

## LSL Acad HPI FEBRUARY 2011

## PERCENTAGE CHANGES IN HOUSE PRICES - COMPARISON OF INDICES TABLE

Source	Prices*	Annual Month	2010										2011	
			Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11
LSL Acad HPI	F	A	10.6	10.5	10.2	9.8	9.4	8.5	7.0	5.3	4.4	2.2	0.9	-0.5
		M	-0.6	-0.4	0.1	0.4	0.4	0.3	0.0	-0.5	-0.6	-0.1	0.2	0.3
CLG	F	A	10.1	10.6	11.2	10.6	8.8	9.0	6.6	5.6	4.7	4.1		
		M	0.6	0.9	0.7	1.0	0.8	0.2	-0.5	-1.5	0.1	-0.3		
LR INDEX	F	A	8.2	8.5	8.7	8.5	6.9	6.5	5.3	3.5	2.0	1.0	-0.9	
		M	-0.1	0.3	0.2	0.2	0.6	0.1	-0.2	-0.6	-0.9	-0.8	0.2	
NATIONWIDE	M	A	9.0	10.5	9.8	8.7	6.6	3.9	3.1	1.4	0.2	0.1	-1.4	-0.1
		M	0.7	1.0	0.4	0.0	-0.5	-0.9	0.0	-0.7	-0.3	0.3	-0.1	0.3
HALIFAX	M	A	5.2	6.6	6.9	6.3	4.9	4.6	2.6	1.2	-0.7	-1.6	-2.4	-2.8
		M	0.9	-0.1	-0.5	-0.6	0.7	0.4	-3.7	1.8	-0.2	-1.1	0.8	-0.9
RIGHTMOVE	A	A	5.3	6.0	4.3	5.0	3.7	4.3	2.6	2.9	1.3	0.4	0.4	0.3
		M	0.1	2.6	0.7	0.3	-0.6	-1.7	-1.1	3.1	-3.2	-3.0	0.3	3.1
HOMETRACK	A	A	1.3	1.8	2.0	2.1	2.0	1.5	1.0	-0.1	-1.1	-1.6	-2.2	-2.7
		M	0.3	0.2	0.2	0.1	-0.1	-0.3	-0.4	-0.9	-0.8	-0.4	-0.5	-0.2

Feb 11 initial LSL Acad HPI "forecast" index based upon the "index of indices" model. The LSL Acad HPI "forecast" index is accuracy monitored.

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Jan 11 LSL Acad HPI "updated" index based upon the c.85% of factual Jan transactions reported in Jan/Feb to replace the Jan LSL Acad HPI "forecast" index, as published in the Jan LSL Acad HPI.

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Dec 10 LSL Acad HPI "updated" index based upon the c.90% of factual Dec transactions reported in Dec/Jan/Feb to replace the Dec LSL Acad HPI "updated" index, as published in the Jan LSL Acad HPI.

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Nov 10 LSL Acad HPI "final" index based upon the c.95% of factual Nov transactions reported in Nov/Dec/Jan/Feb to replace the Nov LSL Acad HPI "updated" index, as published in the Jan LSL Acad HPI. The LSL Acad HPI "final" index comprises the virtually complete Land Registry published house price data for England and Wales, smoothed, seasonally and mix adjusted.

Land Registry House Price Index using a repeat sales sample of LR data and repeat sales methodology launched Oct 06. The back data shown above are updated in accordance with the revisions included in the latest news release. Source acknowledgement: information produced by Land Registry. © Crown copyright material reproduced with the permission of Land Registry.

based upon a sample of mortgage completion prices, CLG monthly data are mix adjusted but not seasonally adjusted, and are for England and Wales.

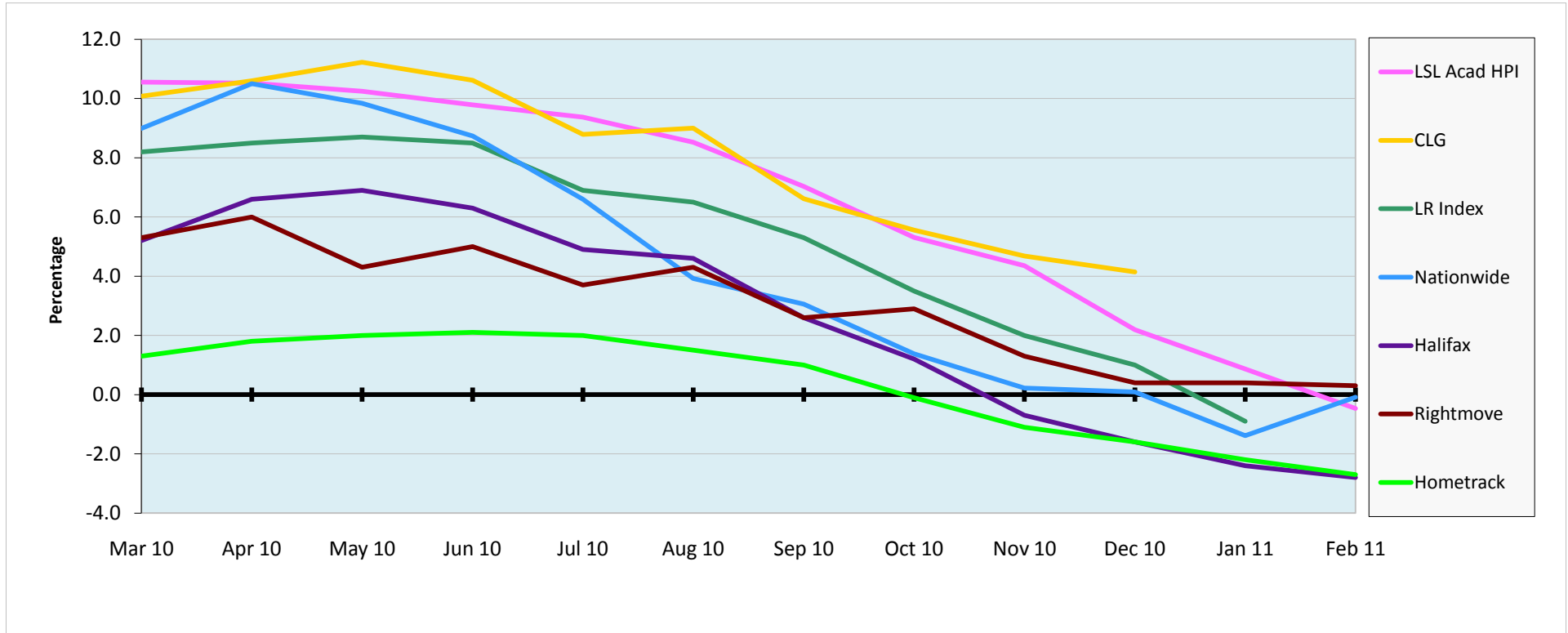
based upon a sample of agreed prices (Nationwide) and of mortgage offer prices (Halifax), for the U.K., seasonally and hedonically mix adjusted.

based upon a survey of estate agents' estimated local prices (Hometrack) and on an index of internet asking prices (Rightmove) for England and Wales, not seasonally adjusted.

\* F= Final, M=at Mortgage Offer, A=Asking

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ANNUAL CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART



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MONTHLY CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

