

LSL Acad E&W HPI JANUARY 2012

PERCENTAGE CHANGES IN HOUSE PRICES - COMPARISON OF INDICES TABLE

Source	Prices*	Annual Month	2011												2012
			Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	
LSL Acad E&W	F	A	0.2	1.0	0.3	-1.1	-2.2	-2.0	-1.6	-1.6	-1.1	-0.9	-0.9	-1.4	
		M	0.8	0.2	-1.0	-1.3	-0.8	0.6	0.7	-0.1	0.1	-0.4	-0.1	-0.2	
CLG	F	A	0.2	0.8	-0.3	-2.0	-1.9	-1.3	-1.2	-1.2	-0.2	-0.2			
		M	-1.7	1.2	-0.3	-0.9	1.1	1.4	0.3	-0.4	-0.7	-0.1			
LR INDEX	F	A	-1.1	-1.6	-1.6	-2.4	-2.8	-2.2	-2.4	-3.0	-3.0	-2.1	-1.3		
		M	-0.4	-0.7	0.4	-0.6	-0.3	1.2	-0.1	-0.8	-0.6	0.1	0.0		
NATIONWIDE	M	A	-0.1	0.1	-1.3	-1.2	-1.1	-0.4	-0.4	-0.3	0.8	1.6	1.0	0.6	
		M	0.4	0.3	-0.2	0.3	0.0	0.3	-0.6	0.0	0.4	0.3	-0.2	-0.2	
HALIFAX	M	A	-2.8	-2.9	-3.7	-4.2	-3.5	-2.6	-2.6	-2.3	-1.8	-1.0	-1.3	-1.8	
		M	-0.6	0.0	-1.4	0.4	1.5	0.2	-1.1	-0.3	1.2	-1.0	-1.0	0.6	
RIGHTMOVE	A	A	0.3	0.9	0.1	0.7	1.1	0.1	-0.3	1.5	1.2	1.2	1.5	0.4	
		M	3.1	0.8	1.7	1.3	0.6	-1.6	-2.1	0.7	2.8	-3.1	-2.7	-0.8	
HOMETRACK	A	A	-2.7	-3.2	-3.3	-3.7	-3.9	-3.9	-3.7	-3.5	-2.8	-2.3	-2.1	-1.6	
		M	-0.2	-0.1	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.2	-0.2	-0.2	0.0	

Jan 12 initial LSL Acad E&W HPI "forecast" index based upon the "index of indices" model. The LSL Acad E&W HPI "forecast" index is accuracy monitored.

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

LSL Acad E&W HPI clb/cms

Nov 11 LSL Acad E&W HPI "updated" index based upon the c.90% of factual Nov transactions reported in Nov/Dec/Jan to replace the Nov LSL Acad E&W HPI "updated" index, as published in the Dec LSL Acad E&W HPI.

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Oct 11 LSL Acad E&W HPI "final" index based upon the c.95% of factual Oct transactions reported in Oct/Nov/Dec/Jan to replace the Oct LSL Acad E&W HPI "updated" index, as published in the Dec LSL Acad E&W HPI. The LSL Acad E&W 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.

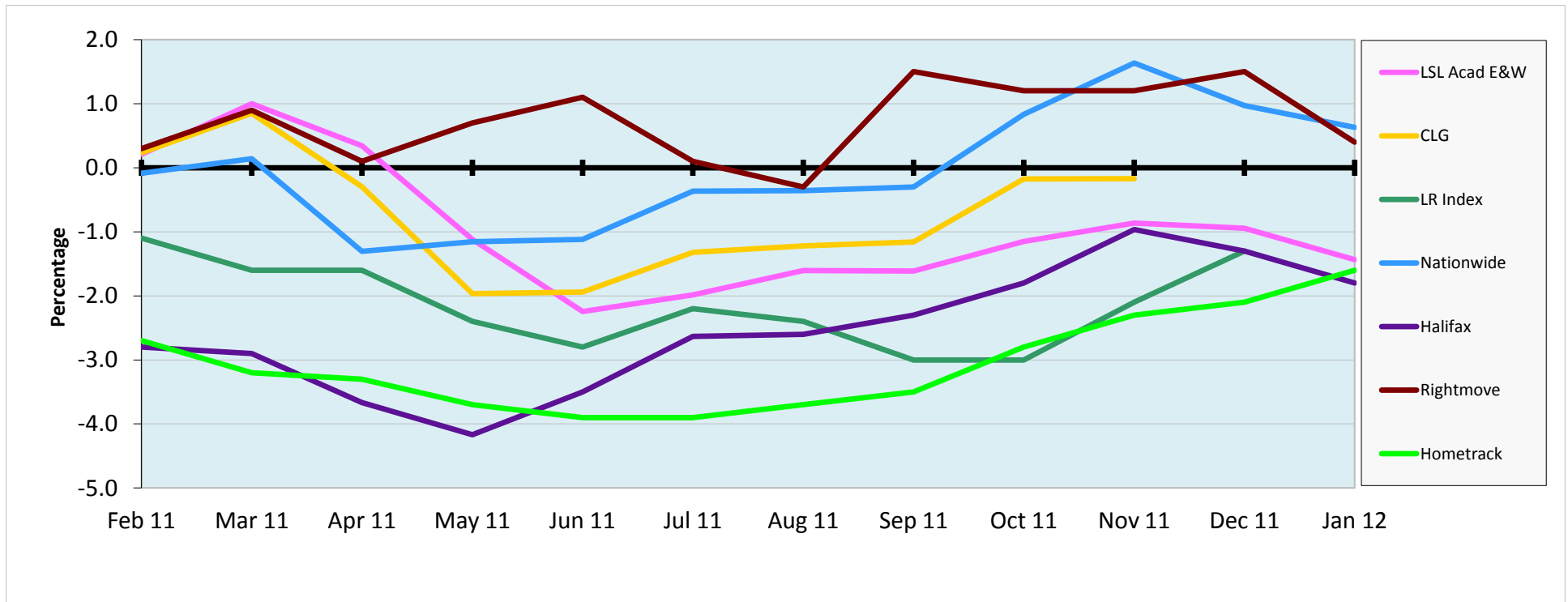
based upon a sample of agreed prices (Nationwide) and of mortgage offer prices (Halifax), for the U.K., seasonally and hedonically mix adjusted.

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



LSL Acad E&W HPI JANUARY 2012

MONTHLY CHANGE IN HOUSE PRICES - COMPARISON OF INDICES CHART

