



ros.gov.uk

4 May 2010

## STATISTICAL NEWS RELEASE

### Volume of sales increases by 24.3 per cent

Registers of Scotland published statistics today showing the volume of sales registered during the fourth quarter (January to March) of the financial year 2009/10 increased by 24.3% since the previous year, the total number of sales was 14,662 compared to 11,799 in the same quarter last year. West Lothian showed the largest percentage rise in the number of sales with an increase of 51%. The smallest percentage rise of 5 % was registered in Inverclyde. Glasgow City recorded the highest sales volume with 1600 residential house sales.

Across Scotland the average price of residential property rose by 5.4% in the fourth quarter of 2009/10 compared with the same period last year. The average price of a residential property in Scotland for this quarter was £147,854.

The highest rise was recorded in Inverclyde with an average price of £130,856, a rise of 27.7% compared with the same quarter last year. Edinburgh remains the local authority area with the highest average price of £211,942 an increase of 13.8% over the year. The largest fall in price was in East Dunbartonshire which showed a drop of 8.6% to £177,557.

The total value of sales across Scotland registered in the quarter rose by 30.9% since last year to just over £2.16 billion. The City of Edinburgh remains the largest market with sales of just over £307.5 million for the quarter, an increase of 36.3% over the same quarter last year.

Flatted properties again showed the largest increase in average house price to £114,444 a rise of 7%. Detached properties show the highest rise in sales volumes with an increase of 25.9%, with 3,219 sales recorded compared to 2,557 in the same period last year.

**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. Data for areas where sale volumes represent less than 1% of the all Scotland sales volume are still included in the publication tables.**

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](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](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](mailto:business.development@ros.gov.uk)

**MORE**

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:

<b>Average (Mean) Residential Property Prices in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2010</b>	<b>Jan - Mar 2009</b>	<b>Annual change</b>
	£	£	%
Detached	223,920	213,026	5.1
Semi Detached	139,860	133,789	4.5
Terraced	122,492	119,707	2.3
Flat*	114,444	107,007	7.0
<b>All</b>	<b>147,854</b>	<b>140,323</b>	<b>5.4</b>

<b>Volume of Residential Sales in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2010</b>	<b>Jan - Mar 2009</b>	<b>Annual change</b>
			%
Detached	3,219	2,557	25.9
Semi Detached	2,690	2,146	25.3
Terraced	3,391	2,796	21.3
Flat*	5,248	4,289	22.4
Unallocated**	114	11	-
<b>All</b>	<b>14,662</b>	<b>11,799</b>	<b>24.3</b>

<b>Market Value of Residential Sales in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2010</b>	<b>Jan - Mar 2009</b>	<b>Annual change</b>
	£	£	%
Detached	720,796,999	544,707,197	32.3
Semi Detached	376,222,448	287,110,342	31.0
Terraced	415,371,172	334,699,932	24.1
Flat*	600,602,143	458,952,113	30.9
Unallocated**	16,388,295	1,690,485	-
Unassigned***	38,451,151	28,511,117	-
<b>Market Value</b>	<b>2,167,832,208</b>	<b>1,655,671,187</b>	<b>30.9</b>

\*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/StatisticsGuidanceNotes.pdf>

**MORE**

## Breakdown of average prices by local authority area:

### Year on Year

Average Residential Property Prices in Scotland			
Local Authority Area	Jan - Mar 2010	Jan - Mar 2009	% Change
	£	£	
Aberdeen City	169,951	160,165	6.1
Aberdeenshire	185,219	182,586	1.4
Angus	138,864	131,739	5.4
Argyll and Bute	164,243	138,297	18.8
Clackmannanshire	124,243	115,376	7.7
Dumfries and Galloway	138,516	132,821	4.3
Dundee City	123,650	122,150	1.2
East Ayrshire	107,901	113,090	-4.6
East Dunbartonshire	177,557	194,299	-8.6
East Lothian	195,836	184,358	6.2
East Renfrewshire	196,957	184,258	6.9
Edinburgh, City of	211,942	186,170	13.8
Eilean Siar	93,255	94,588	-1.4
Falkirk	119,867	120,120	-0.2
Fife	126,615	130,307	-2.8
Glasgow City	127,656	118,936	7.3
Highland	149,785	146,073	2.5
Inverclyde	130,856	102,493	27.7
Midlothian	166,376	161,584	3.0
Moray	132,848	138,477	-4.1
North Ayrshire	108,209	107,629	0.5
North Lanarkshire	105,705	104,285	1.4
Orkney Islands	107,386	123,974	-13.4
Perth and Kinross	166,395	148,507	12.0
Renfrewshire	118,898	115,108	3.3
Scottish Borders	164,976	157,126	5.0
Shetland Islands	98,437	91,346	7.8
South Ayrshire	141,618	141,525	0.1
South Lanarkshire	131,036	124,711	5.1
Stirling	165,029	171,396	-3.7
West Dunbartonshire	97,656	99,413	-1.8
West Lothian	137,576	124,234	10.7
Unallocated*	143,757	153,680	-6.5
<b>Scotland</b>	<b>147,854</b>	<b>140,323</b>	<b>5.4</b>

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

## MORE

### Year on Year

<b>Volume of Residential Property Sales in Scotland</b>			
<b>Local Authority Area</b>	<b>Jan - Mar 2010</b>	<b>Jan - Mar 2009</b>	<b>% Change</b>
Aberdeen City	914	703	30.0
Aberdeenshire	823	649	26.8
Angus	308	242	27.3
Argyll and Bute	231	206	12.1
Clackmannanshire	135	93	45.2
Dumfries and Galloway	374	316	18.4
Dundee City	392	296	32.4
East Ayrshire	294	252	16.7
East Dunbartonshire	255	180	41.7
East Lothian	250	193	29.5
East Renfrewshire	230	168	36.9
Edinburgh, City of	1,451	1,212	19.7
Eilean Siar	51	56	-8.9
Falkirk	386	327	18.0
Fife	1,044	740	41.1
Glasgow City	1,600	1,433	11.7
Highland	714	552	29.3
Inverclyde	209	199	5.0
Midlothian	203	184	10.3
Moray	238	211	12.8
North Ayrshire	350	318	10.1
North Lanarkshire	787	653	20.5
Orkney Islands	58	61	-4.9
Perth and Kinross	413	316	30.7
Renfrewshire	434	390	11.3
Scottish Borders	300	256	17.2
Shetland Islands	31	53	-41.5
South Ayrshire	294	277	6.1
South Lanarkshire	899	622	44.5
Stirling	250	183	36.6
West Dunbartonshire	189	155	21.9
West Lothian	441	292	51.0
Unallocated*	114	11	936.4
<b>Scotland</b>	<b>14,662</b>	<b>11,799</b>	<b>24.3</b>

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

## ENDS

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](mailto: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](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](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/StatisticsGuidanceNotes.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>

Business Development, Registers of Scotland  
Meadowbank House, 153 London Road, Edinburgh, EH8 7AU  
Tel: 0131 528 3814, email: [business.development@ros.gov.uk](mailto:business.development@ros.gov.uk)