
Apr 2020	411.3	238,511	-0.3	0.5	2.7
May	410.2	237,855	-0.3	-0.3	2.6
Jun	410.1	237,834	0.0	-0.5	2.5
Jul	417.0	241,808	1.7	0.1	3.8
Aug	424.0	245,889	1.7	1.4	5.2
Sep	430.5	249,655	1.5	3.2	7.3
Oct	431.7	250,367	0.3	4.0	7.5
Nov	436.1	252,890	1.0	3.8	7.6
Dec	436.0	252,833	0.0	2.5	6.0
Jan 2021	434.3	251,832	-0.4	1.6	5.4
Feb	434.3	251,856	0.0	0.5	5.2
Mar	439.0	254,604	1.1	0.3	6.5
Apr	445.2	258,204	1.4	0.9	8.2

Editors' notes

- House price data on a quarterly basis provides the clearest indication of overall market trends, smoothing out the monthly volatility caused by the reduced number of monthly transactions used to calculate all house price indices.
- The annual change numbers are the non-seasonally adjusted year-on-year figures.

1. Index

The standardised index is seasonally adjusted using the U.S. Bureau of the Census X-11 moving-average method based on a rolling 84-month series. Each month, the seasonally adjusted figure for the same month a year ago and last month's figure are subject to revision.

2. Standardised average price

The standardised average price is calculated using the HPI's mix adjusted methodology.

For further information on the methodology follow this link to [IHS Markit's website](#)

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For historical data or for technical queries please contact economics@ihsmarkit.com

About the Halifax house price index

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time. The annual change figure is calculated by comparing the current month non-seasonally adjusted figure with the same month a year earlier.

For more information on our housing market research, visit <http://www.halifax.co.uk/house-price-index>

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