

HM Land Registry



Residential Property Price Report

October – December 1996

Summary table comparing average prices (all England and Wales) for the period October to December 1996 with the same period in 1995

Property Type		Average Price		% Difference
		October - December 1995	October - December 1996	
Detached	Old	£103,957	£109,339	+4.92
	New	£103,364	£108,482	+4.72
	All	£103,804	£109,159	+4.91
Semi-detached	Old	£59,563	£63,126	+5.64
	New	£59,908	£62,127	+3.57
	All	£59,598	£63,051	+5.48
Terraced	Old	£49,356	£53,987	+8.58
	New	£60,499	£67,848	+10.83
	All	£50,165	£54,784	+8.43
Flat/Maisonette	Old	£57,489	£63,046	+8.81
	New	£66,971	£80,373	+16.67
	All	£59,160	£64,935	+8.89

Please Note:

- No weighting or adjustment is applied to the information collected to reflect any seasonal or other factors. This should be borne in mind when comparing data on pages 3 to 8.
- Data for the fourth quarter is collected over a shorter period than the updated third quarter. If you wish to draw comparisons with equivalent periods in 1995 please refer to earlier reports, copies of which are available on request.
- Monthly updates of this report will be available at the end of March and April on our web site (see below).



News Update

- ◇ **Bespoke reports** - A large number of responses have been received following the invitation issued in the previous copy of this report to advise us of your requirements. These responses have been very useful in enabling us to refine our own requirements and identify a suitable software package. This will allow us to produce property price information by either city, district or postal area for any period since 1st January 1995. Trials on the software will start shortly and we will report progress in future issues of the report.
- ◇ **Internet Updates** - The Land Registry internet site on <http://www.open.gov.uk/landreg/home.htm> contains a full copy of this report in both colour and black and white (downloadable) formats together with many other items of information about the Land Registry. The figures shown in this report will be updated each month until the issue of the next quarterly report in May. This service is only available from our internet site.
- ◇ **Revised data collection period** - The impact of the shorter collecting period used for the first time in the previous report was very much as anticipated with a reduction in volumes of around 10% compared with the earlier reports. The effect of the shorter data collection period on average prices has been minimal.

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. In this report it is the actual date of the transfer or conveyance (the instrument date) which is the governing date.
5. 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 December, may not have been submitted for registration or processed by the Registry before the end of the data collection period on 31 January.

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. A list of all exclusions is available on request. **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.**

6. 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 October and December submitted for registration and processed by the Land Registry between October and January. Totals and averages for the preceding quarter are progressively updated as late applications are incorporated.
7. 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.
8. 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. 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
February 1997

Notes to tables:

- (1) Adjusted figures for July - September 1996 reflect the position at 31 January 1997.
- (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

■ July - Sept 96 ⁽¹⁾

■ Oct - Dec 96

Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	July - Sept 96	Oct - Dec 96	July - Sept 96	Oct - Dec 96	July - Sept 96	Oct - Dec 96	July - Sept 96	Oct - Dec 96	July - Sept 96	Oct - Dec 96
Bath & N E Somerset	128,912	127,514	83,887	72,220	66,577	67,665	73,073	63,984	86,869	82,236
Bedfordshire	106,833	106,363	58,454	58,949	45,532	44,794	31,398	29,908	65,005	62,280
Berkshire	151,395	155,354	83,638	85,410	66,351	67,349	55,280	55,675	95,148	95,760
Blaenau Gwent	53,850	52,109	38,891	43,562	27,026	27,591	- ⁽²⁾	- ⁽²⁾	33,034	34,003
Bridgend	82,372	85,346	47,868	49,210	35,431	36,416	34,207	40,165	51,857	52,867
Buckinghamshire	158,865	149,222	77,987	74,076	60,036	60,264	56,686	48,581	101,579	92,297
Caerphilly	76,796	76,712	45,177	44,297	32,616	32,901	31,833	32,583 ⁽²⁾	46,761	46,537
Cambridgeshire	97,665	95,019	57,332	57,242	52,271	50,978	47,526	45,283	71,490	68,353
Cardiff	99,051	99,181	62,165	60,594	50,144	50,148	44,392	41,354	60,309	59,534
Carmarthenshire	63,613	57,308	39,664	37,751	32,272	31,059	33,940 ⁽²⁾	38,150	46,809	42,246
Ceredigion	67,309	61,494	48,522	49,159	44,817	48,377	52,879	59,750	55,962	55,204
Cheshire	109,936	105,212	57,127	56,460	43,711	43,879	54,918	49,109	72,822	69,589
City of Bristol	103,902	113,101	70,384	66,883	53,543	50,054	57,829	58,145	62,308	59,332
City of Kingston upon Hull	69,126	67,005	43,926	44,840	30,648	28,927	36,910	31,631	36,670	35,115
Conwy	70,236	73,285	43,899	45,232	39,689	35,450	39,961	40,484	53,254	53,000
Cornwall	81,873	78,613	50,557	51,247	44,002	43,937	42,478	45,929	61,126	58,568
Cumbria	91,399	87,987	52,398	50,223	37,457	38,285	51,911	46,574	57,362	55,264
Denbighshire	62,629	58,313	42,856	40,822	33,796	35,557	29,285	32,150 ⁽²⁾	50,125	47,398
Derbyshire	84,806	80,300	44,121	43,882	35,021	34,603	34,756	37,123	55,550	53,293
Devon	95,714	95,026	56,645	57,820	46,279	45,512	42,760	42,728	64,410	63,768
Dorset	102,478	104,386	61,301	61,647	53,904	55,963	58,487	52,184	77,474	76,863
Durham	85,947	84,551	47,385	46,786	32,747	31,679	34,189	36,622	49,459	47,208
East Riding of Yorkshire	85,928	87,848	51,286	50,830	39,789	37,891	36,460	39,762	60,318	61,046
East Sussex	117,055	116,466	67,958	68,246	58,175	59,520	42,231	41,963	73,018	71,659
Essex	113,663	111,268	65,249	64,903	53,065	53,707	39,376	39,179	73,595	70,779
Flintshire	78,609	79,395	43,601	43,292	33,795	33,324	37,164	27,831	57,154	56,101
Gloucestershire	116,209	115,584	61,454	61,852	51,286	50,590	41,826	44,089	75,675	73,743
Greater Manchester	98,808	98,777	53,285	52,426	34,920	34,850	47,461	44,387	52,725	52,456
Gwynedd	69,657	69,190	48,192	47,156	36,965	35,111	29,162	23,954	49,573	47,191
Hampshire	126,287	124,018	69,993	70,571	57,899	57,543	46,992	45,499	80,715	78,764
Hartlepool	75,835	84,056	51,232	47,682	29,748	27,850	25,091	25,840	47,435	49,662
Hereford and Worcester	106,100	103,659	58,170	57,959	46,341	46,159	39,220	39,480	73,528	70,505
Hertfordshire	176,970	170,059	93,954	94,245	70,654	70,900	53,748	50,882	99,889	94,464
Isle of Anglesey	59,635	59,710	41,238	40,480	33,524	30,565	84,200 ⁽²⁾	65,500 ⁽²⁾	50,918	49,607
Isle of Wight	83,940	76,459	49,030	48,516	40,756	39,931	37,743	37,279	59,991	54,348
Kent	126,270	123,454	66,685	66,428	51,432	50,124	42,303	41,050	75,931	72,484
Lancashire	91,534	91,965	51,620	51,113	34,474	33,852	40,486	41,605	52,239	51,222
Leicestershire	93,594	91,929	51,837	50,118	38,479	38,676	37,685	33,886	62,311	60,200
Lincolnshire	66,403	66,588	42,481	42,336	32,649	32,429	35,085	29,004	53,276	52,112
Merseyside	99,862	93,770	53,243	51,936	32,393	32,280	46,280	46,146	53,569	51,616
Merthyr Tydfil	67,302	63,178	36,880	44,861	27,567	28,181	-	- ⁽²⁾	33,986	35,476
Middlesbrough	80,189	82,422	49,762	49,776	28,835	29,606	26,083	30,941	46,969	48,199
Monmouthshire	96,268	91,233	54,391	52,518	45,439	46,084	43,584	30,124	70,702	67,486
Neath Port Talbot	61,305	64,046	41,998	39,278	29,629	31,812	27,908	22,125 ⁽²⁾	42,104	40,953
Newport	92,583	95,736	51,461	53,396	37,311	37,951	38,715	30,157	54,466	55,061
Norfolk	75,777	74,973	47,328	48,413	40,289	39,643	35,187	32,896	57,196	56,409
North East Lincolnshire	71,049	75,231	45,101	44,854	27,794	27,678	29,161	28,488	43,463	44,135
North Lincolnshire	66,568	67,558	38,915	38,764	29,799	27,597	33,250	26,309	46,845	47,166
North Somerset	99,929	106,456	61,611	58,887	49,000	48,974	40,706	37,937	70,508	68,846
North Yorkshire	107,021	103,842	58,433	58,032	50,522	50,488	53,111	50,148	72,665	70,208
Northamptonshire	92,815	88,618	48,229	47,075	38,829	39,275	31,043	30,565	60,933	58,937
Northumberland	102,972	98,540	51,611	50,694	40,666	39,475	34,948	42,025	63,198	61,646
Nottinghamshire	85,053	78,362	45,738	44,109	33,656	33,770	41,634	37,193	56,960	52,738
Oxfordshire	140,633	139,160	78,375	73,974	68,606	71,452	61,341	58,520	95,202	91,904

Average price of residential property sales completed

■ July – Sept 96 ⁽¹⁾

■ Oct – Dec 96

Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Pembrokeshire	64,033	63,709	38,507	41,057	32,237	35,948	25,825	28,550	47,944	48,104
Powys	76,015	74,283	47,824	48,058	38,531	36,962	52,583	27,165	59,665	56,889
Redcar and Cleveland	82,659	79,807	45,838	47,235	33,444	32,071	28,458	32,175	48,688	47,628
Rhondda Cynon Taff	75,730	77,407	43,511	43,119	29,649	28,997	30,800 ⁽²⁾	23,841	39,846	39,884
Shropshire	88,448	85,847	50,514	49,924	42,353	41,751	36,322	32,760	63,798	61,359
Somerset	107,172	99,570	56,077	55,870	45,471	45,922	36,410	34,847	70,057	65,809
South Gloucestershire	98,226	100,690	59,687	58,477	48,812	49,555	41,016	36,355	66,763	64,719
South Yorkshire	78,043	80,102	44,916	43,976	32,899	32,304	36,772	42,021	49,037	49,700
Staffordshire	88,959	87,129	47,332	46,785	32,381	32,233	39,520	33,756	56,884	56,281
Stockton-on-Tees	83,296	82,971	45,198	45,286	32,980	34,551	58,706	53,785	55,899	57,092
Suffolk	89,282	88,410	50,507	51,470	43,331	42,839	37,166	37,376	63,159	61,567
Surrey	193,904	188,563	95,734	95,871	82,989	83,652	65,107	64,368	122,002	118,880
Swansea	83,470	82,715	49,691	48,959	38,058	39,234	52,002	44,579	53,135	53,107
The Vale of Glamorgan	101,424	112,312	61,972	62,440	44,922	44,594	40,450	39,422	67,591	72,501
Torfaen	89,925	81,033	44,898	43,645	34,512	35,173	29,633 ⁽²⁾	31,050	53,531	47,194
Tyne and Wear	90,530	89,396	52,932	53,089	45,434	42,318	37,325	35,291	51,727	51,114
Warwickshire	115,147	113,470	61,714	61,998	49,874	52,439	49,193	46,523	75,852	74,020
West Midlands	105,839	106,743	54,469	54,688	42,196	41,181	40,331	43,646	57,581	58,224
West Sussex	130,784	123,571	72,195	72,561	59,189	59,696	42,540	42,862	82,685	80,663
West Yorkshire	98,891	97,977	52,788	52,654	37,435	36,931	46,520	43,095	55,104	55,257
Wiltshire	112,200	109,733	62,709	64,087	49,936	50,104	40,335	49,943	76,102	73,530
Wrexham	77,031	78,443	46,634	42,888	32,749	30,931	28,050 ⁽²⁾	30,000 ⁽²⁾	55,750	54,171
York	94,258	96,286	57,235	57,956	52,121	51,938	42,639	48,023	64,508	64,118
London Boroughs										
Barking & Dagenham	132,290	- ⁽²⁾	58,139	60,134	54,387	52,514	35,336	31,620	52,197	50,569
Barnet	288,859	265,946	135,323	142,854	103,024	101,431	71,604	70,627	114,968	114,598
Bexley	142,856	144,352	78,418	81,527	61,594	65,143	45,260	45,647	69,562	73,636
Brent	173,470	168,900	106,021	108,563	95,670	89,203	60,113	58,482	85,756	84,793
Bromley	178,992	193,148	100,285	100,280	75,916	76,742	55,535	53,134	98,554	98,431
Camden	423,500	475,045	341,805	304,803	228,543	274,656	136,594	137,840	164,204	169,003
City of London	-	-	-	-	- ⁽²⁾	- ⁽²⁾	134,042	131,550	134,042	131,550
City of Westminster	375,625 ⁽²⁾	531,500	509,398	402,305	333,353	355,757	157,474	161,865	178,200	185,972
Croydon	161,932	162,692	94,756	90,688	67,525	67,685	43,766	45,395	78,674	75,763
Ealing	250,947	272,384	122,963	124,861	103,235	104,112	73,760	68,092	102,027	102,325
Enfield	229,977	225,959	119,137	116,778	80,138	79,841	54,922	54,815	85,050	86,077
Greenwich	146,282	194,717	97,251	90,078	70,586	68,178	60,963	53,439	77,224	72,749
Hackney	82,900 ⁽²⁾	- ⁽²⁾	128,039	111,114	103,308	101,116	61,420	59,211	80,256	76,855
Hammersmith and Fulham	358,875 ⁽²⁾	377,900	250,891	250,828	214,652	210,038	107,105	114,616	148,733	155,357
Haringey	320,150	377,510	180,185	158,952	104,961	115,034	73,051	72,372	95,645	102,465
Harrow	207,457	199,598	100,784	105,010	82,324	88,043	63,559	62,164	96,531	97,786
Havering	148,912	170,187	84,025	85,539	64,850	64,428	47,839	45,656	78,956	82,860
Hillingdon	162,638	166,756	85,916	88,988	74,515	73,666	52,045	54,708	84,655	86,848
Hounslow	155,195	164,344	94,295	98,542	101,733	111,605	66,080	71,374	90,310	95,501
Islington	242,625 ⁽²⁾	- ⁽²⁾	230,675	246,777	188,717	191,235	95,738	99,294	130,119	129,424
Kensington and Chelsea	388,000 ⁽²⁾	164,000	501,914	516,067	487,504	481,278	217,900	212,961	268,363	260,770
Kingston upon Thames	237,514	217,288	112,118	116,336	95,936	96,211	67,852	67,285	108,772	105,541
Lambeth	174,841	175,963	149,424	146,340	111,364	116,059	80,398	76,459	96,958	96,051
Lewisham	149,799	120,465	91,228	90,107	71,408	70,920	46,824	48,224	65,290	63,838
Merton	377,957	417,221	134,371	123,594	96,576	97,613	74,448	68,920	107,164	105,862
Newham	89,142	- ⁽²⁾	72,441	67,076	52,797	54,681	34,453	38,646	50,926	51,719
Redbridge	186,210	183,222	112,554	103,916	75,393	78,388	53,316	50,247	82,818	81,840
Richmond upon Thames	311,085	283,680	195,184	191,158	155,023	155,209	102,299	104,049	156,603	151,873
Southwark	258,733	230,185	129,137	118,808	95,646	91,971	79,518	71,959	93,533	86,971
Sutton	169,253	181,161	96,864	100,047	72,734	75,299	50,178	49,493	81,970	81,706
Tower Hamlets	- ⁽²⁾	190,000 ⁽²⁾	114,359	86,724	98,974	101,225	89,832	85,966	92,467	89,955
Waltham Forest	142,240	148,786	91,725	94,199	62,292	63,835	40,300	41,512	60,875	61,415
Wandsworth	583,154	341,090	242,849	223,943	150,936	152,975	87,438	84,122	129,289	118,681
Greater London	209,012	209,551	116,463	114,503	105,144	104,284	91,177	88,727	107,049	105,169
England & Wales										
	111,065	109,159	63,971	63,051	55,191	54,784	66,809	64,935	74,016	72,144

Volume of sales included in property price data

■ July – Sept 96 ⁽¹⁾

■ Oct – Dec 96

Sales by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96
Bath & N E Somerset	243	205	232	221	364	331	155	123	994	880
Bedfordshire	866	646	985	1,061	1,080	997	260	232	3,191	2,936
Berkshire	1,561	1,332	1,496	1,220	1,392	1,218	765	802	5,214	4,572
Blaenau Gwent	21	21	30	32	102	107	-	-	153	160
Bridgend	108	96	194	229	146	134	7	6	455	465
Buckinghamshire	1,623	1,122	1,421	1,166	988	767	410	413	4,442	3,468
Caerphilly	103	107	191	205	191	198	6	5	491	515
Cambridgeshire	1,598	1,271	1,097	1,001	1,089	1,021	224	218	4,008	3,511
Cardiff	218	183	409	315	716	609	121	103	1,464	1,210
Carmarthenshire	209	131	157	155	160	113	5	3	531	402
Ceredigion	97	77	63	50	52	36	17	14	229	177
Cheshire	1,622	1,377	1,725	1,702	1,042	928	156	139	4,545	4,146
City of Bristol	140	99	565	405	977	854	407	385	2,089	1,743
City of Kingston upon Hull	62	42	265	206	655	525	42	27	1,024	800
Conwy	241	166	220	168	101	84	50	47	612	465
Cornwall	1,176	817	591	466	900	780	147	123	2,814	2,186
Cumbria	604	488	727	614	811	684	148	145	2,290	1,931
Denbighshire	182	120	138	104	69	49	7	3	396	276
Derbyshire	1,497	1,104	1,689	1,392	1,116	846	76	56	4,378	3,398
Devon	1,998	1,683	1,535	1,335	2,076	1,822	600	542	6,209	5,382
Dorset	2,245	1,925	950	877	846	783	1,097	943	5,138	4,528
Durham	523	389	845	724	985	883	57	48	2,410	2,044
East Riding of Yorkshire	579	550	708	629	355	303	48	61	1,690	1,543
East Sussex	1,505	1,227	1,240	1,014	1,400	1,220	1,274	1,236	5,419	4,697
Essex	2,918	2,306	2,931	2,491	2,335	2,196	1,301	1,305	9,485	8,298
Flintshire	263	216	263	240	83	76	7	8	616	540
Gloucestershire	1,081	856	994	887	845	743	268	272	3,188	2,758
Greater Manchester	1,582	1,558	3,914	3,678	4,031	3,827	631	580	10,158	9,643
Gwynedd	138	88	95	64	190	137	12	12	435	301
Hampshire	3,241	2,668	2,365	2,198	3,380	2,944	1,341	1,210	10,327	9,020
Hartlepool	70	84	122	104	131	111	6	11	329	310
Hereford and Worcester	1,512	1,165	1,181	1,155	839	716	242	216	3,774	3,252
Hertfordshire	1,640	1,185	1,629	1,410	2,191	1,852	1,142	1,047	6,602	5,494
Isle of Anglesey	134	109	48	40	50	42	5	4	237	195
Isle of Wight	363	267	230	208	174	175	127	127	894	777
Kent	2,149	1,833	2,439	2,347	2,563	2,584	679	682	7,830	7,446
Lancashire	1,270	1,069	2,217	1,972	2,505	2,313	343	329	6,335	5,683
Leicestershire	1,506	1,222	1,661	1,509	1,130	976	113	97	4,410	3,804
Lincolnshire	1,839	1,576	1,023	1,003	583	594	59	57	3,504	3,230
Merseyside	782	672	2,256	2,092	1,553	1,410	354	317	4,945	4,491
Merthyr Tydfil	14	17	34	33	88	107	-	-	136	157
Middlesbrough	84	78	205	165	182	152	3	6	474	401
Monmouthshire	182	156	132	106	85	85	13	8	412	355
Neath Port Talbot	123	83	175	177	181	169	6	4	485	433
Newport	124	123	175	189	232	242	14	22	545	576
Norfolk	1,909	1,638	1,202	1,064	1,127	1,037	207	192	4,445	3,931
North East Lincolnshire	181	177	260	259	313	322	36	25	790	783
North Lincolnshire	208	205	265	235	111	101	8	11	592	552
North Somerset	451	380	367	380	242	297	161	149	1,221	1,206
North Yorkshire	983	764	1,046	920	678	558	198	174	2,905	2,416
Northamptonshire	1,370	1,237	1,186	1,055	1,105	1,049	140	126	3,801	3,467
Northumberland	416	348	439	322	402	359	85	69	1,342	1,098
Nottinghamshire	1,657	1,143	1,647	1,380	1,086	813	180	126	4,570	3,462
Oxfordshire	1,210	969	1,410	1,145	789	765	303	288	3,712	3,167

Volume of sales included in property price data

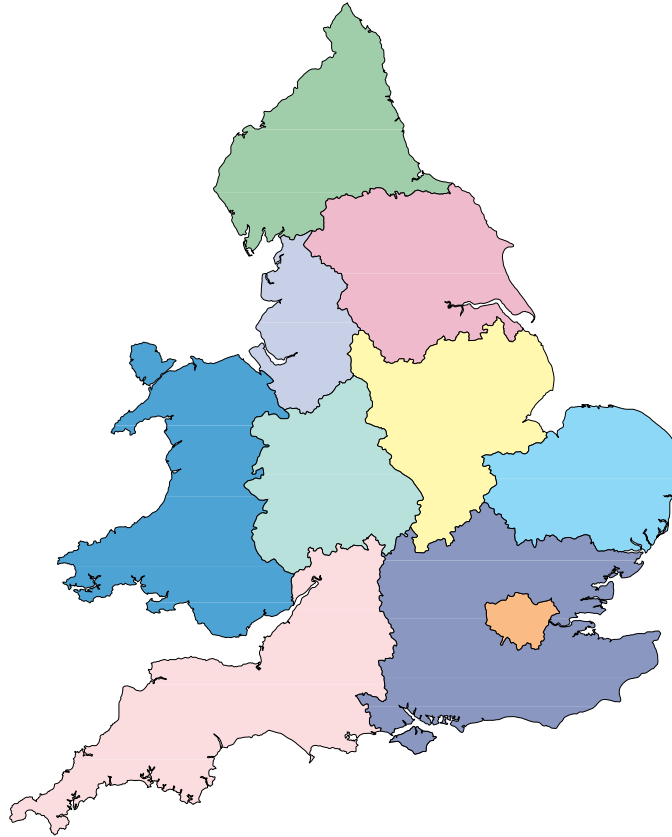
July – Sept 96 ⁽¹⁾

Oct – Dec 96

Sales by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	July	Aug	July	Aug	July	Aug	July	Aug	July	Aug
Pembrokeshire	172	114	92	86	104	82	12	9	380	291
Powys	200	147	128	90	81	75	6	9	415	321
Redcar and Cleveland	107	79	249	217	168	148	18	10	542	454
Rhondda Cynon Taff	90	99	194	194	382	390	5	6	671	689
Shropshire	936	735	719	630	537	428	73	84	2,265	1,877
Somerset	1,035	733	840	633	807	682	203	158	2,885	2,206
South Gloucestershire	421	311	422	379	441	462	91	64	1,375	1,216
South Yorkshire	1,164	983	1,910	1,541	1,492	1,165	148	104	4,714	3,793
Staffordshire	1,481	1,312	1,922	1,669	1,098	935	129	95	4,630	4,011
Stockton-on-Tees	271	246	324	292	175	127	19	17	789	682
Suffolk	1,494	1,189	1,120	1,076	1,019	933	179	148	3,812	3,346
Surrey	2,480	2,061	2,209	1,803	1,291	1,149	1,229	1,131	7,209	6,144
Swansea	208	218	308	316	344	337	55	55	915	926
The Vale of Glamorgan	178	173	183	186	176	143	37	31	574	533
Torfaen	81	57	82	78	114	124	3	10	280	269
Tyne and Wear	501	487	1,424	1,170	1,499	1,256	814	626	4,238	3,539
Warwickshire	913	736	1,033	855	632	599	182	212	2,760	2,402
West Midlands	1,655	1,569	3,726	3,226	3,565	3,145	778	763	9,724	8,703
West Sussex	1,659	1,391	1,361	1,155	1,285	1,041	880	754	5,185	4,341
West Yorkshire	1,724	1,597	3,194	2,901	3,674	3,121	370	286	8,962	7,905
Wiltshire	1,391	1,052	988	909	1,133	1,054	205	204	3,717	3,219
Wrexham	146	86	147	90	72	43	4	3	369	222
York	221	162	332	284	267	226	39	44	859	716
London Boroughs										
Barking & Dagenham	6	-	74	82	319	308	96	73	495	463
Barnet	141	141	579	412	313	244	751	677	1,784	1,474
Bexley	64	70	427	425	371	345	227	192	1,089	1,032
Brent	59	57	228	224	269	259	486	428	1,042	968
Bromley	358	320	620	517	432	437	467	481	1,877	1,755
Camden	25	22	53	48	128	107	874	788	1,080	965
City of London	-	-	-	-	-	-	86	79	86	79
City of Westminster	4	8	13	19	130	112	1,219	1,074	1,366	1,213
Croydon	206	189	406	342	715	632	450	541	1,777	1,704
Ealing	43	48	381	333	474	428	529	480	1,427	1,289
Enfield	68	87	248	202	679	610	497	466	1,492	1,365
Greenwich	34	27	192	157	399	382	218	221	843	787
Hackney	5	-	23	17	250	208	365	319	643	544
Hammersmith and Fulham	4	5	37	22	413	322	765	688	1,219	1,037
Haringey	20	20	58	60	442	418	598	470	1,118	968
Harrow	96	95	395	329	211	202	283	283	985	909
Havering	123	107	413	368	379	296	172	131	1,087	902
Hillingdon	163	156	524	454	325	305	309	293	1,321	1,208
Hounslow	35	24	488	394	227	226	281	269	1,031	913
Islington	4	-	68	40	169	140	500	443	741	623
Kensington and Chelsea	5	5	17	18	229	178	1,085	907	1,336	1,108
Kingston upon Thames	111	93	298	237	241	199	298	290	948	819
Lambeth	30	22	105	107	390	357	813	729	1,338	1,215
Lewisham	30	20	131	110	482	519	481	493	1,124	1,142
Merton	53	44	178	165	509	466	422	346	1,162	1,021
Newham	7	-	43	43	692	607	151	188	893	838
Redbridge	65	53	227	229	654	495	292	276	1,238	1,053
Richmond upon Thames	101	72	331	245	567	463	506	432	1,505	1,212
Southwark	15	16	91	89	259	212	447	412	812	729
Sutton	136	99	314	243	370	362	413	372	1,233	1,076
Tower Hamlets	-	4	20	10	132	121	492	434	644	569
Waltham Forest	22	19	141	122	618	515	341	347	1,122	1,003
Wandsworth	31	20	164	104	771	582	1,180	1,023	2,146	1,729
Greater London	2,064	1,843	7,287	6,167	12,559	11,057	16,094	14,645	38,004	33,712
England & Wales	69,013	56,750	79,578	70,066	79,732	70,766	35,636	32,616	263,959	230,198

Average price for all property types by region



■ July – Sept 96

■ Oct – Dec 96

	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96	July – Sept 96	Oct – Dec 96
North	£89,988	£88,159	£50,444	£49,832	£38,507	£37,153	£38,992	£37,778
North West	£100,641	£98,395	£53,566	£52,770	£35,371	£35,139	£46,351	£44,606
Yorks & Humberside	£91,391	£91,170	£50,690	£50,509	£37,243	£36,572	£44,375	£43,464
Wales	£77,481	£78,805	£48,428	£47,879	£37,859	£37,639	£42,512	£38,868
West Midlands	£100,854	£99,541	£53,921	£53,870	£41,842	£41,557	£41,005	£42,081
East Midlands	£83,633	£80,407	£46,712	£45,703	£36,067	£36,218	£36,638	£33,672
East Anglia	£86,805	£85,089	£51,579	£52,274	£45,281	£44,509	£40,299	£38,924
South West	£102,396	£101,919	£60,427	£60,260	£49,568	£49,348	£50,414	£48,579
South East	£139,707	£136,239	£75,156	£74,303	£60,046	£59,949	£48,674	£47,435
Greater London	£209,012	£209,551	£116,463	£114,503	£105,144	£104,284	£91,177	£88,727

Volume of sales by price range

Price range (£)	July – Sept 96 ⁽¹⁾	Oct – Dec 96
	Sales	Sales
under 10,000	1,245	1,351
10,000 - 20,000	6,552	7,035
20,001 - 30,000	15,809	16,724
30,001 - 40,000	29,444	30,635
40,001 - 50,000	35,060	36,670
50,001 - 60,000	35,772	37,769
60,001 - 70,000	19,477	20,666
70,001 - 80,000	17,670	18,508
80,001 - 90,000	13,855	14,411
90,001 - 100,000	9,267	9,493
100,001 - 120,000	11,853	11,982
120,001 - 150,000	11,219	11,448
150,001 - 200,000	8,010	7,883
200,001 - 300,000	4,764	4,459
300,001 - 400,000	1,317	1,263
400,001 - 500,000	511	432
500,001 - 600,000	240	203
600,001 - 800,000	208	204
800,001 - 1,000,000	97	82
1,000,000 - 1,250,000	44	29
1,250,001 - 1,500,000	20	19
1,500,001 - 1,750,000	14	13
1,750,001 - 2,000,000	6	6
over 2,000,000	10	20

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.