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## STATISTICAL NEWS RELEASE

### Average Property Prices decrease by 1.1 per cent

Registers of Scotland published statistics today showing that the average price of a residential property in Scotland decreased by 1.1% during the fourth quarter (January to March) of the financial year 2010/11 compared with the same period the previous year. The average price of a residential property for this quarter was £146,253.

The highest percentage rise was recorded in East Dunbartonshire and Perth and Kinross with both seeing a rise of 9.3% compared with the same quarter the previous year (latest quarter prices of £193,491 and £181,732 respectively). Edinburgh recorded the highest average price of £203,278, although this reflected a decrease of 4.1% over the year. The largest percentage fall in price was in East Lothian which showed a drop of 9.8% to £177,411.

The total volume of sales across Scotland registered during the fourth quarter of 2010/11 was 12,800, a decrease of 12.7% on the same quarter the previous year. Dundee City showed the largest percentage fall in the number of sales with a decrease of 30.2%. Argyll and Bute showed the largest percentage rise with an increase of 10.8% in total sales compared to the same period in the previous year. Glasgow City recorded the highest sales volume with 1,462 residential house sales, a decrease of 8.8% on the previous year.

The total value of sales across Scotland registered in the quarter fell by 13.7% compared to the previous year to just over £1.87 billion. The City of Edinburgh remains the largest market with sales of over £260.8 million for the quarter, a decrease of 15.7% over the same quarter last year. Argyll and Bute showed the highest rise with the value of sales increasing by 5.6% compared to the previous year.

All property types showed a decrease in average house price compared to the previous year. All property types also showed a decrease in sales volumes when compared with the previous year, with detached properties showing the largest decrease of 18% and semi detached properties showing the smallest decrease of 12%.

**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 2003-2011 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 528 3701 or email: [business.development@ros.gov.uk](mailto: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:

<b>Average (Mean) Residential Property Prices in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2011</b>	<b>Jan - Mar 2010</b>	<b>Annual change</b>
	£	£	%
Detached	224,015	224,896	-0.4
Semi Detached	139,008	139,933	-0.7
Terraced	117,524	124,002	-5.2
Flat*	111,854	114,517	-2.3
<b>All</b>	<b>146,253</b>	<b>147,866</b>	<b>-1.1</b>

<b>Volume of Residential Sales in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2011</b>	<b>Jan - Mar 2010</b>	<b>Annual change</b>
			%
Detached	2,692	3,284	-18.0
Semi Detached	2,399	2,726	-12.0
Terraced	2,980	3,448	-13.6
Flat*	4,514	5,172	-12.7
Unallocated**	215	34	-
<b>All</b>	<b>12,800</b>	<b>14,664</b>	<b>-12.7</b>

<b>Market Value of Residential Sales in Scotland</b>			
<b>House Type</b>	<b>Jan - Mar 2011</b>	<b>Jan - Mar 2010</b>	<b>Annual change</b>
	£	£	%
Detached	603,047,590	738,559,045	-18.3
Semi Detached	333,481,270	381,455,997	-12.6
Terraced	350,221,771	427,559,267	-18.1
Flat*	504,909,275	592,281,962	-14.8
Unallocated**	31,999,755	5,182,327	-
Unassigned***	48,384,553	23,265,111	-
<b>Market Value</b>	<b>1,872,044,215</b>	<b>2,168,303,708</b>	<b>-13.7</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>

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## Breakdown of average prices by local authority area:

### Year on Year

Average Residential Property Prices in Scotland			
Local Authority Area	Jan - Mar 2011	Jan - Mar 2010	% Change
	£	£	
Aberdeen City	177,950	170,208	4.5
Aberdeenshire	191,152	185,219	3.2
Angus	142,998	139,312	2.6
Argyll and Bute	156,492	164,225	-4.7
Clackmannanshire	114,058	123,110	-7.4
Dumfries and Galloway	135,654	138,248	-1.9
Dundee City	116,579	122,991	-5.2
East Ayrshire	107,299	107,538	-0.2
East Dunbartonshire	193,491	177,031	9.3
East Lothian	177,411	196,718	-9.8
East Renfrewshire	179,372	197,229	-9.1
Edinburgh, City of	203,278	211,948	-4.1
Eilean Siar	95,771	94,548	1.3
Falkirk	116,287	119,789	-2.9
Fife	134,070	126,625	5.9
Glasgow City	125,922	127,750	-1.4
Highland	144,933	149,742	-3.2
Inverclyde	127,853	130,856	-2.3
Midlothian	152,918	166,631	-8.2
Moray	136,907	131,735	3.9
North Ayrshire	106,719	108,314	-1.5
North Lanarkshire	107,835	105,705	2.0
Orkney Islands	119,796	107,386	11.6
Perth and Kinross	181,732	166,265	9.3
Renfrewshire	113,987	119,069	-4.3
Scottish Borders	160,061	164,311	-2.6
Shetland Islands	117,011	97,705	19.8
South Ayrshire	136,164	140,638	-3.2
South Lanarkshire	125,356	131,036	-4.3
Stirling	175,151	164,969	6.2
West Dunbartonshire	93,061	97,656	-4.7
West Lothian	132,606	137,638	-3.7
Unallocated *	148,836	152,421	-2.4
Scotland	146,253	147,866	-1.1

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

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## Year on Year

<b>Volume of Residential Property Sales in Scotland</b>			
<b>Local Authority Area</b>	<b>Jan - Mar 2011</b>	<b>Jan - Mar 2010</b>	<b>% Change</b>
Aberdeen City	746	915	-18.5
Aberdeenshire	683	823	-17.0
Angus	252	311	-19.0
Argyll and Bute	257	232	10.8
Clackmannanshire	112	140	-20.0
Dumfries and Galloway	337	378	-10.8
Dundee City	278	398	-30.2
East Ayrshire	294	296	-0.7
East Dunbartonshire	205	256	-19.9
East Lothian	234	255	-8.2
East Renfrewshire	200	231	-13.4
Edinburgh, City of	1,283	1,459	-12.1
Eilean Siar	50	53	-5.7
Falkirk	384	385	-0.3
Fife	872	1,045	-16.6
Glasgow City	1,462	1,603	-8.8
Highland	527	727	-27.5
Inverclyde	158	209	-24.4
Midlothian	165	205	-19.5
Moray	206	243	-15.2
North Ayrshire	297	354	-16.1
North Lanarkshire	727	787	-7.6
Orkney Islands	54	58	-6.9
Perth and Kinross	334	416	-19.7
Renfrewshire	393	435	-9.7
Scottish Borders	259	304	-14.8
Shetland Islands	66	32	106.3
South Ayrshire	269	299	-10.0
South Lanarkshire	752	899	-16.4
Stirling	186	251	-25.9
West Dunbartonshire	177	189	-6.3
West Lothian	366	442	-17.2
Unallocated *	215	34	532.4
<b>Scotland</b>	<b>12,800</b>	<b>14,664</b>	<b>-12.7</b>

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

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For further information, please contact: James Halliday, Business Development Co-ordinator, Registers of Scotland, tel: 0131 528 3701 or email: james.halliday@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. An example can be viewed in the guidance notes via the link above. 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>

## Revisions Policy:

Please note that previously quoted quarterly and annual figures are subject to minor change due to ongoing data revisions related to more up-to-date information becoming available. Individual Statistical Reports will not be updated. However, the RoS Quarterly Statistics Time Series will be revised each quarter to ensure that time series data uses the most up-to-date data, including taking account of any revisions. The data will only be revised up until 1 year after the first publication.

This Quarterly Statistics Time Series is available at the following link:

[http://www.ros.gov.uk/public/news/quarterly\\_statistics\\_time\\_series.html](http://www.ros.gov.uk/public/news/quarterly_statistics_time_series.html).

Please go to the following link for further details of our revisions policy:

<http://www.ros.gov.uk/pdfs/StatisticsGuidanceNotes.pdf>

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