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5 February 2010

STATISTICAL NEWS RELEASE

Scottish Residential house prices show a small rise

Registers of Scotland figures issued today show the average price of residential property rose by 1.3% in the third quarter (October to December) of the Financial Year 2009/10 compared with the same period last year. The average price of a residential property in Scotland for this quarter was £155,618

The total volume of sales across Scotland registered during the third quarter of 2009/10 was 21,498, an increase of 11.7% over the same quarter last year.

East Lothian local authority area recorded the highest rise in average residential house price with an increase of 10.4% to £209,350 compared to the same quarter last year. Edinburgh recorded the highest average price of £209,456, an increase of 4.3% year on year. East Dunbartonshire showed the largest rise in the number of sales with an increase of 43.6%.

The total value of sales across Scotland registered in the quarter rose by 13.2% to just over £3.34 billion. The City of Edinburgh remains the largest market with sales of just over £444 million for the quarter, an increase of 13.2% over the same quarter last year.

East Dunbartonshire local authority area recorded the highest year-on-year average price decrease, at 11.8% with the average residential property price of £196,280.

Flatted properties showed the largest increase in house price average of 4.9% to £121,614, while detached properties showed the largest decrease of 1% to £229,368 when compared with the same period last year for Scotland.

These figures cover all residential sales, including sales for cash not involving a mortgage. The figures used for highlighting increases and decrease have excluded Local Authority areas where sale volumes represent less than 1% of the all Scotland sales volume.

Graphs showing trends in residential property prices and sales volumes from 2003-2009 are available at: http://www.ros.gov.uk/public/news/quarterly_statistics_time_series.html

A comprehensive statistical release that includes house type information, averages including both mean and medians, by local authority is available on our website at: http://www.ros.gov.uk/public/news/quarterly_statistics.html

Registers of Scotland house price statistics are also available in Excel format. The time series starts at April 2003 and includes mean price, median price, volume of sales and value of sales. For more information please contact Business Development on 0131 200 3900 or email: business.development@ros.gov.uk

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The following information is included below:
Scotland figures – average price, volume of sales, value of sales
Local Authority figures – average price

Total Scotland summary tables:

Average (Mean) Residential Property Prices in Scotland			
House Type	Oct - Dec 2009	Oct - Dec 2008	Annual change
	£	£	%
Detached	229,368	231,619	-1.0
Semi Detached	147,059	147,473	-0.3
Terraced	127,809	126,140	1.3
Flat*	121,614	115,886	4.9
All	155,618	153,623	1.3

Volume of Residential Sales in Scotland			
House Type	Oct - Dec 2009	Oct - Dec 2008	Annual change
			%
Detached	4,906	4,311	13.8
Semi Detached	4,054	3,517	15.3
Terraced	4,705	4,491	4.8
Flat*	7,107	6,878	3.3
Unallocated**	726	43	-
All	21,498	19,240	11.7

Market Value of Residential Sales in Scotland			
House Type	Oct - Dec 2009	Oct - Dec 2008	Annual change
	£	£	%
Detached	1,125,277,267	998,510,251	12.7
Semi Detached	596,179,175	518,660,859	14.9
Terraced	601,342,784	566,494,472	6.2
Flat*	864,308,153	797,062,867	8.4
Unallocated**	113,239,855	7,716,012	-
Unassigned***	45,122,764	67,254,937	-
Market Value	3,345,469,998	2,955,699,397	13.2

*Flat refers to all types of flats, maisonettes, tenements and 4-in-a-block properties

**Unallocated sales are those which could not be accurately allocated to a house type

***Unassigned Market Value arises from the methodology used by RoS to assign house types. A proportion of sales cannot initially be allocated using RoS preferred methodology and are assigned to one of the four house types by calculating the previous 12 month sales for each house type for each local authority and using these proportions to allocate these sales. The associated sale value is not allocated along with the sale and this results in a difference between the actual Market Value and the calculated value from this methodology. Further information about this methodology is available in Section 5 of the guidance notes at the following link:

<http://www.ros.gov.uk/pdfs/lpdguidancenotes>

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Breakdown of average prices by local authority area:

Year on Year

Average Residential Property Prices in Scotland			
Local Authority Area	Oct - Dec 2009	Oct - Dec 2008	% Change
	£	£	
Aberdeen City	175,755	172,337	2.0
Aberdeenshire	198,617	193,719	2.5
Angus	145,752	150,455	-3.1
Argyll and Bute	148,781	149,841	-0.7
Clackmannanshire	136,715	132,102	3.5
Dumfries and Galloway	140,424	143,252	-2.0
Dundee City	133,699	122,630	9.0
East Ayrshire	118,144	123,770	-4.5
East Dunbartonshire	196,280	222,449	-11.8
East Lothian	209,350	189,659	10.4
East Renfrewshire	193,136	206,315	-6.4
Edinburgh, City of	209,456	200,806	4.3
Eilean Siar	91,544	97,596	-6.2
Falkirk	121,911	127,953	-4.7
Fife	137,449	141,383	-2.8
Glasgow City	135,784	135,068	0.5
Highland	157,386	152,827	3.0
Inverclyde	129,850	119,633	8.5
Midlothian	175,965	173,031	1.7
Moray	146,014	146,579	-0.4
North Ayrshire	120,270	117,139	2.7
North Lanarkshire	112,713	116,626	-3.4
Orkney Islands	119,687	121,820	-1.8
Perth and Kinross	178,250	171,083	4.2
Renfrewshire	129,178	119,991	7.7
Scottish Borders	177,797	170,689	4.2
Shetland Islands	102,611	107,802	-4.8
South Ayrshire	153,535	143,859	6.7
South Lanarkshire	132,397	148,208	-10.7
Stirling	193,708	180,289	7.4
West Dunbartonshire	106,941	107,958	-0.9
West Lothian	145,962	140,587	3.8
Unallocated*	155,978	179,442	-13.1
Scotland	155,618	153,623	1.3

*Unallocated sales are those which could not be accurately located in a local authority area

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Year on Year

Volume of Residential Property Sales in Scotland			
Local Authority Area	Oct - Dec 2009	Oct - Dec 2008	% Change
Aberdeen City	1,168	1,082	7.9
Aberdeenshire	1,231	1,116	10.3
Angus	436	376	16.0
Argyll and Bute	365	344	6.1
Clackmannanshire	183	153	19.6
Dumfries and Galloway	505	468	7.9
Dundee City	542	471	15.1
East Ayrshire	420	378	11.1
East Dunbartonshire	415	289	43.6
East Lothian	383	375	2.1
East Renfrewshire	356	306	16.3
Edinburgh, City of	2,120	1,954	8.5
Eilean Siar	48	74	-35.1
Falkirk	530	562	-5.7
Fife	1,456	1,233	18.1
Glasgow City	2,440	2,232	9.3
Highland	993	901	10.2
Inverclyde	315	258	22.1
Midlothian	260	335	-22.4
Moray	405	352	15.1
North Ayrshire	464	468	-0.9
North Lanarkshire	1,035	1,102	-6.1
Orkney Islands	78	86	-9.3
Perth and Kinross	625	531	17.7
Renfrewshire	632	653	-3.2
Scottish Borders	401	429	-6.5
Shetland Islands	71	93	-23.7
South Ayrshire	475	429	10.7
South Lanarkshire	1,240	1,082	14.6
Stirling	356	287	24.0
West Dunbartonshire	260	246	5.7
West Lothian	564	532	6.0
Unallocated*	726	43	1,588.4
Scotland	21,498	19,240	11.7

*Unallocated sales are those which could not be accurately located in a local authority area

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For further information, please contact: Kay Dallas, Business Development Co-ordinator, Registers of Scotland, tel: 0131 528 3814 or email: kay.dallas@ros.gov.uk

Notes to editors:

1. Tables showing the total value of residential sales and volume of residential sales in Scotland by Local Authority area in the last quarter compared to the same quarter in the previous year are available at: http://www.ros.gov.uk/public/news/quarterly_statistics.html
2. Tables based on house type showing average house price and volume of residential sales in Scotland by Local Authority area in the last quarter compared to the same quarter in the previous year and the previous quarter, are available at: http://www.ros.gov.uk/public/news/quarterly_statistics.html
3. Registers of Scotland has developed a methodology for delivering statistics based on house type. This covers four house types: Detached, Semi-Detached, Terraced and Flatted (encompassing all types of flats, maisonettes, tenements and 4-in-a-block properties). Further information about this methodology is available in the guidance notes at the following link: <http://www.ros.gov.uk/pdfs/lpdguidancenotes0509.pdf>
4. The median figure is the midpoint in a series of numbers arranged from lowest to highest. If the total number of figures in the list is even, then the median is the average of the two middle figures. You can view an example in the guidance notes via the link above. Whereas, the average figure is derived from adding all the figures in a series of numbers and dividing the sum by the total number of figures.
5. This quarterly report tracks the movement of property prices in Scotland on the activity in local authority areas across the country. It replaces the previous series of quarterly reports that covered seven broad geographic regions across the country.
6. The method of calculating the figures has been independently audited to ensure that the information is accurate and comprehensive.
7. Registers of Scotland is the Government Department responsible for registering a variety of legal documents in Scotland. The two main registers relate to ownership of, and rights over, land and property – the Land Register and General Register of Sasines. To find out more, go to: <http://www.ros.gov.uk>

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