

HM Land Registry



Residential Property Price Report

January – March 1997

Summary table comparing average prices (all England and Wales) for the period January to March 1997 with the same period in 1996

Property Type		Average Price		% Difference
		January - March 1996	January- March 1997	
Detached	Old	£102,869	£111,899	+8.78
	New	£106,751	£111,891	+4.81
	All	£103,716	£111,897	+7.89
Semi-Detached	Old	£59,840	£63,997	+6.95
	New	£59,300	£62,658	+5.66
	All	£59,793	£63,902	+6.87
Terraced	Old	£49,512	£54,688	+10.45
	New	£63,062	£67,463	+6.98
	All	£50,366	£55,337	+9.87
Flat/Maisonette	Old	£57,816	£65,939	+14.05
	New	£71,310	£86,966	+21.95
	All	£59,982	£68,058	+13.46

Please Note:

- The published data are simple averages. No weighting or adjustment is applied to reflect any seasonal or other factors.
- Monthly updates of this data and of the previous quarter's are available from our web site (see below).
- Volumes are not directly comparable (see "Published Data" on page 2).



HM Land Registry is a self-financing, government trading fund and executive agency which makes no call on moneys voted by Parliament. It was established in 1862 to: 1) maintain and develop a stable and effective land registration system throughout England and Wales; 2) guarantee title to registered estates and interests in land; 3) provide ready access to up to date and guaranteed land information; 4) achieve progressively improving performance targets set by the Lord Chancellor so that high quality services are delivered promptly and at lower cost to users.

As part of its objective to facilitate commerce, the Land Registry publishes quarterly Residential Property Price Reports and an annual review.

- ◇ **Bespoke Reports** - In addition, Property Price Reports can now be ordered showing aggregated data for any district in England and Wales (a full list is available on request or may be downloaded from our web site). There will be a charge for this service of £25 (inc. VAT) for each district.
- ◇ **Published Data** - Average price data for the current period can now be compared with the equivalent period in 1996. Volume of sales, however, are not directly comparable. The volume table for January-March 1996 is complete but that for January-March 1997 will not be so for a number of months. This is due to the time lag between completion of house purchases and their lodgement at the Land Registry. If you wish to draw volume comparisons with equivalent periods then please refer to earlier reports (available free on request or from our web site).
- ◇ **Statistics on Disk** - 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. There is a charge of £10 per disk (no VAT is payable).
- ◇ **Further Information** - Further information on data collection procedures at the Land Registry and those transactions which are excluded from this report is available on request or can be viewed on our web site.

Dr Stuart Hill

Chief Land Registrar
June 1997

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Notes to tables:

- (1) Adjusted figures for January - March 1996 reflect the position at 30 April 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).

Key to symbols

* New Unitary Authority w.e.f. 1.4.96

Ceased to exist as a county w.e.f. 1.4.96

† County boundary changes w.e.f. 1.4.96

Average price of residential property sales completed

Jan - Mar 96 ⁽¹⁾ Jan - Mar 97

Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Avon #	101,823	-	59,631	-	50,253	-	49,500	-	63,327	-
Bath and N E Somerset *	-	129,774	-	73,160	-	68,412	-	57,125	-	80,371
Bedfordshire	102,090	107,784	55,346	57,828	41,842	44,082	28,656	30,129	58,591	60,651
Berkshire	150,560	158,462	80,876	86,390	62,173	69,053	52,407	57,068	90,409	96,108
Blaenau Gwent *	-	56,222	-	41,496	-	27,734	-	21,583	-	32,935
Bridgend *	-	78,150	-	51,185	-	37,939	-	33,716	-	50,415
Buckinghamshire	150,747	159,254	72,399	77,708	55,313	58,053	45,695	47,451	89,209	96,103
Caerphilly *	-	76,965	-	44,688	-	32,599	-	24,300	-	45,211
Cambridgeshire	91,574	98,849	55,894	56,735	48,554	53,512	47,520	47,052	66,490	70,140
Cardiff *	-	103,849	-	62,552	-	50,722	-	41,741 ⁽²⁾	-	59,930
Carmarthenshire *	-	65,915	-	36,677	-	28,983	-	-	-	43,622
Ceredigion *	-	58,943	-	46,100	-	45,202	-	39,390	-	50,274
Cheshire	104,989	105,878	52,535	56,395	41,407	42,943	57,718	51,176	66,836	69,729
City of Bristol *	-	141,517	-	69,294	-	53,704	-	56,706	-	64,142
City of Kingston upon Hull *	-	73,109	-	42,577	-	29,230	-	28,636	-	35,391
Cleveland #	77,023	-	46,391	-	30,867	-	41,175	-	47,143	-
Clwyd #	69,978	-	42,804	-	34,334	-	33,098	-	52,370	-
Conwy *	-	69,490	-	44,859	-	40,388	-	40,185	-	52,640
Cornwall	75,818	80,793	48,614	52,881	41,152	45,974	41,950	40,750	55,993	59,755
Cumbria	91,536	88,443	52,390	52,228	35,710	39,149	44,816	44,975	54,818	54,669
Denbighshire *	-	60,665	-	40,380	-	31,081	-	28,540	-	46,645
Derbyshire	81,820	80,629	42,344	44,532	32,602	34,318	40,748	37,513	51,551	52,841
Devon	90,439	99,090	56,224	58,520	44,647	47,182	42,292	41,798	60,808	64,462
Dorset	99,340	107,412	59,569	63,193	53,892	55,641	48,114	53,778	65,391	77,148
Durham	80,777	85,973	46,188	45,974	31,558	31,099	31,890	41,027	46,524	48,591
Dyfed #	59,800	-	39,071	-	35,627	-	40,179	-	46,117	-
East Riding of Yorkshire *	-	84,668	-	51,894	-	39,807	-	31,357	-	58,263
East Sussex	107,869	112,030	63,603	68,565	54,719	60,463	39,020	41,943	64,783	68,361
Essex	106,448	117,279	61,287	65,954	49,720	54,702	36,391	40,113	67,239	72,784
Flintshire *	-	77,770	-	43,585	-	36,407	-	36,487	-	54,830
Gloucestershire	104,719	113,782	59,180	60,996	48,224	51,109	44,498	41,732	66,985	71,502
Greater Manchester	93,505	99,810	50,732	54,007	32,727	34,656	45,494	48,327	49,498	53,089
Gwent #	84,311	-	44,222	-	34,481	-	37,330	-	50,044	-
Gwynedd †	65,679	67,412	44,378	47,376	33,780	39,675	37,294	31,125	49,060	50,752
Hampshire	119,173	125,890	67,053	70,974	54,299	57,194	44,041	46,068	73,596	77,467
Hartlepool *	-	85,488	-	45,324	-	27,071	-	31,978	-	43,991
Hereford and Worcester	102,777	105,558	56,033	59,760	45,209	49,399	36,102	40,918	68,099	70,406
Hertfordshire	162,402	176,910	89,275	94,207	66,672	71,376	49,590	52,834	87,862	94,419
Humberside #	79,050	-	45,702	-	31,425	-	35,193	-	47,650	-
Isle of Anglesey *	-	66,890	-	42,580	-	33,255	-	60,000	-	50,886
Isle of Wight	75,942	76,937	47,633	49,395	40,784	42,698	38,385	36,336	55,597	54,763
Kent	117,063	127,894	63,397	65,966	48,206	51,121	39,607	42,430	68,503	73,154
Lancashire	90,195	91,605	50,454	52,585	32,075	34,100	38,859	41,547	48,779	51,547
Leicestershire	91,755	93,493	47,968	50,456	35,818	37,563	34,106	35,781	58,022	59,220
Lincolnshire	62,716	65,483	40,763	42,120	31,755	32,126	31,164	27,346	49,380	51,221
Merseyside	91,150	96,135	49,817	52,009	31,165	31,505	46,225	44,828 ⁽²⁾	50,133	50,478
Merthyr Tydfil *	-	70,672	-	39,242	-	27,763	-	-	-	37,769
Middlesbrough *	-	83,274	-	47,484	-	29,008	-	24,206	-	46,383
Mid Glamorgan #	77,134	-	44,551	-	30,612	-	25,894	-	43,836	-
Monmouthshire *	-	93,759	-	53,874	-	49,506	-	41,583	-	66,600
Neath Port Talbot *	-	71,446	-	42,020	-	30,689	-	24,587	-	42,513
Newport *	-	96,370	-	49,991	-	40,556	-	36,629	-	52,521
Norfolk	72,738	74,958	45,150	47,908	37,678	40,212	32,557	35,179	53,456	55,679
North East Lincolnshire *	-	74,358	-	44,095	-	29,062	-	32,859	-	44,863
North Lincolnshire *	-	66,624	-	38,922	-	27,913	-	25,491	-	46,182
North Somerset *	-	102,952	-	65,259	-	51,034	-	39,826	-	69,817
North Yorkshire †	104,763	102,588	57,513	57,188	50,555	48,389	45,439	50,173	68,770	68,533
Northamptonshire	85,652	92,911	47,302	48,064	35,085	39,898	28,641	28,180	54,778	59,733
Northumberland	93,784	104,658	51,804	49,297	37,041	38,725	28,211	37,794	57,730	63,564
Nottinghamshire	77,945	80,484	41,694	43,688	32,289	33,769	36,776	39,039	50,300	52,592
Oxfordshire	131,519	139,302	72,501	76,739	65,445	70,733	59,702	60,794	88,374	91,385

Average price of residential property sales completed

Jan - Mar 96 ⁽¹⁾ Jan - Mar 97

Price (£) by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Pembrokeshire *	-	69,018	-	42,059	-	40,610	-	34,585	-	53,195
Powys	67,120	70,097	48,239	49,566	36,613	39,586	25,600	29,250	54,170	54,881
Redcar and Cleveland *	-	81,797	-	46,310	-	29,343	-	22,700	-	47,086
Rhondda Cynon Taff *	-	72,633	-	44,644	-	27,423	-	24,633	-	38,175
Shropshire	85,514	87,423	49,736	51,584	39,069	43,113	29,209	33,244	60,420	61,438
Somerset	94,885	99,050	53,376	58,261	42,400	46,749	33,116	33,615	62,829	65,337
South Glamorgan #	101,317	-	57,089	-	46,237	-	45,999	-	58,563	-
South Gloucestershire *	-	100,587	-	58,148	-	49,389	-	34,727	-	65,732
South Yorkshire	75,054	78,923	42,452	43,704	29,969	32,398	36,756	38,525	45,774	48,327
Staffordshire	84,115	90,017	44,849	46,962	30,562	30,536	35,290	32,883	52,575	55,250
Stockton-on-Tees *	-	87,603	-	44,765	-	38,469	-	77,480	-	55,645
Suffolk	86,689	90,746	48,577	50,121	41,313	42,708	32,743	36,091	58,633	61,957
Surrey	184,837	202,436	88,738	98,420	77,615	84,240	60,446	65,342	111,774	121,585
Swansea *	-	83,859	-	48,397	-	37,746	-	59,671	-	53,354
Torfaen *	-	73,361	-	46,705	-	34,652	-	31,833	-	45,252
Tyne and Wear	93,136	93,146	51,028	52,123	40,161	42,542	33,484	35,141	47,727	50,141
Vale of Glamorgan *	-	119,002	-	72,269	-	44,102	-	44,463	-	71,575
Warwickshire	109,263	115,278	59,088	62,135	46,704	50,483	43,362	45,262	68,825	74,034
West Glamorgan #	77,836	-	44,933	-	34,535	-	45,656	-	48,407	-
West Midlands	96,076	105,440	51,330	54,415	39,084	41,330	39,607	40,544	52,333	56,580
West Sussex	124,112	131,796	68,891	72,919	59,044	59,662	40,029	41,364	76,237	80,673
West Yorkshire	93,265	97,679	50,692	52,121	35,430	36,465	43,340	48,267	50,956	53,620
Wiltshire	102,447	112,289	60,591	61,565	46,512	50,726	36,280	48,635	67,963	72,506
Wrexham *	-	70,489	-	42,473	-	35,362	-	25,963	-	49,771
York *	-	91,582	-	56,375	-	49,956	-	48,204	-	60,794
London Boroughs										
Barking and Dagenham	-	⁽²⁾	59,278	59,706	52,557	54,873	34,013	37,434	50,993	51,647
Barnet	282,690	270,435	120,891	139,610	93,005	107,530	65,149	75,344	106,170	118,151
Bexley	132,560	128,264	75,554	81,747	58,820	66,048	43,251	46,208	65,571	71,120
Brent	139,083	175,781	92,601	113,868	85,615	91,194	58,123	60,834	77,411	87,670
Bromley	176,208	199,053	95,235	103,110	72,261	80,518	52,502	56,792	92,382	96,378
Camden	375,038	640,355	235,683	305,157	227,517	245,318	117,332	155,811	144,946	183,857
City of London	-	⁽²⁾	-	-	-	-	143,972	132,972	143,972	132,972
City of Westminster	434,500	645,700	368,900	398,658	309,216	364,424	155,682	170,904	173,312	191,239
Croydon	148,204	168,599	89,107	96,385	65,159	66,054	41,442	44,790	71,214	77,109
Ealing	234,912	247,843	114,792	121,288	91,425	107,286	63,411	72,538	93,334	102,436
Enfield	193,646	215,009	102,184	109,696	70,902	83,211	52,160	56,020	75,826	87,045
Greenwich	139,972	168,615	91,093	101,124	68,046	72,515	52,149	54,585	72,443	77,173
Hackney	130,000	⁽²⁾	104,889	103,405	91,284	98,462	52,788	63,897	72,533	78,067
Hammersmith and Fulham	258,214	156,637	295,519	209,636	188,056	224,538	116,803	116,088	150,988	151,824
Haringey	477,428	291,500	215,397	186,895	94,280	108,507	62,723	74,892	91,372	97,528
Harrow	213,888	215,286	94,139	110,545	76,302	85,679	64,161	59,657	89,629	98,491
Havering	143,032	162,346	82,815	84,296	62,203	65,267	43,724	44,995	76,100	80,197
Hillingdon	163,459	176,408	77,465	89,366	71,292	75,480	51,968	56,039	80,660	89,612
Hounslow	224,197	137,968	101,687	100,130	91,149	99,346	70,348	69,601	92,289	90,314
Islington	-	⁽²⁾	188,750	230,580	143,978	182,144	97,873	104,375	112,797	129,870
Kensington and Chelsea	625,833	418,375	438,500	487,402	403,792	481,989	197,357	230,100	240,927	276,015
Kingston upon Thames	179,702	221,452	106,829	122,857	89,418	99,652	60,227	69,765	99,282	111,499
Lambeth	136,147	231,388	129,633	151,057	96,386	111,197	71,806	75,798	85,926	94,262
Lewisham	106,045	180,997	84,482	91,022	66,972	75,025	44,908	47,937	59,851	67,973
Merton	286,627	262,197	108,779	165,720	87,498	99,668	66,672	71,579	93,605	103,002
Newham	82,629	123,505 ⁽²⁾	62,743	73,128	48,310	53,873	31,452	35,881	46,659	53,247
Redbridge	174,898	148,614	95,453	111,718	74,253	79,127	50,163	52,594	76,308	80,551
Richmond upon Thames	279,831	284,995	177,363	206,310	134,905	152,631	91,546	98,860	142,623	154,673
Southwark	207,923	183,466	105,247	130,820	83,252	88,759	72,869	75,306	82,156	86,999
Sutton	144,697	186,880	91,532	99,013	70,971	76,724	47,255	51,268	71,887	79,352
Tower Hamlets	79,166	246,250	110,835	133,649	98,491	110,635	77,779	100,183	83,227	104,543
Waltham Forest	159,002	132,508	91,436	96,678	59,862	67,284	38,682	42,122	58,829	61,596
Wandsworth	360,440	467,050	174,116	200,275	134,169	157,796	79,757	90,982	110,783	124,531
Greater London	193,067	211,632	104,724	116,453	92,891	106,271	82,797	93,900	96,220	107,953
England & Wales	103,716	111,897	59,793	63,902	50,366	55,337	59,982	68,058	67,097	72,900

See key to symbols on page 2

Volume of sales included in property price data

Jan - Mar 96 ⁽¹⁾ Jan - Mar 97

Sales by Property Type

County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Avon#	750	-	1,004	-	1,398	-	498	-	3,650	-
Bath and N E Somerset*	-	133	-	150	-	251	-	107	-	641
Bedfordshire	491	508	777	752	776	849	195	254	2,239	2,363
Berkshire	884	939	890	930	868	934	531	621	3,173	3,424
Blaenau Gwent*	-	13	-	16	-	78	-	3	-	110
Bridgend*	-	50	-	144	-	112	-	6	-	312
Buckinghamshire	868	847	977	785	683	612	318	324	2,846	2,568
Caerphilly*	-	65	-	161	-	152	-	3	-	381
Cambridgeshire	1,007	975	865	791	728	761	160	205	2,760	2,732
Cardiff*	-	134	-	249	-	469	-	122	-	974
Carmarthenshire*	-	98	-	108	-	98	-	-	-	304
Ceredigion*	-	53	-	46	-	42	-	5	-	146
Cheshire	959	1,007	1,071	1,125	781	727	155	104	2,966	2,963
City of Bristol*	-	97	-	385	-	679	-	323	-	1,484
City of Kingston upon Hull*	-	36	-	184	-	412	-	21	-	653
Cleveland#	303	-	533	-	517	-	40	-	1,393	-
Clwyd#	457	-	428	-	186	-	31	-	1,102	-
Conwy*	-	137	-	154	-	52	-	38	-	381
Cornwall	752	594	457	415	659	566	125	97	1,993	1,672
Cumbria	381	314	520	436	598	556	130	94	1,629	1,400
Denbighshire*	-	90	-	100	-	35	-	5	-	230
Derbyshire	910	858	1,186	1,028	850	783	48	52	2,994	2,721
Devon	1,166	1,184	966	976	1,378	1,494	424	414	3,934	4,068
Dorset	1,340	1,374	654	644	613	644	752	802	3,359	3,464
Durham	373	318	584	504	778	583	64	49	1,799	1,454
Dyfed#	336	-	224	-	281	-	12	-	853	-
East Riding of Yorkshire*	-	344	-	410	-	304	-	32	-	1,090
East Sussex	880	835	756	828	891	906	1,089	1,084	3,616	3,653
Essex	1,874	1,751	1,957	1,925	1,647	1,690	1,069	1,047	6,547	6,413
Flintshire*	-	172	-	192	-	93	-	4	-	461
Gloucestershire	604	631	706	708	661	653	217	199	2,188	2,191
Greater Manchester	1,230	1,246	2,799	2,803	3,318	3,184	483	440	7,830	7,673
Gwent#	335	-	467	-	540	-	28	-	1,370	-
Gwynedd†	310	84	241	50	221	104	55	4	827	242
Hampshire	1,804	1,830	1,567	1,659	2,247	2,255	968	1,023	6,586	6,767
Hartlepool*	-	47	-	85	-	117	-	7	-	256
Hereford and Worcester	860	811	836	813	605	684	184	186	2,485	2,494
Hertfordshire	813	822	1,030	1,020	1,462	1,412	812	843	4,117	4,097
Humberside#	687	-	1,017	-	1,123	-	110	-	2,937	-
Isle of Anglesey*	-	60	-	34	-	40	-	3	-	137
Isle of Wight	246	215	165	182	126	166	106	97	643	660
Kent	1,257	1,324	1,713	1,837	1,832	1,905	523	563	5,325	5,629
Lancashire	794	826	1,547	1,491	1,970	1,835	259	262	4,570	4,414
Leicestershire	1,015	809	1,272	1,110	855	764	103	62	3,245	2,745
Lincolnshire	1,157	1,176	748	673	453	495	55	50	2,413	2,394
Merseyside	585	433	1,536	1,495	1,177	1,087	303	254	3,601	3,269
Merthyr Tydfil*	-	21	-	20	-	72	-	-	-	113
Middlesbrough*	-	53	-	144	-	114	-	6	-	317
Mid Glamorgan#	195	-	341	-	500	-	7	-	1,043	-
Monmouthshire*	-	93	-	76	-	78	-	9	-	256
Neath Port Talbot*	-	55	-	132	-	123	-	4	-	314
Newport*	-	74	-	156	-	209	-	22	-	461
Norfolk	1,213	1,140	812	830	851	809	154	147	3,030	2,926
North East Lincolnshire*	-	125	-	172	-	209	-	21	-	527
North Lincolnshire*	-	132	-	194	-	57	-	12	-	395
North Somerset*	-	252	-	247	-	185	-	125	-	809
North Yorkshire†	752	564	884	622	718	482	173	133	2,527	1,801
Northamptonshire	827	854	776	824	860	818	107	79	2,570	2,575
Northumberland	271	250	272	224	323	231	50	52	916	757
Nottinghamshire	888	859	1,189	1,096	719	673	101	113	2,897	2,741
Oxfordshire	729	664	885	797	454	571	244	273	2,312	2,305

Volume of sales included in property price data

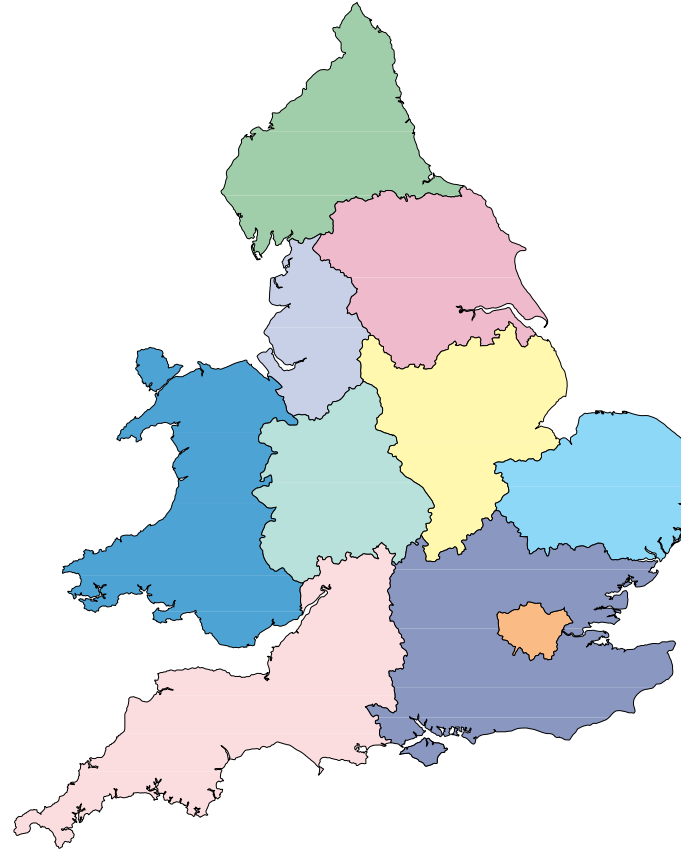
Jan - Mar 96 ⁽¹⁾ Jan - Mar 97

Sales by Property Type











County	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Pembrokeshire*	-	107	-	63	-	64	-	10	-	244
Powys	110	91	57	81	57	54	3	5	227	231
Redcar and Cleveland*	-	53	-	156	-	90	-	5	-	304
Rhondda Cynon Taff*	-	68	-	166	-	314	-	3	-	551
Shropshire	591	518	480	460	355	381	68	69	1,494	1,428
Somerset	648	582	549	532	565	638	136	126	1,898	1,878
South Glamorgan#	220	-	387	-	567	-	147	-	1,321	-
South Gloucestershire*	-	258	-	323	-	315	-	45	-	941
South Yorkshire	773	672	1,432	1,211	1,073	887	102	85	3,380	2,855
Staffordshire	969	876	1,295	1,196	860	738	94	103	3,218	2,913
Stockton-on-Tees*	-	144	-	212	-	140	-	5	-	501
Suffolk	831	880	775	743	660	698	158	120	2,424	2,441
Surrey	1,281	1,460	1,172	1,381	752	893	797	937	4,002	4,671
Swansea*	-	145	-	226	-	227	-	38	-	636
Torfaen*	-	44	-	49	-	112	-	9	-	214
Tyne and Wear	302	301	899	835	1,113	952	580	491	2,894	2,579
Vale of Glamorgan*	-	131	-	129	-	185	-	45	-	490
Warwickshire	522	533	629	644	461	415	188	158	1,800	1,750
West Glamorgan#	220	-	369	-	367	-	37	-	993	-
West Midlands	1,015	1,085	2,519	2,453	2,565	2,455	620	640	6,719	6,633
West Sussex	953	1,050	972	821	939	901	617	722	3,481	3,494
West Yorkshire	1,087	1,057	2,191	2,144	2,791	2,447	273	258	6,342	5,906
Wiltshire	832	729	701	684	881	817	146	156	2,560	2,386
Wrexham*	-	61	-	70	-	44	-	5	-	180
York*	-	123	-	221	-	214	-	39	-	597
London Boroughs										
Barking and Dagenham	-	-	58	61	290	275	55	97	403	433
Barnet	98	108	385	344	224	188	488	510	1,195	1,150
Bexley	33	43	319	384	247	292	167	203	766	922
Brent	37	43	214	210	212	189	377	371	840	813
Bromley	221	199	362	419	314	323	332	458	1,229	1,399
Camden	13	16	37	44	92	85	505	637	647	782
City of London	-	-	-	-	-	-	45	82	45	82
City of Westminster	6	5	5	6	94	93	869	965	974	1,069
Croydon	120	167	282	280	530	546	372	453	1,304	1,446
Ealing	46	45	225	268	329	334	358	442	958	1,089
Enfield	56	73	182	197	536	485	370	385	1,144	1,140
Greenwich	35	28	97	98	312	268	138	162	582	556
Hackney	3	-	29	16	184	183	231	292	447	491
Hammersmith and Fulham	7	4	36	18	247	240	442	518	732	780
Haringey	7	18	47	34	396	333	338	450	788	835
Harrow	49	68	320	262	139	145	223	238	731	713
Havering	86	88	287	278	250	254	130	130	753	750
Hillingdon	121	128	367	381	200	207	243	241	931	957
Hounslow	23	16	293	273	227	222	252	263	795	774
Islington	-	3	22	26	101	129	323	400	446	558
Kensington and Chelsea	3	4	6	19	163	169	663	858	835	1,050
Kingston upon Thames	90	82	192	224	168	155	180	233	630	694
Lambeth	17	18	66	60	273	317	467	609	823	1,004
Lewisham	20	24	96	107	344	385	384	394	844	910
Merton	33	36	187	101	286	358	277	346	783	841
Newham	13	16	35	47	573	512	130	137	751	712
Redbridge	43	41	168	149	511	411	245	245	967	846
Richmond upon Thames	74	82	167	177	287	334	269	343	797	936
Southwark	13	22	65	59	189	202	360	433	627	716
Sutton	69	61	170	174	256	239	330	333	825	807
Tower Hamlets	3	4	10	25	98	91	323	424	434	544
Waltham Forest	16	17	93	57	408	402	251	282	768	758
Wandsworth	17	20	109	89	452	488	700	889	1,278	1,486
Greater London	1,372	1,479	4,931	4,887	8,932	8,854	10,837	12,823	26,072	28,043
England & Wales	42,029	40,823	54,010	52,619	57,585	56,049	25,486	27,702	179,110	177,193

See key to symbols on page 2

Average price for all property types by region



Jan – Mar 96 Jan – Mar 97

	Detached		Semi-Detached		Terraced		Flat/Maisonette	
 North	£87,047	£91,009	£49,469	£49,273	£35,605	£37,314	£35,122	£37,134
 North West	£95,469	£99,167	£50,746	£53,657	£33,231	£34,887	£45,825	£46,092
 Yorks & Humberside	£88,659	£90,159	£48,729	£49,815	£35,518	£36,670	£41,509	£44,727
 Wales	£74,446	£79,316	£45,757	£48,654	£36,325	£38,284	£41,606	£41,525
 West Midlands	£94,765	£100,861	£51,270	£54,254	£39,060	£41,765	£38,696	£40,131
 East Midlands	£79,258	£81,279	£44,093	£45,999	£33,746	£35,900	£33,724	£34,197
 East Anglia	£82,755	£87,375	£50,023	£51,557	£42,286	£45,443	£37,691	£40,567
 South West	£94,596	£104,059	£57,337	£60,940	£46,836	£50,564	£45,529	£48,239
 South East	£130,154	£140,911	£70,162	£75,057	£56,111	£60,201	£44,637	£47,748
 Greater London	£193,067	£211,632	£104,724	£116,453	£92,891	£106,271	£82,797	£93,900

Volume of sales by price range

Price range (£)	Jan – Mar 96 ⁽¹⁾	Jan – Mar 97
	Sales	Sales
under 10,000	1,736	1,305
10,000 - 20,000	7,527	5,998
20,001 - 30,000	16,008	13,569
30,001 - 40,000	26,951	24,642
40,001 - 50,000	30,139	29,071
50,001 - 60,000	28,596	29,467
60,001 - 70,000	15,246	16,428
70,001 - 80,000	13,291	14,741
80,001 - 90,000	9,951	11,431
90,001 - 100,000	6,339	7,402
100,001 - 120,000	7,929	9,739
120,001 - 150,000	7,361	9,283
150,001 - 200,000	5,118	6,566
200,001 - 300,000	2,853	3,788
300,001 - 400,000	792	1,132
400,001 - 500,000	285	431
500,001 - 600,000	146	207
600,001 - 800,000	126	186
800,001 - 1,000,000	52	86
1,000,000 - 1,250,000	26	37
1,250,001 - 1,500,000	15	15
1,500,001 - 1,750,000	4	14
1,750,001 - 2,000,000	2	7
over 2,000,000	6	12

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.