

**Table 121 House-price indices – UK, EU and selected other countries**

2015=100

|                             | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| France                      | 100  | 96   | 104  | 107  | 105  | 104  | 102  | 100  | 101  | 104  | 107  | 111  | 117  | 125  | 132  | 132  | 126  |
| Germany                     | 85   | 85   | 85   | 87   | 90   | 93   | 96   | 100  | 106  | 112  | 121  | 129  | 139  | 154  | 168  | 161  | 159  |
| Ireland                     | 151  | 122  | 106  | 88   | 76   | 77   | 90   | 100  | 108  | 119  | 131  | 134  | 135  | 146  | 164  | 169  | 183  |
| Italy                       | 116  | 116  | 118  | 120  | 117  | 109  | 104  | 100  | 100  | 99   | 99   | 99   | 100  | 103  | 107  | 108  | 112  |
| Netherlands                 | 120  | 116  | 113  | 110  | 103  | 96   | 97   | 100  | 105  | 114  | 125  | 133  | 144  | 166  | 188  | 182  | 198  |
| Spain                       | 140  | 130  | 125  | 118  | 108  | 101  | 99   | 100  | 102  | 104  | 108  | 111  | 110  | 112  | 118  | 123  | 130  |
| Sweden                      | 75   | 76   | 82   | 83   | 82   | 85   | 90   | 100  | 108  | 117  | 117  | 121  | 129  | 150  | 157  | 141  | 142  |
| United Kingdom              | 89   | 81   | 86   | 85   | 85   | 87   | 94   | 100  | 107  | 112  | 115  | 117  | 120  | 130  | 142  | 142  | 143  |
| European Union <sup>1</sup> | 112  | 103  | 102  | 101  | 98   | 96   | 97   | 100  | 105  | 111  | 118  | 126  | 133  | 148  | 165  | 170  | 180  |
| Australia                   | 70   | 72   | 82   | 80   | 81   | 87   | 93   | 100  | 104  | 111  | 107  | 101  | 106  | 121  | 123  | 116  | –    |
| USA                         | 93   | 89   | 85   | 82   | 85   | 91   | 95   | 100  | 106  | 112  | 119  | 125  | 139  | 164  | 177  | 189  | 191  |

Source: European Mortgage Federation and European Covered Bond Council Hypostat 2025, Table 18.

Notes: 1. European Union refers to the EU27 for the period to 2012, the EU28 from 2013 to 2019 and the EU27 from 2020 onwards.

2. The index for France is based on a weighted average for existing houses and the price index for new housing; for Sweden is based on one and two dwelling buildings; for Australia is based on a weighted average of the seven largest cities; for the UK covers only market prices - self-built dwellings are excluded, and for the USA the index includes purchase-only properties.

3. Index year was 2007 in previous editions.

4. There was a break in the time series in Croatia in 2022, Czech Republic in 2008, and Iceland in 2005 due to a change in data source. There were also non-specified breaks in Portugal in 2005 and Australia in 2010. The US house price index is published on a 1980=100 basis.