

# HM Land Registry



## Residential Property Price Report

July – September 1996

### Average Residential Property Prices for all England and Wales Quarter ending 30 September 1996

Property Type		Average Price		% Difference
		July - September 1995	July - September 1996	
Detached	Old	£108,870	£111,374	+2.30
	New	£104,884	£108,725	+3.66
	All	£108,022	£110,900	+2.66
Semi-detached	Old	£61,841	£64,178	+3.78
	New	£58,710	£61,968	+5.55
	All	£61,561	£64,031	+4.01
Terraced	Old	£51,887	£54,827	+5.67
	New	£59,979	£66,424	+10.75
	All	£52,424	£55,394	+5.67
Flat/Maisonette	Old	£59,368	£64,678	+8.94
	New	£63,386	£83,945	+32.43
	All	£59,998	£66,598	+11.00

- In the summary table above average prices for the period July to September 1996 are compared with those for the period July to September 1995.
- The property information is collected during the process of registration and includes transactions whether or not the purchase was supported by a mortgage.
- No weighting or adjustment is applied to the information collected to reflect any seasonal or other factors. The price data published can be said to be simple unadjusted averages.
- The information published is drawn from the great majority of all sales for value of freehold and long leasehold residential properties during the periods indicated. A full list of exclusions is available on request.
- In this report it is the actual date of the transfer or conveyance (the instrument date) which is the governing date.



### What's New

- ◇ **New Collecting Period** - *The collecting period has been shortened by one month to allow the report to be issued a month earlier. This reduces the number of sales shown in the volume table (by about 10% - see the bar chart on page 8) but makes very little difference to the average prices.*
- ◇ **Bespoke Reports** - *We will soon be in a position to provide individual reports down to district, postal area and postcode level (subject to the number of sales at the lowest level requested being more than 3). There will be a charge for this service. It would be helpful if you could let us know your requirements in advance.*
- ◇ **We are now on the Internet** - *Please visit our web site at <http://www.open.gov.uk/landreg/home.htm>. You will find lots of useful information about registering land as well as the Property Price Report, available from 9.30am on the day of publication. In the near future, we hope to provide monthly updates to the Internet edition of the Report together with a new rolling three-monthly report. This will be available only from our web site.*

### Land Registration:

1. HM Land Registry, a statutory authority, handles all freehold and long leasehold sales of property in England and Wales. In this context, 'sales' are taken to mean the transfer of ownership for value of property, whether or not the purchase was supported by a mortgage.
2. Because statute places on the Land Registry the exclusive power to grant title to registrable property rights, the law requires new owners to lodge for registration all transfers, leases (over 21 years), conveyances on sale and other registrable documents to secure their legal title.
3. Registration vests the legal estate in the new owner and gives the power to the owner to sell, to borrow or otherwise deal in the land. The Registry administers the statutory machinery and regulatory processes, which make possible the simple and cost-effective transfer and creation of property rights in England and Wales. Information is collected on prices of residential property during the process of registration.

### Important Features:

4. Following many requests, **we are now issuing our report a month earlier.** While this will provide more timely information, some transactions, especially those completed in late September, may not have been submitted for registration or processed by the Registry

before the end of the data collection period on 31 October.

Sales which do not represent market value (for example local authority houses sold at a discount) are excluded. Sales below £10,000 and above £1 million are excluded from the calculations of average prices on Pages 3 and 4 but are included in the table on Page 8. For all these reasons **it is important that the number of sales shown in the Volume Table is not regarded as an absolute total of sales arising.**

5. In order to include as many transactions as possible, statistics are produced on the last day of the month following the most recent quarter and published in the month immediately following. For example, figures for the most recent quarter, published this month, relate to transactions with instrument dates between July and September submitted for registration and processed by the Land Registry between July and October. Totals and averages for the preceding quarter are progressively updated as late applications are incorporated.
6. These statistics are available on disk together with updates for the four previous quarters. Disks are for PC only and are in spreadsheet format. Please specify your preferred software (including version number) and we will, as far as possible, ensure compatibility. Please write to Liz Schmitt, Policy and Planning Unit, HM Land Registry, Lincoln's Inn Fields, London, WC2A 3PH enclosing a cheque for £10 made payable to HM Land Registry. No VAT is payable.
7. General enquiries and requests for further copies of the report should be referred to Alan Pemberton, Head of Policy and Planning Unit, at the above address; telephone 0171 917 5992/5964/5965; e-mail [lizs@dial.pipex.com](mailto:lizs@dial.pipex.com). Media enquiries should be directed to Eric Davies, Head of Information, at the above address (telephone 0171 917 8894).

**Dr Stuart Hill**  
**Chief Land Registrar**  
**November 1996**

#### Notes to tables:

- (1) Adjusted figures for April - June 1996 reflect the position at 31 October 1996.
- (2) Indicates where the average price in a particular property type is derived from a very small volume of sales (where the number of sales is less than 3, no average price is shown)

# Average price of residential property sales completed

■ Apr – Jun 96 <sup>(1)</sup>

■ July - Sept 96

## Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	Apr – Jun 96	July - Sept 96	Apr – Jun 96	July - Sept 96	Apr – Jun 96	July - Sept 96	Apr – Jun 96	July - Sept 96	Apr – Jun 96	July - Sept 96
Bath & N E Somerset	123,374	131,177	72,545	78,816	64,261	67,038	66,783	70,276	81,136	84,959
Bedfordshire	105,471	105,844	58,087	58,011	44,517	45,367	30,026	30,897	62,338	63,536
Berkshire	150,523	152,545	81,835	83,974	65,645	66,700	54,842	55,157	94,060	95,370
Blaenau Gwent	58,458	53,296	39,204	36,564	27,789	27,032	-	-	34,623	31,784
Bridgend	82,562	86,315	52,234	48,262	38,075	35,059	35,750 <sup>(2)</sup>	33,290 <sup>(2)</sup>	56,175	52,603
Buckinghamshire	145,669	155,986	73,700	76,760	56,638	59,560	46,835	55,284	92,566	98,737
Caerphilly	77,423	74,972	44,743	45,342	31,467	32,193	-	31,833	47,085	45,700
Cambridgeshire	93,466	97,636	56,284	57,027	50,198	51,800	48,892	48,320	68,725	70,841
Cardiff	98,232	100,764	62,065	61,789	48,660	50,277	45,582	45,979	59,477	60,265
Carmarthenshire	62,504	61,914	41,602	39,493	31,128	32,230	30,929	33,940 <sup>(2)</sup>	45,940	45,679
Ceredigion	55,140	61,400	47,337	48,326	52,729	47,218	51,375 <sup>(2)</sup>	50,063	52,436	53,568
Cheshire	103,602	108,228	54,437	56,749	41,852	43,648	54,004	55,029	68,053	71,409
City of Bristol	105,045	104,966	66,083	70,390	50,360	53,793	55,448	57,796	58,357	62,465
City of Kingston upon Hull	60,820	71,896	44,621	44,007	29,969	30,338	33,522	36,998	35,279	36,331
Conwy	68,077	71,102	43,283	44,746	38,627	38,768	40,745	40,596	51,450	53,710
Cornwall	79,196	80,397	51,034	49,988	42,803	43,181	44,782	42,740	59,494	59,613
Cumbria	85,279	89,713	49,771	51,590	36,925	36,527	49,563	51,029	53,505	55,501
Denbighshire	64,912	61,696	41,734	43,282	36,836	33,153	26,250	29,000	51,484	49,399
Derbyshire	81,348	83,112	43,410	43,707	34,103	34,444	34,988	32,007	53,241	54,431
Devon	91,810	95,566	57,563	56,608	44,405	46,245	42,086	42,168	61,773	63,920
Dorset	97,459	101,820	59,802	60,921	54,922	53,367	49,803	57,764	72,553	76,628
Durham	84,509	87,819	46,505	46,946	32,067	33,043	40,162	33,205	49,572	49,114
East Riding of Yorkshire	84,420	85,253	51,156	51,521	38,035	39,948	38,347	36,005	60,720	59,539
East Sussex	107,265	117,410	64,981	67,443	57,874	57,776	40,877	42,038	67,599	72,938
Essex	109,264	112,302	63,408	64,399	50,960	52,700	37,461	38,337	69,214	71,990
Flintshire	77,503	77,547	42,533	43,681	34,335	33,487	31,360 <sup>(2)</sup>	37,140 <sup>(2)</sup>	54,991	56,184
Gloucestershire	111,313	112,925	60,576	61,155	50,782	51,004	43,839	42,084	72,723	73,885
Greater Manchester	94,842	97,952	51,628	53,039	34,484	34,817	45,049	47,945	51,228	52,134
Gwynedd	65,774	66,181	40,636	48,395	35,394	36,899	31,681	25,929	46,996	48,041
Hampshire	123,371	124,805	69,338	69,576	56,444	57,670	44,259	45,834	77,903	79,736
Hartlepool	73,983	77,103	44,448	52,315	29,825	29,646	46,590	21,110 <sup>(2)</sup>	41,909	46,980
Hereford & Worcester	102,517	101,876	55,996	57,335	45,033	45,765	39,829	38,702	69,842	70,288
Hertfordshire	165,094	177,467	91,672	94,024	68,835	70,379	53,147	53,243	92,574	98,775
Isle of Anglesey	59,975	58,061	39,693	41,346	31,340	32,345	34,988 <sup>(2)</sup>	-	48,064	48,933
Isle of Wight	80,966	83,468	47,175	48,987	40,359	40,336	33,612	37,260	56,035	59,476
Kent	114,971	126,397	64,968	66,442	49,464	51,284	39,681	41,883	70,434	75,475
Lancashire	90,570	90,277	51,079	51,396	33,599	34,793	38,711	39,688	50,932	51,832
Leicestershire	91,240	93,195	48,933	51,785	37,750	38,170	33,267	36,103	59,112	61,705
Lincolnshire	65,930	65,887	41,987	42,602	31,751	32,440	31,505	36,387	50,820	52,717
Merseyside	90,935	99,994	50,747	53,540	30,610	32,480	47,942	44,016	50,925	53,185
Merthyr Tydfil	71,271	63,187	43,930	36,532	26,854	26,286	-	-	39,323	32,720
Middlesbrough	77,488	81,011	48,015	50,106	30,552	28,708	32,850	26,083 <sup>(2)</sup>	47,128	46,816
Monmouthshire	90,213	95,616	54,178	53,877	49,579	45,789	50,399	42,110	72,327	69,510
Neath Port Talbot	67,641	61,067	37,912	41,886	30,679	29,399	21,844	30,490 <sup>(2)</sup>	40,672	42,156
Newport	88,891	91,028	49,585	51,960	37,443	37,067	32,550	36,463	52,542	53,486
Norfolk	74,407	73,841	47,327	46,807	37,763	39,685	33,277	34,675	55,116	55,805
North East Lincolnshire	67,578	69,012	45,678	44,879	28,173	27,778	32,402	28,950	41,691	42,803
North Lincolnshire	69,335	67,661	38,631	39,244	28,669	30,584	17,763 <sup>(2)</sup>	34,714	47,391	47,101
North Somerset	102,922	99,004	56,254	61,082	48,467	49,181	39,104	40,204	70,054	69,732
North Yorkshire	103,524	103,390	58,641	57,418	49,842	50,317	49,751	49,297	70,090	70,285
Northamptonshire	90,741	91,394	45,932	48,143	37,826	38,046	26,575	28,308	59,529	60,053
Northumberland	98,861	103,312	49,566	51,288	37,723	39,743	29,754	31,658	60,276	61,002
Nottinghamshire	80,930	85,934	43,890	45,589	31,849	33,863	40,908	41,928	53,924	56,572
Oxfordshire	137,036	141,106	73,313	78,699	64,320	69,226	61,529	60,634	90,324	95,413

# Average price of residential property sales completed

Apr – Jun 96 <sup>(1)</sup>

July – Sept 96

## Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96
Pembrokeshire	61,782	63,954	41,373	39,303	36,932	31,992	35,385	25,925	48,529	47,856
Powys	73,052	76,546	47,461	48,757	36,085	39,009	-	80,167 <sup>(2)</sup>	55,982	60,709
Redcar & Cleveland	78,497	80,789	46,195	45,660	31,683	33,891	32,704	28,482	48,493	48,355
Rhondda Cynon Taff	80,030	74,510	44,229	43,423	29,173	29,651	23,186 <sup>(2)</sup>	34,333 <sup>(2)</sup>	41,384	39,252
Shropshire	84,314	85,663	50,124	49,913	40,620	41,818	32,818	36,425	61,716	61,459
Somerset	96,607	105,132	54,175	55,485	44,511	45,030	36,120	35,825	64,139	68,255
South Gloucestershire	96,928	97,066	57,721	59,177	48,390	48,651	36,265	40,115	65,257	65,332
South Yorkshire	75,708	76,675	43,184	45,065	31,797	32,718	38,830	36,198	47,745	48,486
Staffordshire	85,734	85,958	45,155	47,026	31,579	32,207	39,533	39,305	54,160	55,242
Stockton-on-Tees	82,560	83,261	44,882	45,004	31,838	33,193	28,885	43,480	54,484	54,822
Suffolk	85,772	85,326	50,332	49,887	41,569	42,709	33,045	36,274	60,049	60,566
Surrey	184,248	193,189	94,871	95,593	80,877	82,652	63,451	64,604	115,418	121,910
Swansea	80,955	79,225	49,453	49,687	36,249	38,057	52,517	51,119	52,568	52,002
The Vale of Glamorgan	100,858	104,005	55,539	62,224	43,081	45,074	40,731	40,725	64,145	68,154
Torfaen	82,941	87,350	43,980	43,580	33,269	34,021	21,013 <sup>(2)</sup>	29,633 <sup>(2)</sup>	49,537	51,045
Tyne & Wear	88,157	90,553	52,277	52,359	43,287	45,050	34,751	36,953	50,282	51,178
Warwickshire	108,656	114,083	58,358	61,062	49,633	49,438	47,621	49,458	71,933	75,012
West Midlands	104,710	105,954	52,360	54,351	41,633	42,308	42,162	39,710	56,592	57,297
West Sussex	128,834	128,765	71,226	71,274	57,970	58,803	41,009	41,754	79,657	80,834
West Yorkshire	94,290	97,623	51,961	52,287	36,282	37,222	44,584	46,648	53,216	54,102
Wiltshire	106,713	109,742	61,141	60,561	49,415	48,835	40,489	38,996	72,009	72,690
Wrexham	76,521	78,745	45,015	47,474	37,574	33,265	29,733 <sup>(2)</sup>	24,733 <sup>(2)</sup>	55,545	57,209
York	92,996	98,016	57,433	57,673	52,949	53,547	43,433	44,483	63,362	64,773
<b>London Boroughs</b>										
Barking & Dagenham	89,800	71,999 <sup>(2)</sup>	58,094	56,784	53,368	53,976	35,803	32,912	51,960	51,235
Barnet	229,048	287,304	130,680	136,440	94,668	104,025	72,458	71,650	103,212	115,807
Bexley	130,022	142,855	80,279	78,536	60,797	61,635	43,738	44,791	68,332	69,651
Brent	172,765	172,577	100,389	105,203	86,320	97,178	57,568	59,733	81,661	86,064
Bromley	184,622	177,447	96,761	100,100	74,584	75,082	53,529	54,662	95,689	98,041
Camden	447,053	428,525	293,505	336,287	247,726	235,926	138,994	138,126	168,023	166,191
City of London	-	-	-	-	-	-	125,722	124,267	125,722	124,267
City of Westminster	-	472,833 <sup>(2)</sup>	508,571	542,640	349,725	324,915	156,139	157,899	174,822	179,321
Croydon	155,676	159,930	89,560	94,100	64,862	67,380	44,296	43,831	75,221	78,289
Ealing	232,342	254,493	111,762	123,082	95,353	102,699	66,855	73,980	96,984	103,040
Enfield	218,754	229,805	110,249	119,746	78,003	80,106	54,786	54,315	82,599	84,465
Greenwich	218,043	144,800	96,015	97,332	70,518	69,645	55,467	60,238	79,634	76,876
Hackney	-	74,875 <sup>(2)</sup>	94,100	128,440	93,703	104,623	51,630	60,536	72,138	80,829
Hammersmith & Fulham	212,600	358,875 <sup>(2)</sup>	254,955	248,459	201,898	217,844	102,228	106,741	145,075	151,730
Haringey	338,500	309,632	192,837	178,829	99,186	105,821	68,915	72,148	91,605	96,276
Harrow	191,445	207,586	96,523	101,275	80,392	81,811	64,749	63,968	92,513	96,509
Havering	143,264	148,855	81,477	82,802	64,671	64,092	44,634	46,430	78,166	77,959
Hillingdon	157,870	161,259	82,069	85,654	71,056	71,439	54,116	51,551	83,563	84,457
Hounslow	150,277	150,447	92,866	94,857	98,901	101,427	74,240	65,296	90,653	90,439
Islington	344,222	242,625 <sup>(2)</sup>	182,556	229,337	163,201	189,788	98,286	95,170	121,543	131,960
Kensington & Chelsea	-	388,000 <sup>(2)</sup>	435,941	513,817	391,960	490,114	208,420	221,783	242,306	274,728
Kingston upon Thames	194,864	239,334	115,918	112,618	102,518	95,288	69,183	66,184	108,867	108,477
Lambeth	207,847	183,454	138,335	149,458	103,483	109,568	80,301	79,281	93,683	96,279
Lewisham	117,824	140,259	86,679	91,667	68,385	71,631	45,825	46,735	61,148	65,546
Merton	365,043	370,239	122,584	132,764	93,676	96,122	65,792	70,969	102,412	106,043
Newham	84,881	90,199 <sup>(2)</sup>	69,830	72,763	49,339	51,937	33,301	33,547	48,320	50,238
Redbridge	200,288	187,484	98,941	113,883	74,675	74,119	50,681	52,384	79,548	82,000
Richmond upon Thames	257,714	306,473	182,615	192,433	146,681	154,878	103,007	100,633	147,743	156,556
Southwark	171,475	253,864	110,775	129,729	84,146	96,715	75,671	73,859	84,909	91,147
Sutton	182,854	169,078	91,607	96,149	73,446	72,208	47,372	49,871	78,976	81,399
Tower Hamlets	127,275 <sup>(2)</sup>	173,750	137,944	107,900	94,771	100,170	74,537	89,105	80,803	92,144
Waltham Forest	146,527	130,025	90,489	92,662	59,725	62,232	40,049	40,705	57,602	60,742
Wandsworth	347,417	612,029	181,232	246,224	139,469	151,032	84,480	84,826	115,874	131,371
<b>Greater London</b>	<b>195,022</b>	<b>207,747</b>	<b>109,688</b>	<b>116,586</b>	<b>97,591</b>	<b>105,662</b>	<b>87,523</b>	<b>91,188</b>	<b>101,081</b>	<b>107,455</b>
<b>England &amp; Wales</b>										
	105,954	110,900	61,463	64,031	52,370	55,394	63,449	66,598	70,135	73,559

# Volume of sales included in property price data

■ Apr – Jun 96 <sup>(1)</sup>

■ July – Sept 96

## Sales by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96
Bath & N E Somerset	209	190	203	198	299	314	142	132	853	834
Bedfordshire	644	707	948	849	979	966	195	235	2,766	2,757
Berkshire	1,329	1,346	1,216	1,307	1,157	1,253	696	650	4,398	4,556
Blaenau Gwent	25	13	40	25	114	84	-	-	179	122
Bridgend	102	92	157	179	110	127	4	5	373	403
Buckinghamshire	1,264	1,265	1,152	1,185	800	820	364	328	3,580	3,598
Caerphilly	108	81	232	165	175	165	-	6	515	417
Cambridgeshire	1,278	1,299	938	931	883	929	181	189	3,280	3,348
Cardiff	162	173	327	344	507	608	118	102	1,114	1,227
Carmarthenshire	142	142	156	111	106	116	7	5	411	374
Ceredigion	69	66	38	46	39	39	4	8	150	159
Cheshire	1,357	1,343	1,548	1,505	959	908	145	133	4,009	3,889
City of Bristol	84	124	440	512	814	877	279	369	1,617	1,882
City of Kingston upon Hull	34	43	248	214	587	533	39	33	908	823
Conwy	174	206	178	193	68	88	53	41	473	528
Cornwall	908	847	509	486	701	683	128	101	2,246	2,117
Cumbria	493	468	697	602	756	692	134	118	2,080	1,880
Denbighshire	153	139	122	116	47	54	7	6	329	315
Derbyshire	1,223	1,207	1,571	1,387	929	916	63	64	3,786	3,574
Devon	1,506	1,638	1,286	1,335	1,734	1,770	493	496	5,019	5,239
Dorset	1,721	1,876	801	827	746	741	857	903	4,125	4,347
Durham	525	400	784	717	875	828	66	39	2,250	1,984
East Riding of Yorkshire	574	437	658	577	272	293	51	37	1,555	1,344
East Sussex	1,147	1,285	985	1,089	1,124	1,216	1,197	1,059	4,453	4,649
Essex	2,363	2,308	2,511	2,458	2,062	1,984	1,336	1,073	8,272	7,823
Flintshire	198	211	214	224	81	71	5	5	498	511
Gloucestershire	874	907	878	873	751	745	228	228	2,731	2,753
Greater Manchester	1,456	1,324	3,415	3,387	3,692	3,553	494	525	9,057	8,789
Gwynedd	113	95	70	70	130	143	11	7	324	315
Hampshire	2,511	2,718	2,045	1,980	2,833	2,902	1,066	1,131	8,455	8,731
Hartlepool	42	54	122	106	141	119	10	5	315	284
Hereford & Worcester	1,145	1,133	1,053	964	659	703	216	192	3,073	2,992
Hertfordshire	1,151	1,327	1,341	1,397	1,758	1,882	1,028	974	5,278	5,580
Isle of Anglesey	102	98	41	37	49	37	4	-	196	172
Isle of Wight	282	292	209	194	153	139	124	104	768	729
Kent	1,737	1,864	2,208	2,192	2,181	2,311	636	572	6,762	6,939
Lancashire	1,129	1,035	1,945	1,870	2,367	20,82	328	288	5,769	5,275
Leicestershire	1,255	1,243	1,595	1,445	998	954	107	92	3,955	3,734
Lincolnshire	1,464	1,465	970	855	654	488	56	46	3,144	2,854
Merseyside	756	654	1,904	1,932	1,432	1,382	274	293	4,366	4,261
Merthyr Tydfil	21	12	33	29	66	74	-	-	120	115
Middlesbrough	98	66	184	175	179	153	12	3	473	397
Monmouthshire	157	149	81	119	54	74	5	10	297	352
Neath Port Talbot	89	109	185	142	174	154	8	5	456	410
Newport	125	104	174	154	247	210	15	13	561	481
Norfolk	1,579	1,552	1,018	1,006	1,019	956	222	167	3,838	3,681
North East Lincolnshire	114	164	194	234	257	288	27	33	592	719
North Lincolnshire	156	159	202	220	82	88	4	7	444	474
North Somerset	374	388	287	327	191	211	136	142	988	1,068
North Yorkshire	806	739	872	835	648	541	189	139	2,515	2,254
Northamptonshire	1,247	1,158	1,027	1,021	986	951	108	101	3,368	3,231
Northumberland	365	286	354	360	367	315	66	65	1,152	1,026
Nottinghamshire	1,302	1,272	1,435	1,357	865	893	128	148	3,730	3,670
Oxfordshire	962	1,027	1,124	1,231	655	657	305	263	3,046	3,178

# Volume of sales included in property price data

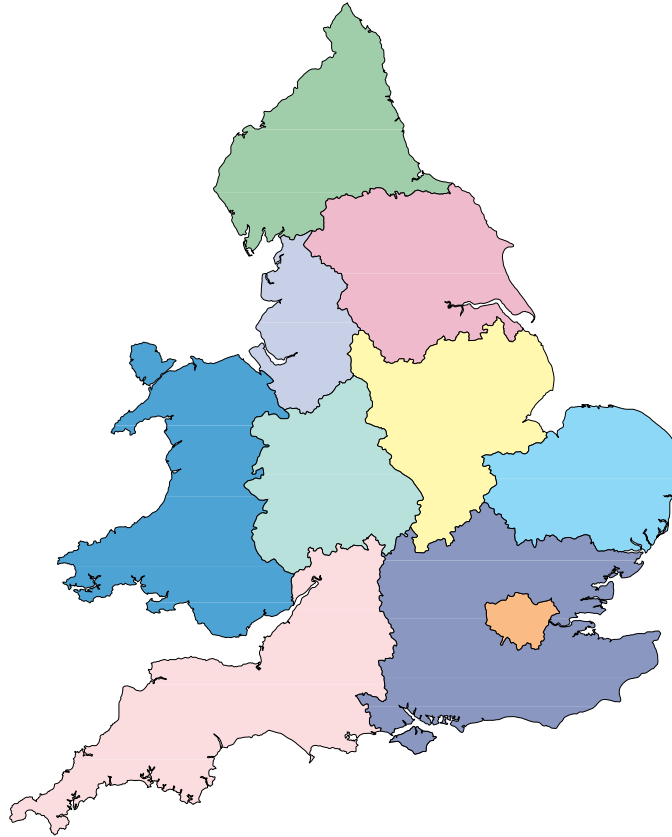
Apr – Jun 96 <sup>(1)</sup>

July – Sept 96

## Sales by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96	Apr – Jun 96	July – Sept 96
Pembrokeshire	145	132	81	61	101	90	13	8	340	291
Powys	144	152	90	101	85	58	-	3	319	314
Redcar & Cleveland	105	86	235	218	144	133	12	14	496	451
Rhondda Cynon Taff	85	74	180	156	305	338	4	3	574	571
Shropshire	818	670	649	574	399	413	88	59	1,954	1,716
Somerset	793	787	718	682	676	654	190	158	2,377	2,281
South Gloucestershire	389	334	396	363	428	376	73	83	1,286	1,156
South Yorkshire	1,014	909	1,676	1,494	1,222	1,202	137	127	4,049	3,0732
Staffordshire	1,231	1,216	1,667	1,649	991	960	101	106	3,990	3,931
Stockton-on-Tees	243	211	299	278	159	146	13	10	714	645
Suffolk	1,226	1,209	1,041	969	921	897	163	147	3,351	3,222
Surrey	1,915	2,210	1,829	1,967	1,064	1,157	1,106	1,053	5,914	6,387
Swansea	216	170	302	254	318	287	26	43	862	754
The Vale of Glamorgan	143	161	170	170	162	166	16	34	491	531
Torfaen	58	63	91	72	81	99	4	3	234	237
Tyne & Wear	448	399	1,236	1,193	1,264	1,257	682	662	3,630	3,511
Warwickshire	732	773	809	880	508	552	188	149	2,237	2,354
West Midlands	1,443	1,362	3,072	3,143	3,051	3,027	748	662	8,314	8,194
West Sussex	1,316	1,388	1,228	1,163	1,074	1,144	804	773	4,422	4,468
West Yorkshire	1,515	1,367	2,783	2,624	3,324	3,110	283	300	7,905	7,401
Wiltshire	1,159	1,035	893	826	1,094	956	184	164	3,330	2,981
Wrexham	124	104	127	102	66	48	3	3	320	257
York	172	132	276	231	252	196	42	27	742	586
<b>London Boroughs</b>										
Barking & Dagenham	5	4	50	61	302	274	57	64	414	403
Barnet	94	124	476	504	251	274	740	644	1,561	1,546
Bexley	52	56	383	383	341	328	212	196	988	963
Brent	54	55	202	195	211	243	402	425	869	918
Bromley	278	317	465	537	394	368	401	411	1,538	1,633
Camden	19	20	46	46	112	114	689	749	866	929
City of London	-	-	-	-	-	-	59	63	59	63
City of Westminster	-	3	7	12	94	121	1,005	1,067	1,106	1,203
Croydon	170	178	376	367	578	629	423	391	1,547	1,565
Ealing	53	38	342	323	404	409	384	416	1,183	1,186
Enfield	63	59	217	222	582	610	428	456	1,290	1,347
Greenwich	35	32	124	168	346	364	154	179	659	743
Hackney	-	4	15	20	193	216	219	299	427	539
Hammersmith & Fulham	6	4	46	37	339	377	577	652	968	1,070
Haringey	12	19	40	54	356	405	428	513	836	991
Harrow	82	81	332	347	163	180	269	246	846	854
Havering	112	106	345	358	287	335	136	146	880	945
Hillingdon	159	149	412	467	255	285	272	252	1,098	11,53
Hounslow	37	31	411	445	253	201	317	240	1,018	917
Islington	9	4	49	65	104	152	401	423	563	644
Kensington & Chelsea	-	5	17	15	175	214	870	949	1,062	1,183
Kingston upon Thames	123	95	281	268	178	209	288	255	870	827
Lambeth	18	27	85	87	363	333	703	671	1,169	1,118
Lewisham	17	27	115	114	433	425	459	403	1,024	969
Merton	40	45	184	158	374	429	299	338	897	970
Newham	9	5	38	36	599	594	117	121	763	756
Redbridge	64	53	161	174	556	534	282	234	1062	995
Richmond upon Thames	91	85	227	284	448	469	390	396	1156	1234
Southwark	20	11	84	76	225	220	404	344	733	651
Sutton	98	121	246	278	334	345	362	366	1,040	1,110
Tower Hamlets	4	-	9	18	132	104	406	368	551	490
Waltham Forest	15	16	100	124	460	553	319	294	894	987
Wandsworth	30	27	157	149	548	657	960	924	1,695	1,757
<b>Greater London</b>	<b>1,769</b>	<b>1,801</b>	<b>6,042</b>	<b>6,392</b>	<b>10,390</b>	<b>10,971</b>	<b>13,432</b>	<b>13,495</b>	<b>31,633</b>	<b>32,659</b>
<b>England &amp; Wales</b>	<b>56,407</b>	<b>56,045</b>	<b>68,815</b>	<b>67,656</b>	<b>68,591</b>	<b>68,317</b>	<b>30,683</b>	<b>29,776</b>	<b>224,496</b>	<b>221,794</b>

# Average price for all property types by region



**April – June 96**

**July – Sept 96**

	Detached		Semi-Detached		Terraced		Flat/Maisonette	
North	£86,673	£89,755	£49,048	£49,993	£37,022	£38,171	£36,768	£38,051
North West	£95,717	£99,603	£51,810	£53,439	£34,416	£35,415	£45,059	£45,857
Yorks & Humberside	£88,506	£89,852	£49,987	£50,408	£36,518	£37,013	£43,229	£43,238
Wales	£76,381	£77,443	£47,349	£48,763	£37,140	£37,832	£40,922	£43,128
West Midlands	£97,322	£98,921	£51,701	£53,540	£40,909	£41,683	£41,741	£40,585
East Midlands	£81,504	£83,187	£45,033	£46,644	£34,965	£35,749	£33,841	£35,717
East Anglia	£83,785	£84,874	£51,174	£51,109	£42,894	£44,706	£38,204	£40,270
South West	£98,078	£101,300	£58,866	£59,823	£48,485	£49,396	£46,638	£49,959
South East	£132,957	£139,416	£72,882	£74,874	£58,105	£59,848	£46,651	£48,044
Greater London	£195,022	£207,747	£109,688	£116,586	£97,591	£105,662	£87,523	£91,188

# Volume of sales by price range

## Apr – Jun 96 <sup>(1)</sup>      July – Sept 96

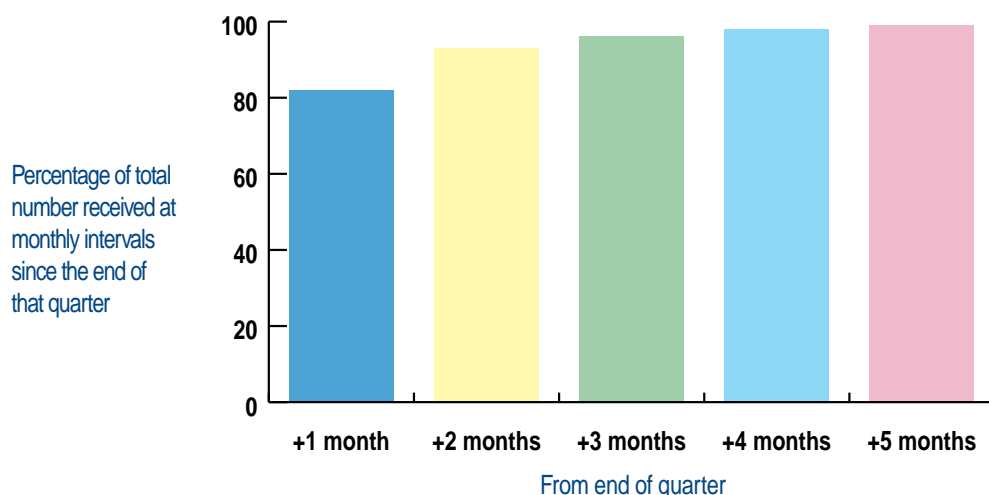
Price range (£)	Sales	Sales
under 10,000	1,613	1,247
10,000 - 20,000	7,592	6,566
20,001 - 30,000	17,340	15,834
30,001 - 40,000	31,595	29,491
40,001 - 50,000	36,722	35,095
50,001 - 60,000	36,145	35,812
60,001 - 70,000	19,848	19,497
70,001 - 80,000	17,590	17,692
80,001 - 90,000	13,572	13,877
90,001 - 100,000	8,687	9,285
100,001 - 120,000	11,411	11,868
120,001 - 150,000	10,364	11,243
150,001 - 200,000	7,242	8,023
200,001 - 300,000	4,082	4,780
300,001 - 400,000	1,113	1,322
400,001 - 500,000	352	515
500,001 - 600,000	185	243
600,001 - 800,000	146	208
800,001 - 1,000,000	65	97
1,000,000 - 1,250,000	29	44
1,250,001 - 1,500,000	14	20
1,500,001 - 1,750,000	8	14
1,750,001 - 2,000,000	4	6
over 2,000,000	10	10

### Note to table:

The bands widen as values increase.

The table includes the price bands of under £10,000 and over £1 million which have been excluded from the calculation of the average house prices shown elsewhere in this report.

## Transactions with an instrument date within the period July - September 1995



### Note to bar chart:

This graph illustrates the effect of changing the collecting period on the volume of data recorded.