

**FT EUROPEAN HOUSE PRICES - NOTES AND METADATA**

NAME	COUNTRY	SOURCE	TYPE	FREQUENCY RELEASED	PERIOD QUOTED	START DATE (QUOTED)	LATEST DATA (QUOTED)
Austria (national)	Austria	Oesterreichische National Bank	Index (2002=100)	Quarterly	Annual & Quarterly	2001Q1	2009Q1
Austria (Vienna)	Austria	Oesterreichische National Bank	Index (2002=100)	Quarterly	Annual & Quarterly	1986Q3	2009Q1
Belgium (apartments)	Belgium	Stadim	Index (2002=100)	Quarterly	Annual & Quarterly	1971 (Annual Data) 1988Q1 (Quarterly)	2007Q4
Belgium (houses)	Belgium	Stadim	Index (2002=100)	Quarterly	Annual & Quarterly	1971 (Annual Data) 1988Q1 (Quarterly)	2007Q4
Belgium (National Statistics)	Belgium	Ministry of Finance / National Statistics	Index (2002=100)	Quarterly	Annual & Quarterly	1980Q1	2008Q2
Cyprus	Cyprus	MAP S.Platis	Index (2004=100)	Quarterly	Annual & Quarterly	2004Q1	2009Q1
Denmark	Denmark	StatBank Denmark	Index (2002=100)	Quarterly	Annual & Quarterly	1992Q1	2008Q3
England & Wales (FT)	England & Wales	FT/Acadametrics	Index (2002=100)	Monthly	Annual & Quarterly	1980Q1	2009Q1
England & Wales (Land Registry)	England & Wales	Land Registry	Index (2002=100)	Monthly	Yearly	2001	2008
Estonia (Tallin)	Estonia	Statistics Estonia	Index (2002=100)	Quarterly	Annual & Quarterly	1997Q1	2009Q1
Finland	Finland	Statistics Finland via Thomson Datastream	Index (2002=100)	Quarterly	Annual & Quarterly	1983Q1	2008Q4
France (houses & apartments)	France	INSEE	Index (2002=100)	Quarterly	Annual & Quarterly	1997Q1	2009Q1
France (houses)	France	INSEE	Index (2002=100)	Quarterly	Annual & Quarterly	1997Q1	2009Q1
FT Europe	Eurozone 16 + UK,Iceland, Norway, Denmark, Sweden, Switzerland	FT	Index (2002=100)	Quarterly	Annual & Quarterly	2002Q1	2009Q1
FT Eurozone	Eurozone 16	FT	Index (2002=100)	Quarterly	Annual & Quarterly	2002Q1	2009Q1
German (Bulwein)	Germany	Bulwein via Thomson Datastream	Index (2002=100)	Annual	Annual	1975	2008
German (Hypoport all dwellings)	Germany	Hypoport	Index (2005=100)	Monthly	Annual & Quarterly	2005Q1	2009Q1
German (Hypoport existing homes)	Germany	Hypoport	Index (2005=100)	Monthly	Annual & Quarterly	2005Q1	2009Q1
German (Hypoport new homes)	Germany	Hypoport	Index (2005=100)	Monthly	Annual & Quarterly	2005Q1	2009Q1
Greece	Greece	Bank of Greece	Index (2002=100)	Quarterly	Annual	1994	2008Q2
Hungary (Budapest)	Hungary	Othton Centrum	Index (2002=100)	Annual	Annual	1997	2007
Iceland	Iceland	Statistics Iceland	Index (2002=100)	Monthly	Annual & Quarterly	2001Q2	2009Q1
Ireland (DoE - existing houses)	Ireland	Department of the Environment (Ireland)	Index (2002=100)	Annual	Annual	1974	2008
Ireland (DoE - new houses)	Ireland	Department of the Environment (Ireland)	Index (2002=100)	Annual	Annual	1971	2008
Ireland (ESRI/Permanent TSB)	Ireland	ESRI & Permanent TSB via Thomson Datastream	Index (2002=100)	Monthly	Annual & Quarterly	1997 (1996Q2)	2009Q1
Italy (new & second hand)	Italy	Nomisma	Index (2002=100)	Bi-annual	Annual & Quarterly	1989Q1	2009Q1
Luxembourg	Luxembourg	Statec	Index (2002=100)	Annual	Annual	1983	2005
Luxembourg	Luxembourg	Department of Housing	Continuation of Statec	Annual & Quarterly	Annual & Quarterly	2005Q1	2009Q1
Malta	Malta	Central Bank of Malta	Index (2002=100)	Quarterly	Annual & Quarterly	1988Q1	2008Q4
Netherlands	Netherlands	NVM	Index (2002=100)	Quarterly	Annual & Quarterly	1985Q1	2009Q1
Netherlands (National statistics)	Netherlands	CBS (Dutch Office of statistics)	Index (2002=100)	Quarterly	Annual & Quarterly	1995Q1	2009Q1
Northern Ireland	Northern Ireland	Nationwide	Index (2002=100)	Monthly	Annual & Quarterly	1980Q1	2009Q1

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WEBLINK	HOUSE PRICE INDEX DESCRIPTION	SEASONALLY ADJUSTED	INFLATION DEFLATOR
<a href="#">Austria HPI</a>	National - New and existing apartments and single family homes	No	National CPI measure
<a href="#">Austria HPI</a>	Vienna - New and existing apartments and single family homes	No	National CPI measure
<a href="#">Belgium HPI</a>	Weighted index of apartments based on sales data submitted to the registration office	No	National CPI measure
<a href="#">Belgium HPI</a>	Weighted index of all houses based on sales data submitted to the registration office	No	National CPI measure
<a href="#">Belgium - National statistics</a>			
<a href="#">Cyprus HPI</a>	Buy/Sell HPI; calculated using asking prices and transaction data	No	National CPI measure
<a href="#">Denmark HPI</a>	Prices of one family houses nationally	No	National CPI measure
<a href="#">FT HPI</a>	The FT index is based upon every residential property transaction in England and Wales recorded at the Land Registry (LR), as opposed to a data sample. The FT index thereby includes properties sold for cash and uses the final transaction prices and the complete data set in order to provide a true measure of house price inflation. We smooth the FT index house prices in order to minimise the index volatility which otherwise masks trends; thus the prices are the factual LR transaction prices recorded at LR, smoothed, seasonally and mix adjusted.	Yes	National CPI measure
<a href="#">England &amp; Wales HPI</a>	The HPI by Land Registry using sales data collected on all residential housing transactions, whether for cash or with a mortgage, in England and Wales since April 2000.	n/a	National RPI measure (RPI used to provide consistency with historical data)
<a href="#">Estonia HPI</a>	Average purchase/sale price per square metre of dwellings of satisfactory condition, (properties with 2 rooms and kitchen	No	National CPI measure
<a href="#">Finland HPI</a>	Existing detached houses; whole country	No	National CPI measure
<a href="#">France HPI</a>	Existing Houses & Apartments	No	National CPI measure
<a href="#">France HPI</a>	Existing Houses	No	National CPI measure
	Population weighted average of European house prices	No	n/a
	Population weighted average of Eurozone house prices	No	n/a
<a href="#">German HPI</a>	Real Estate Price Index (Housing)	No	National CPI measure
<a href="#">German HPI</a>	Total (new/existing houses & apartments)	No	National CPI measure
<a href="#">German HPI</a>	Existing Homes (purchase price including building lot)	No	National CPI measure
<a href="#">German HPI</a>	New Homes (total construction costs including building lot)	No	National CPI measure
<a href="#">Greece HPI</a>	Urban areas (all dwellings)	Yes	National CPI measure
<a href="#">Hungary HPI</a>	Average price per square metre of new and existing homes in Budapest	No	National CPI measure
<a href="#">Iceland HPI</a>	House price component of CPI	No	National CPI measure
<a href="#">Ireland HPI</a>	Existing Houses - national index	No	National CPI measure
<a href="#">Ireland HPI</a>	New Build - national index	No	National CPI measure
<a href="#">Ireland HPI</a>	House Price Index - (based on mortgage sales)	No	National CPI measure
<a href="#">Italy HPI</a>	Second hand homes only. Quarterly data estimated from bi-annual indices. Quarterly data estimated using Cubic-Spline interpolation technique.	No	National CPI measure
<a href="#">Luxembourg HPI</a>	All dwellings (new & existing houses & flats), national (based on average Euro price per square metre)	No	National CPI measure
<a href="#">Luxembourg HPI 2</a>	All dwellings (new & existing houses & flats), national (based on average Euro price per square metre)	No	National CPI measure
<a href="#">Malta HPI</a>	Prices of residential property of all types	No	National CPI measure
<a href="#">Netherlands HPI</a>	Existing dwellings (houses & flats), national	No	National CPI measure
<a href="#">Northern Ireland HPI</a>	Northern Ireland constituent of the Nationwide HPI	Yes	National CPI measure

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NAME	COUNTRY	SOURCE	TYPE	FREQUENCY RELEASED	PERIOD QUOTED	START DATE (QUOTED)	LATEST DATA (QUOTED)
Norway	Norway	Statistics Norway via Thomson Datastream	Index (2002=100)	Quarterly	Annual & Quarterly	1992Q1	2009Q1
Poland (Warsaw )	Poland	REAS	Index (2002=100)	Quarterly	Annual	2001	2007
Portugal	Portugal	INE	Index (2002=100)	Quarterly	Annual & Quarterly	2003Q1	2008Q4
Portugal (Mix adjusted)	Portugal	INE	Index (2002=100)	Quarterly	Annual & Quarterly	1988Q1	2009Q1
Scotland	Scotland	Nationwide	Index (2002=100)	Monthly	Annual & Quarterly	1980Q1	2009Q1
Slovak Republic	Slovak Republic	National Bank of Slovakia	Index (2002=100)	Quarterly	Annual & Quarterly	2002 / 2005Q1	2009Q1
Slovenia	Slovenia	Statistical Office of the Republic of Slovenia	Index (2003=100)	Quarterly	Annual & Quarterly	2003Q1	2009Q1
Spain	Spain	Ministerio de Vivienda (Ministry of Housing) via Thomson Datastream	Index (2002=100)	Quarterly	Annual & Quarterly	1995Q1	2009Q1
Spain (price per m2)	Spain	Ministerio de Vivienda (Ministry of Housing) via Thomson Datastream	Index (2002=100)	Quarterly	Annual & Quarterly	1995Q1	2009Q1
Sweden	Sweden	Statistics Sweden via Thomson Datastream	Index (2002=100)	Quarterly	Annual & Quarterly	1975 (Annual) 1986Q1 (Quarterly)	2009Q1
Switzerland (SNB )	Switzerland	Swiss National Bank	Index (2002=100)	Quarterly	Annual & Quarterly	1970 (Annual) 1980Q1 (Quarterly)	2009Q1
UK (Halifax)	UK	Halifax via Thomson Datastream	Index (2002=100)	Monthly	Annual & Quarterly	1985Q1	2009Q1
UK (Nationwide)	UK	Nationwide via Thomson Datastream	Index (2002=100)	Monthly	Annual & Quarterly	1991Q1	2009Q1

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<a href="#">Norway HPI</a>	Prices of all dwellings nationally	No	National CPI measure
<a href="#">Poland HPI</a>	Average price per square metre of housing units in Warsaw	No	National CPI measure
<a href="#">Portugal HPI</a>	Bank evaluation on housing - all dwellings, national	No	National CPI measure
<a href="#">Portugal (mix adjusted)</a>	Hedonic house price index for Portugal	Yes	
<a href="#">Scotland HPI</a>	Scotland constituent of the Nationwide HPI	Yes	National CPI measure
<a href="#">Slovak HPI</a>	Prices of residential property	No	National CPI measure
<a href="#">Slovenia HPI</a>	Prices of second hand dwellings	No	National CPI measure
<a href="#">Spain HPI</a>	All dwellings nationally	No	National CPI measure
<a href="#">Spain HPI</a>	Average house price per square metre (NSA)	No	National CPI measure
<a href="#">Sweden HPI</a>	Prices for one or two dwelling buildings for permanent living	No	National CPI measure
<a href="#">Swiss HPI</a>	Prices of single family homes nationally	No	National CPI measure
<a href="#">Halifax HPI</a>	The Index is based on a monthly sample of mortgage data, typically covering around 15,000 house purchases per month, and covers the whole calendar month. From this data, a standardised house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time. The index is based on the detailed records of the prices, physical characteristics and the regional location of all the houses on which the organisation has made a mortgage offer in each time period.	Yes	National CPI measure
<a href="#">Nationwide HPI</a>	Nationwide house prices are mix adjusted - they track a representative house price over time rather than the simple average price. We do not use the simple average price because it is too easily influenced by a change in the mix (proportion of different property types, locations) of houses	Yes	National CPI measure