

Table 1c
Ratio of median house price to median gross annual (where available) residence-based earnings by country and region, England and Wales, 2002 to 2020

Code	Name	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
K04000001	England and Wales	5.05	5.84	6.52	6.73	6.95	7.16	6.89	6.35	6.83	6.73	6.76	6.73	6.95	7.37	7.59	7.77	7.85	7.73	7.69
E92000001	England	5.11	5.91	6.6	6.78	6.95	7.14	6.96	6.39	6.85	6.79	6.77	6.76	7.09	7.53	7.72	7.91	8.04	7.88	7.84
E12000001	North East	3.29	3.92	4.76	5.22	5.73	5.8	5.58	5.16	5.39	5.13	5.01	4.99	5.04	5.17	5.2	5.18	5.28	5.21	5.01
E12000002	North West	3.5	3.99	4.81	5.31	5.67	5.85	5.55	5.21	5.43	5.28	5.23	5.14	5.41	5.54	5.64	5.81	5.81	5.79	5.72
E12000003	Yorkshire and The Humber	3.54	4.21	5.13	5.5	5.72	6.01	5.72	5.27	5.64	5.39	5.35	5.29	5.54	5.69	5.78	5.9	5.95	5.91	5.83
E12000004	East Midlands	4.1	4.94	5.88	5.95	6.08	6.34	5.99	5.38	5.73	5.63	5.5	5.52	5.84	6.13	6.22	6.66	6.74	6.74	6.69
E12000005	West Midlands	4.43	5.2	6.01	6.17	6.33	6.47	6.09	5.85	6.17	5.92	5.89	5.84	6.19	6.29	6.4	6.63	6.81	6.9	6.78
E12000006	East	5.45	6.18	6.75	6.93	7.07	7.32	7.15	6.41	6.94	6.83	6.79	6.94	7.3	7.86	8.33	9.1	9.19	9.01	8.86
E12000007	London	6.9	7.44	8.02	8.13	8.37	8.38	8.52	7.83	8.75	9.19	9.15	9.62	10.77	11.78	12.91	13.25	13.09	12.75	12.52
E12000008	South East	6.12	6.93	7.33	7.53	7.68	8.06	7.89	6.98	7.74	7.68	7.64	7.89	8.2	8.81	9.43	9.79	9.92	9.67	9.57
E12000009	South West	5.96	6.96	7.62	7.84	7.86	8.19	7.93	7.14	7.64	7.46	7.45	7.41	7.65	8	8.4	8.72	8.78	8.61	8.66
W92000004	Wales	3.67	4.31	5.39	5.91	6.15	6.44	6.18	5.62	5.75	5.53	5.56	5.47	5.55	5.66	5.75	5.69	5.77	5.74	5.84

Source: Office for National Statistics

Notes:

- House price data are taken from ONS House Price Statistics for Small Areas for the year ending September.
- Earnings data are taken from the Annual Survey of Hours and Earnings. These figures are estimates of gross residence-based individual full-time annual earnings where available.
- These affordability ratio statistics are revised annually, to reflect revisions to the house price statistics and earnings data.
The earnings data used in the housing affordability calculations comes from the Annual Survey of Hours and Earnings. The data for the latest year is released as provisional, and then revised with the following annual release.
Earnings data is collected as at April of each year with the results published in October. Therefore, new information can still be received subsequently, and this is inputted into the revised data.
In addition, house price statistics are also subject to revision, as there can be a lag in the registration of property transactions.
- If a geography change is made, the entire time series reflects the new structure, avoiding geographical breaks in the time series