

For professional advisers only. Not to be relied upon by retail investors.

## Residential property: a ten-year view

**This document provides a statistical snapshot of the residential property market in England and Wales over the last decade to July 2017. Please remember that past performance is not a reliable indicator of future results. This information is intended for background knowledge only, and should not be taken as investment advice or recommendation.**

### Average house prices

The chart below shows the average house price in England and Wales at fixed points across the last decade – and the percentage change on the preceding year.

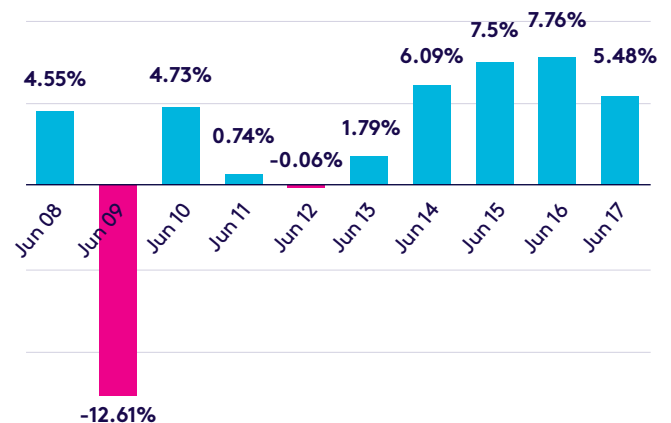
Date	Average house price	% annual change
July 2007	£190,824	
July 2008	£183,186	-4.00%
July 2009	£165,509	-9.65%
July 2010	£177,944	7.51%
July 2011	£174,451	-1.96%
July 2012	£176,936	1.42%
July 2013	£181,119	2.36%
July 2014	£197,089	8.82%
July 2015	£209,200	6.14%
July 2016	£225,895	7.98%
July 2017	£237,721	5.24%

### Average annual change

The chart below shows the percentage annual change in house prices over the last decade.

It is calculated by taking the average of each month's percentage annual change figures, up to June of each year, as reported by the UK House Price Index.

Average percentage annual change over last 10 years



**Source:** Land Registry, UK House Price Index: July 2007 to July 2017. Data shown is for residential property in England and Wales (not Scotland or Northern Ireland), and includes all property types: detached houses, semi detached houses, terraced houses, flats and maisonettes. Visit [landregistry.data.gov.uk](http://landregistry.data.gov.uk) for more information.

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## Comparing residential property and UK equities

The chart below shows, on a rolling monthly basis, the percentage annual change in the FTSE 100 Total Return Index and house prices in England and Wales.

Please note that the two represent very different asset classes, with their own return profiles and risks (including investment risk, volatility and liquidity). And remember, past performance is not a reliable indicator of future results.

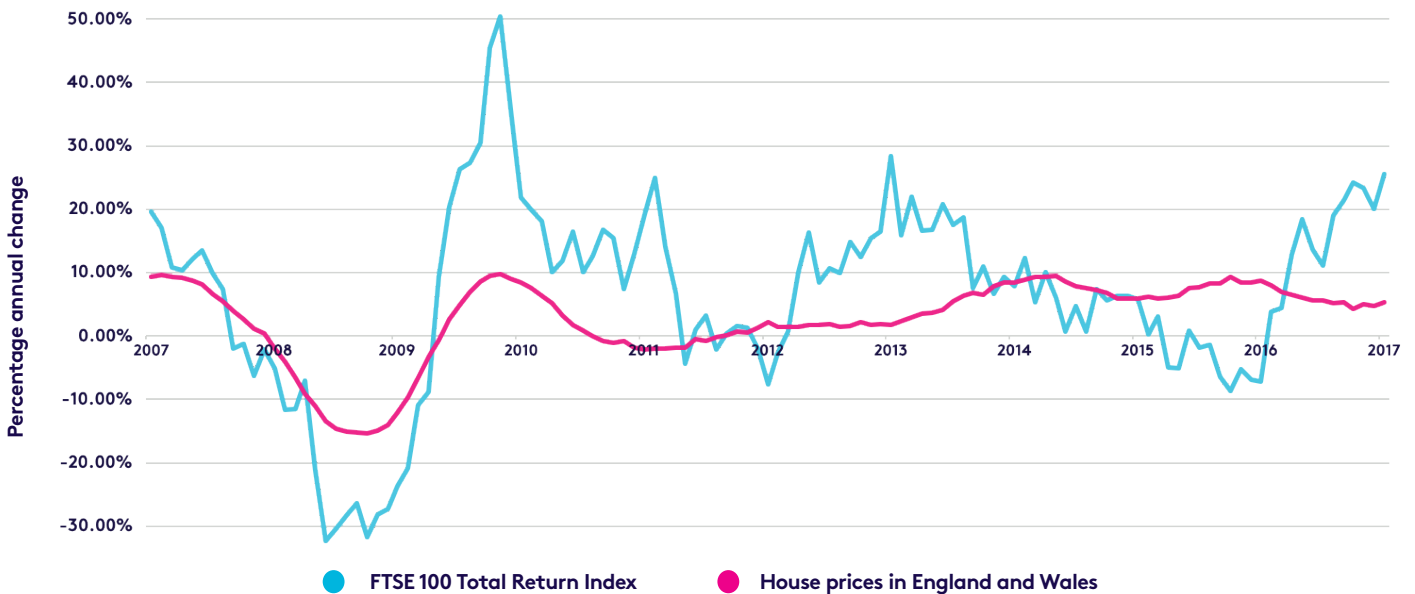
Biggest annual rise in house prices: 9.78% (April 2010)

Biggest annual rise in FTSE 100: 50.42% (March 2010)

Biggest annual fall in house prices: 15.42% (March 2009)

Biggest annual fall in FTSE 100: 32.3% (October 2008)

Percentage annual change, FTSE 100 Total Return Index and house prices in England and Wales (May 2007–May 2017)



The table below shows the discrete annual performance of the FTSE 100 Total Return Index for the last five years, up to the last quarter.

Year to 30 September	2017	2016	2015	2014	2013
FTSE 100 (TR)	11.20%	18.38%	-5.09%	6.13%	16.74%

Sources: UK House Price Index data from the Land Registry, FTSE 100 Total Return Index data from Lipper IM.