

Osborne punctures talk of a housing bubble

Index	Average UK price (% increase over 12 months)	Average London price (% increase over 12 months)	Measures used	What index misses out
Halifax	£170,231 (5.4%)	£284,749* (6.8%)	Price of notional 'average home' based on purchases made with an approved Halifax mortgage - around 12,000 a month. Seasonally adjusted. Annual price change based on quarterly comparison	Cash purchases and council house sales. Does not strongly represent properties in south
Nationwide	£170,514 (3.5%)	£318,214** (5.2%)	Price of a notional 'average home' based on purchases made with approved Nationwide mortgage. Seasonally adjusted. Separate figures for inner and outer London	Cash purchases, buy-to-let purchases and council homes; properties in the north not strongly represented
Land Registry House Price Index	£164,098*** (0.8%)	£385,799 (6.3%)	Sales completed and reported to the Land Registry, including cash purchases. Seasonally adjusted	New-build properties, and homes that have been in the same hands since before 1995; all properties in Scotland and Northern Ireland
Land Registry Quarterly Data, April-June 2013	£242,415 (6.8%)	£475,940 (3.9%)	All completed sales reported to Land Registry. Not seasonally adjusted. Paid-for data, not freely available, but snippets available on BBC website	All properties in Scotland and Northern Ireland
London Central Portfolio	£252,881 (2.4%)	£482,141 (6.5%)	Based on all completed sales reported to Land Registry, but not readily available unless paid for	All properties in Scotland and Northern Ireland
Office for National Statistics	£245,000**** (3.3%)	£438,000 (9.7%)	Final prices of 65-70% of properties financed with mortgages, including buy-to-let. Data adjusted to give price of 'average home'. Weightings changed every year. The quoted annual price rise is increase in the index	Cash purchases; and up to 35% of mortgage purchases
Sequence	£205,006 (7%)	£396,769 (7%)	Sales that complete in the 300 branches of the group's 11 chains of local estate agents, including names such as Fox & Sons and Barnard Marcus	House sales through all other estate agents
Rightmove *****	£245,495 (4.5%)	£493,748 (8.2%)	Asking prices on the property website over the past month. Not seasonally adjusted	Private sales and sales through agents who do not use the site. Figures only reflect asking prices, not prices received
Hometrack	£154,300 (1.8%)	£300,800 (5.3%)	The opinions of estate agents and surveyors on achievable selling prices for detached houses, flats, semis and terraces in every postcode district	Not seasonally adjusted. Not based on actual selling prices
LSL Property Services/ Acadametrics *****	£233,776 (3.2%)	£452,821 (7%)	Purchase prices on Land Registry. Includes cash and mortgage purchases, new-build and pre-owned homes. Data adjusted to provide an average price	All properties in Scotland and NI. As only a third of sales are filed at Land Registry by the end of month, index models the remainder

* Figure for second quarter, ** Greater London, *** July data for England and Wales only, **** July data, ***** September data, ***** England and Wales only