



Residential Property Price Report

April – June 1999

Summary of average prices (all England and Wales) for the period April to June 1999 compared with the same period in 1998

Property Type		Average Price		% Difference
		April - June 1998	April - June 1999	
Detached	Old	£126,832	£135,722	+ 7.01
	New	£120,346	£129,750	+ 7.81
	All	£125,433	£134,585	+ 7.30
Semi-Detached	Old	£72,917	£78,000	+ 6.97
	New	£67,994	£74,189	+ 9.11
	All	£72,585	£77,778	+ 7.15
Terraced	Old	£63,067	£68,457	+ 8.55
	New	£81,377	£84,854	+ 4.27
	All	£63,950	£69,148	+ 8.13
Flat/Maisonette	Old	£75,768	£82,687	+ 9.13
	New	£116,456	£130,441	+ 12.01
	All	£79,004	£86,679	+ 9.71
All	Old	£81,127	£87,875	+ 8.32
	New	£103,263	£112,570	+ 9.01
	All	£83,299	£90,068	+ 8.13

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).



Residential Property Price Report

April - June 99

Background Information

HM Land Registry is a self-financing, government trading fund and executive agency which makes no call on moneys voted by Parliament. Its objectives are:

- 1) To maintain and develop a stable and effective land registration system throughout England and Wales as the cornerstone for the creation and free movement of interests in land.
- 2) On behalf of the Crown to guarantee title to registered estates and interests in land for the whole of England and Wales.
- 3) To provide ready access to up to date and guaranteed land information, so enabling confident dealings in property and security of title.
- 4) To provide a Land Charges and Agricultural Credits Service.

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

Published Data

- Volume of sales for the current period can now be accurately compared with the equivalent period in 1998 as the figures for both average prices and volumes for the earlier period are reproduced from the report issued in August 1998 i.e. over an identical data collection period.
- Where the number of sales is fewer than 3, no average price is shown.
- Where the volumes shown are small the average price may not be representative.
- The following are excluded from the figures shown in this report
 1. All commercial transactions
 2. All sales below £10,000 and over £1million
 3. Transfer, conveyances, assignments or leases at a premium with nominal rent which are:
 - 'Right to buy' sales at a discount
 - subject to a lease
 - subject to an existing mortgage
 - to effect the sale of a share in a property
 - by way of a gift
 - by way of exchange
 - under a Compulsory Purchase order
 - under a court order
 - to Trustees
 - Vesting Deeds
 - Transmissions or Assents
 - of more than one property
 - Leases for 21 years or less

Ted Beardsall

Acting Chief Land Registrar and Chief Executive
August 1999

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Table 1 - Average price of residential property sales completed

April - June 98 (as at 31.7.98) April - June 99

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	131,615	155,979	94,578	92,874	86,741	91,069	68,378	83,249	94,642	101,478
Bedfordshire	128,892	144,386	75,875	78,978	57,033	61,716	38,095	40,947	78,371	86,541
Blackburn with Darwen	92,312	94,551	49,705	49,812	28,699	32,008	32,751	29,650	42,242	45,270
Blackpool	89,073	98,177	51,116	51,997	38,897	42,181	35,613	35,788	47,965	50,374
Blaenau Gwent	78,000	76,033	47,091	44,968	29,113	27,147	—	—	33,898	37,719
Bournemouth	114,672	114,193	69,897	76,193	68,011	75,886	57,199	63,686	78,867	82,147
Bracknell Forest	175,445	184,910	102,902	111,014	84,187	89,110	61,799	69,812	112,802	122,814
Bridgend	80,428	89,720	51,069	53,839	38,137	39,509	30,875	36,278	51,722	55,748
Brighton and Hove	150,664	170,181	93,783	109,677	88,432	98,347	55,027	60,833	76,019	88,553
Buckinghamshire	231,514	249,660	111,785	118,490	91,008	91,399	65,437	75,923	138,021	146,202
Caerphilly	82,179	88,162	49,625	49,101	36,835	36,172	32,133	27,452	49,884	52,191
Cambridgeshire	113,426	123,907	72,060	76,686	66,828	71,520	55,211	58,319	84,530	92,067
Cardiff	104,279	115,849	68,726	74,470	55,098	58,438	47,091	53,664	64,347	71,633
Carmarthenshire	69,057	74,715	40,874	41,056	35,060	33,245	—	—	48,953	52,337
Ceredigion	68,507	83,752	53,208	53,146	47,126	54,565	—	—	56,386	69,605
Cheshire	121,170	128,428	64,793	67,508	50,801	51,751	63,548	61,534	82,505	84,146
City of Bristol	142,550	160,774	76,617	91,102	61,218	67,642	67,704	81,683	71,272	81,753
City of Derby	87,106	84,081	45,067	45,462	32,811	34,910	27,573	23,705	53,201	52,901
City of Kingston Upon Hull	67,665	74,395	41,930	45,399	28,757	32,179	36,220	33,089	35,759	39,909
City of Nottingham	87,741	100,274	48,263	49,968	37,779	36,403	50,832	73,185	50,744	54,402
City of Peterborough	86,745	93,455	50,100	50,405	37,600	39,338	27,698	40,828	56,534	58,479
City of Plymouth	103,624	105,533	56,940	59,887	45,597	45,761	34,615	35,266	52,939	53,955
Conwy	80,680	85,940	49,207	51,600	39,805	42,543	45,720	48,430	59,885	62,345
Cornwall	93,031	97,857	58,434	62,576	47,645	52,559	48,577	51,154	64,331	71,565
Cumbria	100,652	105,038	54,533	59,587	39,113	40,940	48,598	57,826	60,091	65,872
Darlington	95,369	95,138	54,112	53,554	33,954	35,257	36,191	55,300	53,461	56,518
Denbighshire	69,223	69,826	45,083	45,380	34,662	35,011	37,314	23,375	54,571	54,005
Derbyshire	92,499	97,162	49,036	50,457	38,751	39,461	55,033	49,019	61,437	63,783
Devon	112,915	117,029	68,170	70,272	55,093	57,335	47,172	53,664	77,278	82,026
Dorset	129,008	140,414	79,863	85,600	65,707	69,031	55,029	59,017	93,023	101,640
Durham	81,266	88,406	48,323	48,064	34,714	35,023	36,362	40,822	49,919	53,295
East Riding of Yorkshire	91,980	92,588	52,287	52,562	41,271	38,999	33,493	34,551	61,927	63,848
East Sussex	136,010	146,516	79,485	84,244	61,217	66,715	41,972	48,186	84,076	90,379
Essex	137,763	145,443	78,330	83,353	65,938	69,952	45,870	52,979	88,638	92,764
Flintshire	81,579	86,942	49,097	47,814	39,395	40,840	—	—	61,963	64,006
Gloucestershire	131,117	135,641	71,980	76,400	57,364	61,894	53,004	59,095	85,081	87,629
Greater London	243,295	273,330	142,154	158,031	129,886	147,159	111,132	123,400	127,961	143,725

Table 1 (cont) - Average price of residential property sales completed

April – June 1998 (as at 31.7.98) April – June 1999

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	107,344	112,172	57,502	60,330	37,601	37,795	53,456	54,234	58,003	60,011
Gwynedd	80,981	76,038	51,673	51,109	37,705	38,797	24,491	34,487	53,698	53,538
Halton	83,616	81,520	47,356	50,369	34,229	31,754	—	47,493	52,957	52,430
Hampshire	154,032	163,751	89,478	94,836	71,795	75,851	—	60,037	100,138	108,344
Hartlepool	82,040	98,099	46,436	48,655	28,549	26,356	53,005	34,155	45,983	55,082
Herefordshire	105,731	116,486	64,625	63,532	48,431	57,308	34,404	40,604	73,805	80,138
Hertfordshire	217,046	224,607	118,721	125,945	92,419	97,110	61,879	70,548	115,439	121,480
Isle of Anglesey	78,207	70,999	45,512	45,602	32,073	35,295	—	30,928	58,350	55,133
Isle of Wight	97,120	99,413	59,270	64,453	52,139	53,307	43,108	45,970	66,234	69,607
Kent	146,486	157,629	79,146	87,188	62,738	67,025	50,639	53,963	87,477	94,354
Lancashire	99,996	101,082	56,222	55,897	36,287	37,193	46,287	50,692	58,980	59,121
Leicester	88,178	98,756	51,115	54,690	38,136	39,894	40,923	42,352	49,464	52,231
Leicestershire	101,832	112,262	55,398	59,390	47,187	48,110	39,249	44,252	71,161	76,505
Lincolnshire	74,945	77,151	45,886	46,305	37,067	38,699	33,917	35,830	57,761	58,484
Luton	103,431	108,918	60,434	67,131	44,760	51,105	31,377	32,680	56,438	62,195
Medway Towns	124,979	123,892	67,570	72,864	49,953	53,799	37,329	42,027	63,540	67,590
Merseyside	100,995	105,181	54,886	56,253	32,948	33,673	48,350	47,876	54,687	56,946
Merthyr Tydfil	63,385	68,411	39,031	45,817	29,077	28,822	—	—	35,205	37,906
Middlesbrough	83,499	95,138	46,650	48,212	29,477	32,733	—	—	44,953	49,348
Milton Keynes	117,268	125,836	58,936	65,143	51,285	55,414	30,507	31,017	73,566	77,016
Monmouthshire	108,909	116,458	57,548	59,162	64,078	54,270	43,612	65,984	77,573	82,965
Neath Port Talbot	74,985	71,872	42,591	42,241	32,770	33,413	25,018	32,999	46,386	45,796
Newport	108,112	114,509	59,116	62,037	41,804	39,489	36,238	42,262	59,452	58,001
Norfolk	84,661	90,515	54,090	56,247	43,272	45,539	35,672	37,373	62,340	65,096
North East Lincolnshire	74,124	79,285	47,340	48,770	29,459	29,069	30,934	35,191	44,766	48,917
North Lincolnshire	74,114	69,311	39,559	41,512	30,843	32,791	33,000	25,028	52,182	50,061
North Somerset	118,772	119,675	68,828	72,788	55,372	61,238	44,502	47,854	78,264	79,619
North Yorkshire	113,252	113,756	63,053	62,649	52,333	54,547	51,845	55,674	75,020	75,228
Northamptonshire	105,814	112,158	59,474	60,762	47,546	51,946	36,359	38,771	72,328	73,952
Northumberland	105,598	104,587	51,159	55,993	41,439	44,041	36,589	36,119	61,768	67,611
Nottinghamshire	86,612	98,491	47,704	50,310	36,744	37,588	35,677	40,230	59,610	67,893
Oxfordshire	164,554	185,331	95,568	103,524	87,347	92,353	68,164	75,351	109,384	121,593
Pembrokeshire	71,359	76,111	48,751	48,310	42,546	39,980	43,325	38,673	56,152	57,632
Poole	128,317	141,602	73,543	80,291	67,173	74,565	86,494	99,199	95,472	109,531
Portsmouth	129,946	124,341	76,425	82,523	62,091	66,493	44,932	47,841	63,476	66,440
Powys	81,510	92,946	53,391	51,884	44,584	36,853	21,125	—	62,315	62,626
Reading	186,942	212,881	96,237	109,181	72,116	85,582	67,215	74,499	88,597	101,460
Redcar and Cleveland	81,497	87,010	49,472	50,471	36,845	32,610	40,513	39,266	51,030	52,528

Table 1 (cont) - Average price of residential property sales completed

April – June 1998 (as at 31.7.98) April – June 1999

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	1998	1999	1998	1999	1998	1999	1998	1999	1998	1999
Rhondda Cynon Taff	83,398	83,842	45,176	47,690	29,801	28,986	27,492	56,750	42,895	42,832
Rutland	124,220	126,618	81,129	78,000	75,758	67,684	47,666	—	99,956	105,606
Shropshire	104,384	109,645	58,036	61,756	51,306	53,184	41,002	43,427	74,154	77,123
Slough	138,913	158,378	94,256	102,808	79,991	85,396	55,325	58,481	80,570	88,433
Somerset	116,987	123,015	63,988	69,384	51,201	54,722	37,504	39,879	75,319	79,542
South Gloucestershire	118,439	116,741	70,350	74,169	54,916	60,903	43,390	45,701	77,863	80,384
South Yorkshire	86,937	87,895	46,304	47,997	35,201	35,634	40,479	39,400	52,705	54,418
Southampton	97,108	122,425	70,851	75,361	63,223	65,745	51,576	49,534	66,424	70,918
Southend-on-Sea	126,490	145,461	74,402	79,663	58,293	61,507	40,814	46,757	64,904	75,173
Staffordshire	103,294	107,992	54,274	55,410	41,345	42,307	42,189	44,902	67,838	70,460
Stockton-on-Tees	89,658	91,546	47,278	46,667	31,658	35,486	46,060	47,967	56,330	58,128
Stoke-on-Trent	67,155	71,765	40,931	41,115	25,670	26,080	25,992	24,388	37,067	38,521
Suffolk	104,515	111,841	57,484	62,428	46,858	51,208	37,566	41,786	71,390	75,154
Surrey	239,311	275,616	123,555	134,364	109,620	117,592	78,749	84,447	144,442	164,043
Swansea	91,354	91,321	51,606	53,705	39,567	41,026	68,578	51,480	59,258	56,957
Swindon	110,542	122,112	71,448	75,741	54,058	60,209	37,269	46,708	69,965	79,012
The Vale of Glamorgan	123,578	125,254	70,682	72,684	52,216	57,785	52,403	58,944	74,352	80,203
Thurrock	119,631	136,188	74,391	74,889	58,583	59,473	32,671	37,469	70,949	74,408
Torbay	105,080	108,017	61,888	66,486	52,642	53,322	47,016	54,746	66,946	70,401
Torfaen	90,932	92,951	46,719	48,258	38,463	36,242	30,000	26,230	51,796	56,319
Tyne and Wear	101,145	102,790	56,963	58,134	47,020	47,427	40,171	43,883	56,402	57,095
Warrington	109,970	120,578	60,492	62,369	41,335	44,268	49,876	36,099	70,997	74,832
Warwickshire	126,557	142,962	71,012	76,948	60,090	62,504	50,688	60,252	82,555	91,275
West Berkshire	173,204	200,435	95,404	104,301	80,444	93,489	59,940	71,382	115,408	132,579
West Midlands	118,855	128,070	59,199	62,469	45,591	47,948	45,008	48,818	63,216	66,264
West Sussex	155,768	169,759	92,975	98,245	76,705	80,277	50,392	58,105	98,289	104,483
West Yorkshire	101,208	107,619	54,557	57,190	38,046	40,695	46,616	55,087	57,033	60,956
Wiltshire	136,938	143,980	74,969	81,349	62,967	70,906	54,905	56,028	92,834	99,756
Windsor and Maidenhead	276,508	293,968	138,468	148,395	126,882	132,653	97,473	104,494	164,366	182,332
Wokingham	181,833	203,344	115,451	121,422	91,242	99,235	65,549	87,844	131,775	144,414
Worcestershire	120,824	126,999	66,967	69,035	54,437	56,273	44,713	49,716	80,093	85,257
Wrekin	92,888	95,848	47,978	50,426	38,177	38,403	28,445	26,663	61,473	64,366
Wrexham	89,327	92,210	47,770	48,262	37,283	38,672	31,487	31,099	58,572	62,922
York	105,348	102,502	60,901	62,997	57,298	59,508	53,060	51,355	68,980	67,920
England & Wales	125,433	134,585	72,585	77,778	63,950	69,148	79,004	86,679	83,299	90,068

Table 2 - Average price of residential property sales completed

April – June 1998 (as at 31.7.98) April – June 1999

Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	120,749	87,125	75,868	80,413	63,873	68,171	46,265	44,886	62,675	65,956
Barnet	309,254	366,831	165,192	186,329	133,723	144,925	80,076	97,389	133,541	158,562
Bexley	170,761	153,451	99,467	109,979	75,295	82,398	50,909	54,198	84,467	89,717
Brent	246,183	225,784	134,027	146,504	125,186	131,377	80,316	86,341	112,196	117,808
Bromley	241,569	263,082	132,022	144,962	96,840	111,541	67,614	75,329	116,776	135,491
Camden	492,558	451,342	323,785	400,112	273,369	347,117	177,673	189,996	199,996	228,469
City of London	—	—	—	—	193,750	381,666	179,284	181,089	180,046	187,292
City of Westminster	284,562	477,500	405,462	429,000	431,199	461,730	210,328	226,720	235,185	248,375
Croydon	214,806	206,834	113,825	127,893	82,208	92,372	54,835	60,696	92,872	100,365
Ealing	332,986	369,615	160,953	172,113	132,850	156,476	89,370	103,770	124,486	145,711
Enfield	248,029	340,892	139,290	149,623	98,676	106,411	64,529	75,237	98,627	110,088
Greenwich	191,820	253,734	123,569	124,719	92,542	105,038	70,807	78,708	93,245	104,685
Hackney	—	—	145,376	169,568	135,262	151,196	77,514	88,266	100,344	116,771
Hammersmith and Fulham	—	320,888	310,276	289,426	265,265	320,443	142,106	157,894	187,525	213,664
Haringey	352,083	330,000	226,888	261,900	137,196	159,874	88,756	105,125	119,113	135,566
Harrow	282,981	254,495	131,725	142,848	107,807	121,009	77,650	86,594	117,887	127,838
Havering	194,854	213,068	106,324	112,684	78,408	84,404	53,677	59,494	97,271	105,330
Hillingdon	183,336	225,938	110,579	119,351	94,455	104,660	64,234	68,021	103,067	112,172
Hounslow	171,914	196,230	125,303	169,113	137,601	156,386	101,190	106,779	120,544	140,413
Islington	415,000	—	260,553	390,111	240,793	286,300	143,520	157,177	174,082	192,316
Kensington and Chelsea	706,230	573,909	509,583	468,250	468,785	521,143	254,793	264,152	287,075	304,456
Kingston upon Thames	234,156	274,624	151,312	164,210	127,293	129,460	84,511	99,126	127,235	140,989
Lambeth	196,747	237,951	175,717	228,061	152,519	179,954	102,966	103,051	124,675	138,559
Lewisham	167,499	189,538	115,283	137,662	90,883	102,562	58,558	65,991	79,327	91,134
Merton	435,584	428,842	169,242	211,557	125,598	142,017	95,384	110,747	124,935	148,563
Newham	95,715	127,625	79,425	92,390	63,897	70,595	45,229	47,945	60,488	66,534
Redbridge	197,543	261,135	131,772	137,383	96,375	105,967	60,036	65,635	93,697	105,203
Richmond upon Thames	336,085	396,471	225,687	253,556	185,742	220,408	130,667	148,736	184,621	209,448
Southwark	194,646	283,432	146,873	183,220	129,097	148,263	93,150	105,357	111,078	127,685
Sutton	200,722	229,808	123,182	137,628	96,370	106,015	61,678	67,972	95,793	110,136
Tower Hamlets	—	178,093	123,583	222,222	140,331	158,010	123,822	144,182	126,968	147,702
Waltham Forest	166,730	163,842	113,504	125,906	82,529	87,048	52,737	60,746	75,798	84,091
Wandsworth	358,711	416,611	280,825	287,044	200,884	230,956	112,270	124,622	154,613	173,822
Greater London	243,295	273,330	142,154	158,031	129,886	147,159	111,132	123,400	127,961	143,725

Note:

Large price movements may be due to small volumes of sales in those categories (see Table 4 on page 10).

Table 3 - Volume of sales included in property price data

April – June 1998 (as at 31.7.98) April – June 1999

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	103	125	136	187	205	274	83	129	527	715
Bedfordshire	465	542	590	585	696	688	178	216	1,929	2,031
Blackburn with Darwen	68	80	116	128	309	327	47	12	502	547
Blackpool	50	54	283	219	261	273	—	48	641	594
Blaenau Gwent	5	27	25	25	115	115	—	—	145	167
Bournemouth	354	402	158	185	77	89	481	608	1,070	1,284
Bracknell Forest	155	239	121	163	162	226	76	100	514	728
Bridgend	68	70	135	111	128	125	6	7	337	313
Brighton and Hove	113	160	254	274	435	504	874	858	1,676	1,796
Buckinghamshire	652	630	706	633	424	464	310	316	2,092	2,043
Caerphilly	105	138	187	177	248	268	6	5	546	588
Cambridgeshire	958	836	674	566	766	609	195	160	2,593	2,171
Cardiff	149	168	242	325	547	483	113	110	1,051	1,086
Carmarthenshire	150	168	148	120	131	126	—	—	429	414
Ceredigion	31	109	25	48	32	50	—	—	88	207
Cheshire	1,015	930	951	894	639	706	113	152	2,718	2,682
City of Bristol	111	106	449	460	901	896	351	467	1,812	1,929
City of Derby	249	282	315	452	267	284	17	11	848	1,029
City of Kingston Upon Hull	59	65	250	196	491	408	27	24	827	693
City of Nottingham	119	138	266	318	289	336	51	60	725	852
City of Peterborough	207	209	165	201	227	263	31	37	630	710
City of Plymouth	96	106	262	299	506	569	120	138	984	1,112
Conwy	131	157	113	161	53	73	32	38	329	429
Cornwall	548	856	427	487	685	782	113	160	1,773	2,285
Cumbria	428	571	558	684	615	682	118	132	1,719	2,069
Darlington	79	102	147	178	164	160	12	8	402	448
Denbighshire	130	147	102	113	41	55	7	10	280	325
Derbyshire	798	914	920	1,043	581	658	31	41	2,330	2,656
Devon	977	997	631	597	948	873	267	223	2,823	2,690
Dorset	870	1,005	475	443	525	551	282	326	2,152	2,325
Durham	423	462	497	517	770	694	56	67	1,746	1,740
East Riding of Yorkshire	385	507	500	553	280	281	34	46	1,199	1,387
East Sussex	923	912	635	728	763	757	655	683	2,976	3,080
Essex	1,802	1,539	1,694	1,683	1,546	1,365	841	857	5,883	5,444
Flintshire	173	123	155	117	62	40	—	—	390	280
Gloucestershire	859	818	823	967	753	776	246	296	2,681	2,857
Greater London	1,402	1,511	5,022	5,458	9,901	9,987	14,976	15,164	31,301	32,120

Table 3 (cont) - Volume of sales included in property price data

April – June 1998 (as at 31.7.98) April – June 1999

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	1,588	1,350	3,487	2,875	3,642	3,080	506	503	9,223	7,808
Gwynedd	98	110	65	63	148	142	6	12	317	327
Halton	80	85	147	132	87	105	—	6	314	328
Hampshire	1,901	2,329	1,451	1,662	1,737	1,935	801	905	5,890	6,831
Hartlepool	61	72	129	67	121	87	9	8	320	234
Herefordshire	251	251	188	208	195	160	34	51	668	670
Hertfordshire	906	894	1,092	1,217	1,614	1,634	1,092	1,135	4,704	4,880
Isle of Anglesey	86	86	45	56	43	37	—	4	174	183
Isle of Wight	226	258	194	237	150	188	152	144	722	827
Kent	1,504	1,428	1,903	1,798	1,928	1,846	684	669	6,019	5,741
Lancashire	978	906	1,393	1,233	1,514	1,472	151	209	4,036	3,820
Leicester	113	103	281	303	400	420	36	36	830	862
Leicestershire	1,068	1,002	1,117	1,119	564	518	51	61	2,800	2,700
Lincolnshire	1,500	1,416	934	929	629	700	70	56	3,133	3,101
Luton	85	105	313	314	256	324	90	97	744	840
Medway Towns	144	151	327	311	617	589	68	79	1,156	1,130
Merseyside	718	712	1,941	1,821	1,447	1,301	344	309	4,450	4,143
Merthyr Tydfil	18	22	34	30	104	100	—	—	156	152
Middlesbrough	56	64	169	225	158	161	—	—	383	450
Milton Keynes	329	336	325	424	285	324	76	95	1,015	1,179
Monmouthshire	98	106	98	63	62	62	8	16	266	247
Neath Port Talbot	100	97	174	185	149	146	8	5	431	433
Newport	99	61	140	167	244	209	20	16	503	453
Norfolk	1,461	1,492	1,085	1,133	968	1,085	195	241	3,709	3,951
North East Lincolnshire	152	178	262	257	313	258	25	18	752	711
North Lincolnshire	194	180	189	205	84	89	4	7	471	481
North Somerset	301	246	328	246	188	201	142	141	959	834
North Yorkshire	616	552	633	632	551	487	150	166	1,950	1,837
Northamptonshire	1,144	1,061	920	992	922	1,046	101	126	3,087	3,225
Northumberland	321	394	356	346	406	342	81	79	1,164	1,161
Nottinghamshire	955	1,380	1,021	1,267	527	587	66	78	2,569	3,312
Oxfordshire	733	902	927	977	732	839	279	331	2,671	3,049
Pembrokeshire	114	151	68	77	81	97	10	19	273	344
Poole	340	386	207	186	153	127	256	242	956	941
Portsmouth	47	38	115	122	666	764	199	226	1,027	1,150
Powys	110	86	87	70	66	72	4	—	267	228
Reading	71	86	216	199	276	325	191	221	754	831
Redcar and Cleveland	64	79	203	172	107	113	11	9	385	373
Rhondda Cynon Taff	111	75	183	105	367	263	7	4	668	447
Rutland	58	88	42	45	19	16	3	—	122	149
Shropshire	430	393	360	354	254	256	42	36	1,086	1,039
Slough	50	58	127	144	192	183	180	186	549	571
Somerset	728	732	661	609	654	750	187	177	2,230	2,268
South Gloucestershire	375	398	438	403	407	470	75	81	1,295	1,352
South Yorkshire	877	1,043	1512	1,739	1,077	1,170	122	118	3,588	4,070

Table 3 (cont) - Volume of sales included in property price data

April – June 1998 (as at 31.7.98) April – June 1999

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Southampton	119	137	265	292	264	292	268	320	916	1,041
Southend-on-Sea	112	108	228	221	245	206	309	203	894	738
Staffordshire	1,048	1,035	1,225	1,227	634	605	146	131	3,053	2,998
Stockton-on-Tees	203	193	275	256	165	149	20	14	663	612
Stoke-on-Trent	103	107	321	318	374	342	7	9	805	776
Suffolk	1,223	1,227	924	998	896	1,068	168	202	3,211	3,495
Surrey	1,667	1,836	1,752	1,845	1,074	1,120	1,281	1,232	5,774	6,033
Swansea	174	181	213	263	216	323	32	40	635	807
Swindon	230	288	277	294	481	475	64	78	1,052	1,135
The Vale of Glamorgan	107	138	164	159	181	169	30	58	482	524
Thurrock	125	143	152	171	262	278	88	129	627	721
Torbay	187	158	211	177	240	202	132	115	770	652
Torfaen	58	83	74	97	129	102	8	7	269	289
Tyne and Wear	472	458	1,227	1,272	1,262	1,364	614	686	3,575	3,780
Warrington	228	227	326	355	172	176	17	15	743	773
Warwickshire	618	741	720	857	554	678	202	210	2,094	2,486
West Berkshire	264	239	252	239	132	123	101	76	749	677
West Midlands	1,312	1,268	2,954	2,994	2,737	2,909	708	787	7,711	7,958
West Sussex	1,248	1,189	1,146	979	1,124	1,222	864	904	4,382	4,294
West Yorkshire	1,395	1,582	2,505	2,690	2,780	3,054	253	309	6,933	7,635
Wiltshire	750	801	531	588	588	592	159	172	2,028	2,153
Windsor and Maidenhead	195	250	184	212	185	160	152	164	716	786
Wokingham	300	284	215	227	163	156	74	79	752	746
Worcestershire	691	756	734	747	505	488	157	149	2,087	2,140
Wrekin	259	307	176	223	192	193	39	41	666	764
Wrexham	86	108	87	104	75	61	4	5	252	278
York	139	112	236	203	215	253	40	45	630	613
England & Wales	49,782	52,103	62,418	64,022	66,492	67,657	33,231	34,611	211,923	218,393

Table 4 - Volume of sales included in property price data

April - June 98 (as at 31.7.98) April - June 99

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	14	4	62	68	310	279	122	80	508	431
Barnet	77	131	294	385	262	295	428	555	1,061	1,366
Bexley	67	59	352	404	295	317	249	271	963	1,051
Brent	46	51	241	232	247	212	459	478	993	973
Bromley	222	246	413	448	364	292	544	476	1,543	1,462
Camden	17	19	29	40	92	101	686	600	824	760
City of London	—	—	—	—	4	3	72	94	76	97
City of Westminster	16	4	19	16	122	100	1,124	1,161	1,281	1,281
Croydon	169	154	336	341	481	516	592	546	1,578	1,557
Ealing	29	32	247	312	417	338	528	454	1,221	1,136
Enfield	50	56	214	185	501	547	475	523	1,240	1,311
Greenwich	17	23	111	98	341	327	214	212	683	660
Hackney	—	—	26	25	177	143	322	219	525	387
Hammersmith and Fulham	—	9	30	17	295	274	586	565	911	865
Haringey	12	3	62	45	374	352	535	487	983	887
Harrow	66	75	272	283	177	177	320	304	835	839
Havering	82	88	315	301	268	250	133	141	798	780
Hillingdon	90	117	275	395	213	345	192	307	770	1,164
Hounslow	21	13	216	203	201	211	286	295	724	722
Islington	7	—	25	26	170	164	497	585	699	775
Kensington and Chelsea	10	11	6	12	111	140	796	875	923	1,038
Kingston upon Thames	80	80	198	248	156	185	312	342	746	855
Lambeth	18	15	113	96	331	332	750	671	1,212	1,114
Lewisham	16	13	125	144	402	382	508	491	1,051	1,030
Merton	19	38	108	151	416	469	371	452	914	1,110
Newham	7	4	37	46	586	535	193	194	823	779
Redbridge	34	40	154	167	464	494	316	303	968	1,004
Richmond upon Thames	75	75	239	213	411	461	401	469	1,126	1,218
Southwark	26	20	85	72	213	250	505	549	829	891
Sutton	82	82	210	255	307	307	426	369	1,025	1,013
Tower Hamlets	—	8	12	11	157	153	654	750	823	922
Waltham Forest	8	19	107	123	430	456	332	343	877	941
Wandsworth	25	22	89	96	606	580	1,048	1,003	1,768	1,701
Greater London	1,402	1,511	5,022	5,458	9,901	9,987	14,976	15,164	31,301	32,120

Table 5 - Percentage of Mortgaged Properties by Region

January - March 1999

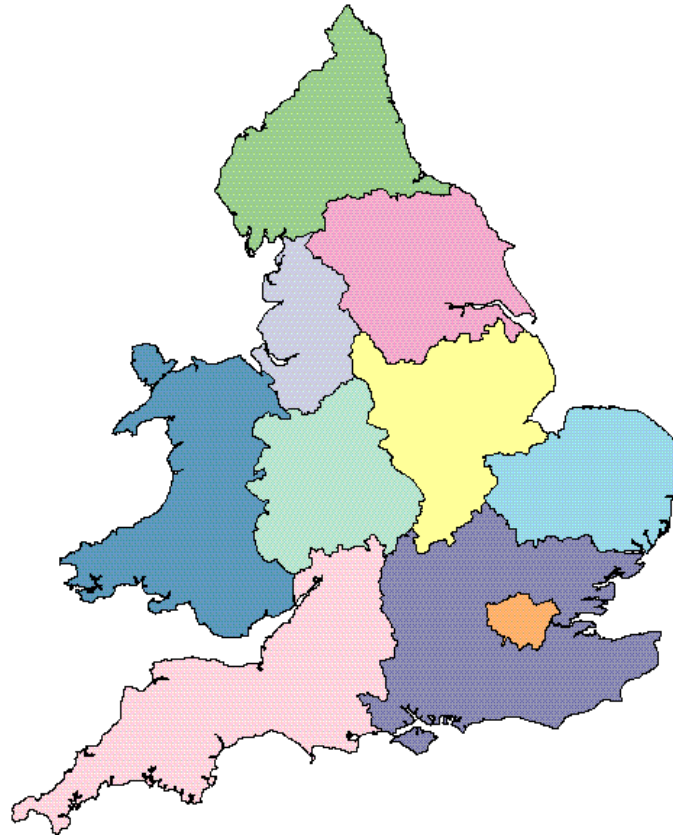
	% Detached	% Semi-Detached	% Terraced	% Flat/Mais	% All Properties
North	73.3	79.3	72.3	64.0	74.1
North West	75.3	79.4	66.2	51.8	72.0
Yorks & Humberside	70.4	78.4	71.2	47.6	72.6
Wales	69.2	76.3	73.9	52.2	72.3
West Midlands	74.2	79.5	73.5	62.1	74.8
East Midlands	71.6	79.1	70.5	53.3	73.4
East Anglia	65.4	74.8	73.2	52.6	69.5
South West	65.3	75.6	73.6	55.1	69.1
South East	72.9	80.9	80.0	64.2	75.5
Greater London	69.7	79.9	78.8	72.1	75.4
England & Wales	71.0	79.0	74.4	65.5	73.5

Note:

Figures for the 2nd quarter of 1999 will be available in the next report.

Table 6 - Average price for all property types by region

April - June 98 (as at 31.7.98) April - June 99



	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
North	£94,790	£98,749	£52,633	£54,666	£39,754	£41,086	£40,645	£44,897	£55,455	£58,789
North West	£107,144	£111,534	£57,137	£58,993	£37,310	£38,254	£51,095	£51,771	£60,189	£62,128
Yorks & Humberside	£96,119	£98,262	£52,155	£53,853	£38,391	£40,350	£45,272	£49,681	£57,268	£59,780
Wales	£86,006	£89,437	£52,112	£54,360	£40,875	£41,367	£45,557	£49,122	£56,500	£59,303
West Midlands	£112,116	£120,532	£59,339	£62,345	£46,131	£48,665	£44,545	£49,017	£67,980	£72,264
East Midlands	£91,281	£97,794	£51,251	£52,975	£40,976	£42,576	£39,404	£44,999	£62,937	£66,106
East Anglia	£98,241	£105,047	£59,213	£61,962	£50,262	£52,232	£42,261	£44,202	£70,517	£73,715
South West	£120,490	£125,851	£70,158	£75,450	£56,899	£61,409	£55,374	£62,764	£78,944	£84,603
South East	£167,029	£183,069	£92,164	£99,218	£73,981	£78,979	£56,160	£62,223	£99,653	£108,450
Greater London	£243,295	£273,330	£142,154	£158,031	£129,886	£147,159	£111,132	£123,400	£127,961	£143,725

Table 7 - Volume of sales by price range

April - June 98 April - June 99

Price range (£)	Sales	Sales	% Difference
under 10,000	1,240	1,206	-2.74
10,000 - 20,000	6,180	5,784	-6.41
20,001 - 30,000	12,441	11,062	-11.08
30,001 - 40,000	22,499	20,150	-10.44
40,001 - 50,000	28,135	25,335	-9.95
50,001 - 60,000	31,417	30,484	-2.97
60,001 - 70,000	18,682	19,320	3.42
70,001 - 80,000	17,845	18,772	5.19
80,001 - 90,000	14,934	16,155	8.18
90,001 - 100,000	10,397	11,379	9.45
100,001 - 120,000	13,755	15,875	15.41
120,001 - 150,000	14,504	17,743	22.33
150,001 - 200,000	10,671	13,253	24.20
200,001 - 300,000	7,078	8,548	20.77
300,001 - 400,000	1,973	2,507	27.07
400,001 - 500,000	767	1,046	36.38
500,001 - 600,000	289	392	35.64
600,001 - 800,000	267	422	58.05
800,001 - 1,000,000	112	183	63.39
1,000,001 - 1,250,000	45	80	77.78
1,250,001 - 1,500,000	25	37	48.00
1,500,001 - 1,750,000	26	25	-3.85
1,750,001 - 2,000,000	10	14	40.00
over 2,000,000	30	42	40.00
Total	213,322	219,814	3.04

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.

Table 8 - Average price and volume of sales completed
January – March 1999 (updated at 31 July 1999)

County or Unitary Authority	Price (£)		Semi-Detached		Terraced		Flat/Maisonette		All	
	Price	Volume	Price	Volume	Price	Volume	Price	Volume	Price	Volume
North and North East Somerset	145,770	144	80,932	149	84,939	246	82,328	135	96,527	674
Bedfordshire	140,495	495	77,276	570	59,831	639	43,596	204	84,234	1,908
Blackburn with Darwen	83,625	76	48,628	138	29,764	314	32,693	11	42,248	539
Blackpool	84,463	56	52,730	233	38,290	285	39,128	47	47,935	621
Blaenau Gwent	69,517	26	38,194	28	28,320	116	—	—	36,247	170
Bournemouth	114,290	353	77,014	140	67,971	90	58,249	538	79,020	1,121
Bracknell Forest	182,025	127	108,452	189	86,348	194	64,925	85	110,731	595
Bridgend	84,938	68	58,188	101	40,218	120	42,940	10	56,550	299
Brighton and Hove	147,379	113	102,202	232	96,311	421	61,724	753	83,864	1,519
Buckinghamshire	248,685	632	112,028	649	92,208	414	71,827	298	145,235	1,993
Caerphilly	77,739	138	46,930	170	33,768	218	25,166	3	49,420	529
Cambridgeshire	117,711	940	74,383	652	69,008	654	55,848	151	88,740	2,397
Cardiff	125,455	170	72,009	273	58,227	400	49,880	104	73,352	947
Carmarthenshire	66,788	163	40,719	100	32,885	109	—	—	49,846	372
Ceredigion	73,699	96	50,274	49	54,048	35	54,305	10	63,017	190
Cheshire	135,355	782	66,205	799	50,949	636	57,768	108	84,898	2,325
City of Bristol	151,508	95	82,581	408	60,911	850	77,245	417	74,617	1,770
City of Derby	84,821	232	45,377	385	31,991	259	24,270	17	51,340	893
City of Kingston Upon Hull	69,698	49	46,005	176	31,222	382	31,892	14	38,463	621
City of Nottingham	83,548	138	45,340	270	37,228	294	66,130	42	50,395	744
City of Peterborough	88,656	224	52,575	199	37,058	242	41,862	44	58,013	709
City of Plymouth	95,996	84	55,556	265	46,078	488	31,445	128	51,085	965
Conwy	82,132	167	49,266	158	39,113	80	45,946	26	59,916	431
Cornwall	99,998	766	60,895	469	51,197	684	57,359	177	71,722	2,096
Cumbria	100,237	428	58,201	618	43,846	659	70,378	112	63,647	1,817
Darlington	102,875	85	54,199	155	35,817	160	44,480	10	56,880	410
Denbighshire	58,883	136	45,024	117	35,760	54	25,500	3	49,301	310
Derbyshire	95,109	916	48,534	912	38,105	724	65,122	38	62,334	2,590
Devon	116,112	947	68,879	613	55,224	968	53,317	305	78,327	2,833
Dorset	139,394	809	81,217	431	69,656	510	58,170	312	97,695	2,062
Durham	90,553	398	48,527	415	32,665	640	38,320	55	52,515	1,508
East Riding of Yorkshire	90,698	475	50,758	464	39,659	292	40,609	38	62,850	1,269
East Sussex	144,749	762	82,768	622	66,144	689	44,995	598	87,705	2,671
Essex	138,052	1,756	80,710	1,663	66,509	1,494	50,163	946	89,343	5,859
Flintshire	81,363	120	48,138	137	39,691	40	—	—	60,425	297
Gloucestershire	136,176	755	75,863	830	65,107	744	61,147	284	88,628	2,613
Greater London	264,117	1,298	150,131	5,031	133,415	9,672	118,701	15,155	134,402	31,156

Table 8 (cont) - Average price and volume of sales completed
January – March 1999 (updated at 31 July 1999)

County or Unitary Authority	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	109,577	1,430	57,589	3,124	36,292	3,572	53,957	517	57,172	8,643
Gwynedd	73,070	101	46,712	69	42,321	142	40,050	14	52,679	326
Halton	89,675	67	47,028	106	28,783	98	—	—	50,974	271
Hampshire	166,477	1,924	90,577	1,556	76,592	1,636	58,497	748	107,486	5,864
Hartlepool	93,448	69	49,736	86	25,728	83	41,592	8	53,632	246
Herefordshire	117,238	227	66,373	164	53,010	159	40,423	45	80,245	595
Hertfordshire	225,035	848	123,764	1,085	93,542	1,585	65,572	1,073	118,435	4,591
Isle of Anglesey	69,962	82	44,173	43	36,524	55	—	—	53,584	180
Isle of Wight	104,172	252	62,845	214	53,073	165	48,350	133	71,843	764
Kent	152,687	1,163	83,686	1,480	65,539	1,563	48,981	645	89,767	4,851
Lancashire	102,423	881	57,268	1,291	36,515	1,584	42,942	147	58,499	3,903
Leicester	93,107	97	51,685	297	38,196	398	42,109	46	49,548	838
Leicestershire	106,668	986	56,582	970	47,099	488	42,210	60	74,112	2,504
Lincolnshire	76,263	1,348	45,977	830	37,030	600	37,751	60	58,297	2,838
Luton	117,589	81	64,571	345	48,979	301	32,582	89	60,593	816
Medway Towns	123,826	136	71,075	273	52,130	575	46,793	91	65,560	1,075
Merseyside	107,323	681	54,778	1,779	31,572	1,516	50,671	382	54,556	4,358
Merthyr Tydfil	65,163	12	54,648	36	26,929	79	—	—	38,399	127
Middlesbrough	88,797	62	52,241	139	29,263	152	46,439	10	48,703	363
Milton Keynes	120,845	292	66,154	401	49,797	365	30,685	107	71,480	1,165
Monmouthshire	119,417	121	59,681	65	52,965	66	43,348	15	84,175	267
Neath Port Talbot	72,865	106	40,071	157	32,573	142	27,200	11	45,527	416
Newport	109,805	45	61,767	113	39,039	155	35,317	10	56,734	323
Norfolk	88,918	1,286	55,178	1,038	44,806	874	36,316	210	64,087	3,408
North East Lincolnshire	81,217	155	45,458	169	29,313	242	35,773	17	47,981	583
North Lincolnshire	69,435	188	39,372	222	31,930	90	23,906	8	48,936	508
North Somerset	125,467	227	70,684	234	61,633	211	45,312	132	79,610	804
North Yorkshire	115,536	642	64,461	591	52,058	538	54,663	165	77,116	1,936
Northamptonshire	108,384	920	57,522	868	47,777	1,057	36,656	125	68,931	2,970
Northumberland	111,435	311	53,056	317	44,604	309	33,938	71	67,130	1,008
Nottinghamshire	94,579	1,059	47,161	1,094	36,984	526	38,235	52	63,418	2,731
Oxfordshire	186,853	797	98,924	885	91,554	755	87,037	346	120,628	2,783
Pembrokeshire	78,155	164	46,178	97	41,354	104	30,978	30	57,030	395
Poole	139,013	286	77,294	175	69,904	114	90,443	194	102,470	769
Portsmouth	130,204	31	87,919	125	62,346	583	52,328	164	66,396	903
Powys	89,145	104	49,888	78	40,524	70	41,200	5	63,055	257
Reading	209,086	50	102,205	192	74,900	298	71,973	243	89,256	783

Table 8 (cont) - Average price and volume of sales completed
January - March 99 (updated at 31 July 1999)

County or Unitary Authority	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Redcar and Cleveland	87,606	69	48,532	182	33,357	159	36,908	12	48,873	422
Rhondda Cynon Taff	88,729	83	47,543	132	30,382	331	30,937	8	43,220	554
Rutland	126,924	92	88,440	25	68,075	16	—	—	112,611	133
Shropshire	110,519	423	58,519	313	53,314	238	52,603	58	78,300	1,032
Slough	166,621	63	95,011	130	79,056	167	56,968	213	84,093	573
Somerset	119,228	621	64,542	557	51,551	694	38,135	177	74,435	2,049
South Gloucestershire	117,828	380	69,948	383	60,081	403	43,582	71	79,929	1,237
South Yorkshire	86,266	888	46,420	1,631	34,053	1,196	41,749	115	51,656	3,830
Southampton	96,609	136	69,088	270	62,689	250	50,817	276	65,977	932
Southend-on-Sea	136,268	124	76,651	269	58,499	225	44,539	286	70,151	904
Staffordshire	107,786	933	54,007	989	40,367	549	41,096	139	69,675	2,610
Stockton-on-Tees	92,834	153	46,552	233	37,208	112	41,237	16	58,127	514
Stoke-on-Trent	70,164	121	41,623	293	25,996	371	29,450	8	38,544	793
Suffolk	113,363	1,057	59,489	879	49,248	875	38,259	185	74,194	2,996
Surrey	257,675	1,328	128,239	1,425	112,902	915	82,926	1,086	151,093	4,754
Swansea	77,587	158	51,756	235	39,880	315	49,217	46	52,053	754
Swindon	117,728	236	72,253	223	58,274	477	45,245	72	74,356	1,008
The Vale of Glamorgan	124,988	142	69,752	145	52,189	185	48,742	47	76,702	519
Thurrock	152,274	112	74,857	156	60,696	236	38,673	125	76,138	629
Torbay	115,836	173	69,871	163	54,392	234	49,852	152	71,654	722
Torfaen	81,213	60	44,314	64	38,152	87	27,150	6	51,571	217
Tyne and Wear	102,189	374	55,598	1,107	45,635	1,250	40,835	600	54,431	3,331
Warrington	125,139	220	57,460	311	44,168	166	52,854	11	75,302	708
Warwickshire	142,771	553	74,196	676	63,625	521	60,411	222	89,082	1,972
West Berkshire	208,690	218	101,161	214	83,201	117	63,930	52	133,447	601
West Midlands	117,554	1,092	59,701	2,790	45,126	2,905	51,416	792	61,584	7,579
West Sussex	169,102	1,028	96,103	901	76,565	1,043	54,449	892	100,634	3,864
West Yorkshire	106,386	1,325	54,240	2,428	39,167	2,898	48,865	302	57,661	6,953
Wiltshire	146,031	655	78,644	558	67,138	629	54,212	150	95,329	1,992
Windsor and Maidenhead	292,344	201	144,001	164	125,168	137	97,242	144	175,740	646
Wokingham	199,279	217	114,618	161	94,389	123	87,597	70	139,122	571
Worcestershire	122,984	712	70,654	727	55,655	440	45,161	164	83,615	2,043
Wrekin	91,946	280	47,189	192	35,515	161	24,296	33	62,049	666
Wrexham	95,278	93	46,238	119	38,288	77	36,625	5	59,505	294
York	100,778	124	61,844	236	61,405	229	56,910	51	68,837	640
England & Wales	130,577	46,694	74,603	58,799	65,021	64,797	84,227	33,737	85,962	204,027

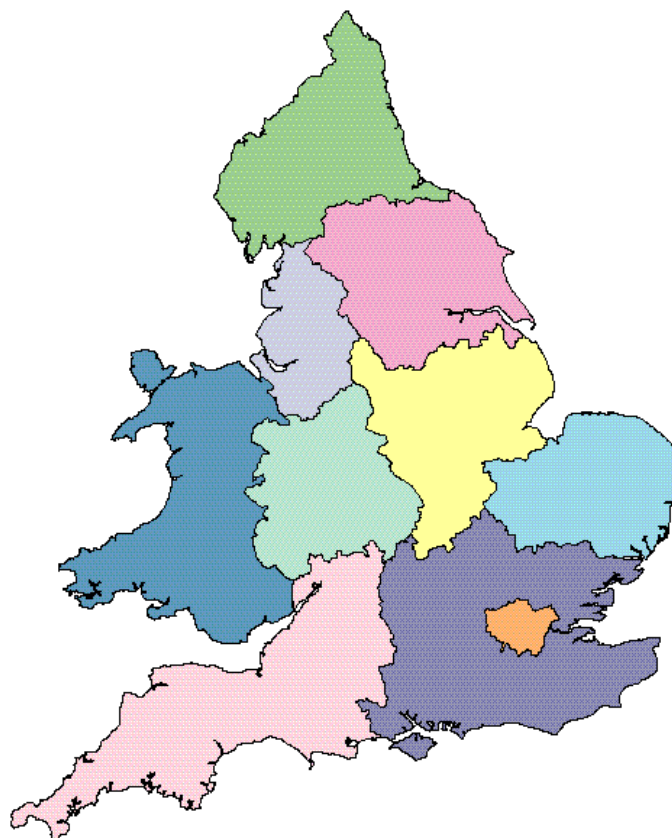
Table 9 - Average price and volume of sales completed











January - March 99 (updated at 31 July 1999)

London Borough	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	112,416	6	81,101	51	69,890	349	43,919	99	66,436	505
Barnet	300,518	126	178,388	415	145,508	263	89,597	591	145,603	1,395
Bexley	183,053	34	106,990	368	79,261	323	54,402	229	87,689	954
Brent	199,559	36	156,122	238	125,720	195	85,572	503	115,123	972
Bromley	236,763	168	136,590	354	105,807	296	73,816	493	118,870	1,311
Camden	439,237	8	323,274	31	326,234	93	180,823	588	208,610	720
City of London	—	—	—	—	225,333	3	196,018	122	196,722	125
City of Westminster	500,419	6	394,791	12	424,391	82	236,309	1,056	252,666	1,156
Croydon	229,652	148	121,077	323	88,639	480	57,997	550	98,295	1,501
Ealing	349,630	37	164,786	252	131,161	422	97,413	544	129,725	1,255
Enfield	310,025	52	143,918	175	102,990	541	69,824	470	104,880	1,238
Greenwich	264,767	27	116,011	145	94,836	416	72,949	284	96,490	872
Hackney	187,491	6	158,075	20	143,768	180	91,080	301	113,570	507
Hammersmith and Fulham	604,500	4	304,135	17	294,439	213	155,760	479	203,244	713
Haringey	298,861	9	276,795	33	129,562	366	92,250	426	118,156	834
Harrow	289,481	61	144,064	240	127,404	165	78,421	233	130,941	699
Havering	194,116	95	106,501	306	80,313	248	62,387	158	100,130	807
Hillingdon	220,853	78	116,460	370	98,018	279	70,775	330	105,033	1,057
Hounslow	225,363	22	142,806	225	124,112	250	92,646	303	120,236	800
Islington	415,000	3	310,555	18	252,999	158	146,455	579	173,623	758
Kensington and Chelsea	490,928	14	360,245	11	491,492	132	277,379	825	310,133	982
Kingston upon Thames	254,771	65	153,337	190	126,426	135	89,017	307	129,254	697
Lambeth	296,555	9	188,064	70	169,046	274	101,621	685	126,939	1,038
Lewisham	218,513	15	121,374	93	102,099	357	62,160	539	84,182	1,004
Merton	558,994	18	194,796	89	134,679	420	96,862	386	132,916	913
Newham	83,832	6	88,225	56	69,733	565	47,909	236	65,063	863
Redbridge	204,015	33	137,042	180	101,182	488	64,745	300	100,100	1,001
Richmond upon Thames	360,018	67	271,771	209	205,980	368	163,952	420	212,013	1,064
Southwark	289,765	26	164,102	61	137,475	208	110,477	582	125,925	877
Sutton	241,625	77	129,701	238	101,304	261	65,124	391	104,837	967
Tower Hamlets	353,750	4	178,649	20	155,796	140	138,179	763	142,643	927
Waltham Forest	136,881	13	115,889	104	85,668	507	57,215	414	77,989	1,038
Wandsworth	339,800	25	270,265	117	214,088	495	114,239	969	159,892	1,606
Greater London	264,117	1,298	150,131	5,031	133,415	9,672	118,701	15,155	134,402	31,156

Table 10 - Average price for all property types by region

January - March 99 (updated at 31 July 1999)

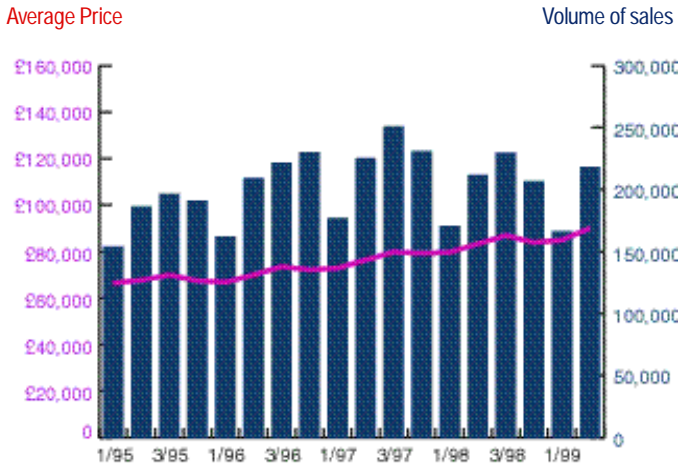


	Detached	Semi-Detached	Terraced	Flat/Maisonette	All
 North	£98,903	£53,534	£40,412	£43,899	£57,024
 North West	£112,208	£57,324	£36,489	£51,138	£59,772
 Yorks & Humberside	£97,862	£52,082	£39,164	£48,266	£58,053
 Wales	£86,325	£52,400	£40,565	£44,095	£57,489
 West Midlands	£115,883	£60,540	£46,289	£50,074	£69,146
 East Midlands	£94,486	£50,629	£40,868	£43,113	£63,434
 East Anglia	£103,986	£60,884	£51,551	£42,338	£73,032
 South West	£125,013	£72,204	£59,579	£59,481	£81,490
 South East	£176,963	£94,694	£76,031	£60,126	£103,375
 Greater London	£264,117	£150,131	£133,415	£118,701	£134,402

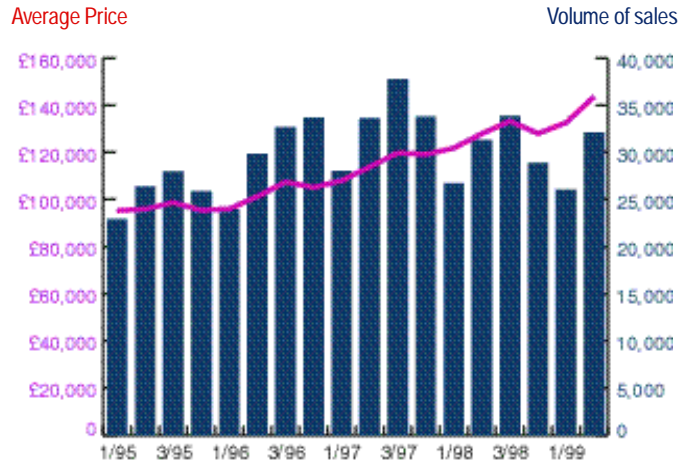
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Average price and volume of sales

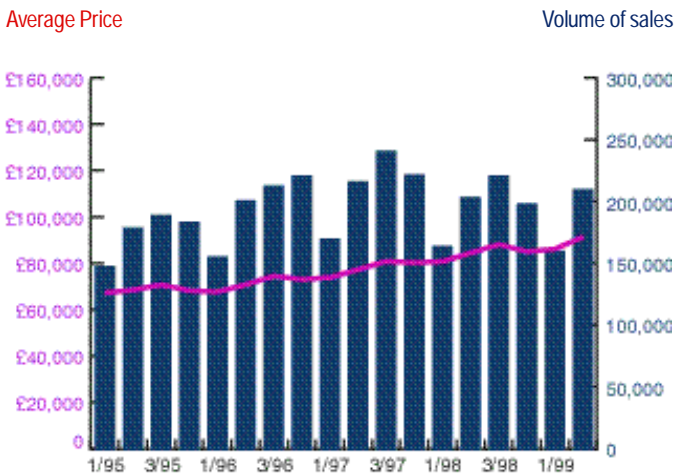
England and Wales



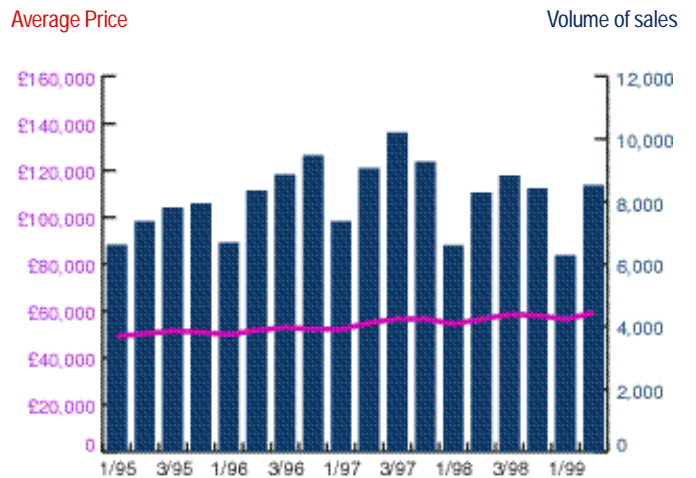
Greater London



England



Wales



Note: The scale used for volumes varies

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