



Residential Property Price Report

July - September 1999

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

Property Type		Average Price		% Difference
		July - September 1998	July - September 1999	
Detached	Old	£134,361	£146,727	+ 9.20
	New	£121,007	£133,680	+ 10.47
	All	£132,032	£144,746	+ 9.63
Semi-Detached	Old	£75,747	£84,006	+ 10.90
	New	£70,864	£78,009	+ 10.08
	All	£75,475	£83,732	+ 10.94
Terraced	Old	£65,412	£73,276	+ 12.02
	New	£82,027	£97,372	+ 18.71
	All	£66,029	£74,096	+ 12.22
Flat/Maisonette	Old	£78,079	£89,729	+ 14.92
	New	£114,995	£141,670	+ 23.20
	All	£81,048	£93,672	+ 15.58
All	Old	£85,350	£95,844	+ 12.30
	New	£104,645	£119,966	+ 14.64
	All	£86,936	£97,616	+ 12.28

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 previous quarters are available from the interactive database on our web site.



Residential Property Price Report

July - September 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 November 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

Peter Collis

Chief Land Registrar and Chief Executive

November 1999

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Table 1 - Average price of residential property sales completed

July - September 98 (as at 31.10.98) July - September 99

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	98	99	98	99	98	99	98	99	98	99
Bath and North East Somerset	149,897	170,149	90,674	97,710	85,953	95,200	72,390	86,254	96,688	111,742
Bedfordshire	136,020	148,437	77,066	83,196	59,039	64,791	41,769	40,631	83,653	89,654
Blackburn with Darwen	96,459	96,591	53,415	52,830	29,022	32,102	23,920	33,290	45,873	47,213
Blackpool	87,688	96,443	50,425	51,841	38,206	39,963	36,134	36,271	47,665	48,995
Blaenau Gwent	73,100	60,759	41,577	40,000	26,825	29,294	—	—	34,191	35,988
Bournemouth	116,888	125,112	74,663	83,839	66,163	76,057	57,988	65,206	80,721	90,555
Bracknell Forest	187,374	197,120	110,071	116,770	88,523	94,372	71,102	71,532	120,393	128,740
Bridgend	84,789	91,780	52,617	57,778	39,903	43,962	46,142	45,062	55,601	61,824
Brighton and Hove	157,953	184,975	101,597	119,836	92,396	106,415	56,859	66,479	82,381	96,040
Buckinghamshire	236,752	248,446	115,291	122,167	87,798	94,823	70,479	86,637	141,224	155,733
Caerphilly	77,823	92,047	48,639	48,189	35,713	36,526	28,290	37,790	49,618	52,673
Cambridgeshire	122,420	134,356	75,021	80,508	74,678	73,469	56,142	69,056	90,738	99,046
Cardiff	121,768	121,956	73,021	82,514	59,615	62,976	46,235	60,591	70,212	77,564
Carmarthenshire	71,073	75,063	39,136	44,251	34,045	34,943	36,750	—	51,452	55,339
Ceredigion	70,017	87,077	55,792	57,605	51,111	51,986	55,750	64,135	60,292	71,141
Cheshire	124,737	139,831	62,378	70,480	53,794	54,510	55,126	66,470	83,620	91,719
City of Bristol	147,316	182,497	81,109	97,234	65,689	75,885	73,140	90,538	74,941	90,942
City of Derby	87,282	92,839	45,928	46,681	32,856	38,570	24,061	29,121	53,554	56,980
City of Kingston Upon Hull	80,439	72,042	46,897	45,558	29,644	31,553	31,553	32,117	38,804	39,089
City of Nottingham	93,508	91,802	50,089	50,651	37,399	37,918	57,310	61,694	53,388	53,830
City of Peterborough	85,824	104,340	51,265	54,328	37,846	40,845	33,776	30,416	57,685	64,097
City of Plymouth	99,152	103,663	56,766	60,969	46,365	51,151	36,280	33,477	53,407	58,050
Conwy	86,397	85,356	50,328	50,665	38,884	43,276	52,240	42,969	62,490	62,854
Cornwall	95,410	104,553	59,349	63,641	49,351	56,052	51,362	55,813	68,304	76,855
Cumbria	102,630	109,910	54,627	61,874	41,682	43,438	47,774	56,331	61,782	69,104
Darlington	91,933	100,889	56,108	55,062	38,845	35,010	45,940	57,536	57,484	57,963
Denbighshire	62,652	70,716	45,829	48,630	35,622	41,643	28,663	29,550	51,719	55,804
Derbyshire	94,549	102,452	50,272	50,727	38,765	40,379	44,062	45,485	63,266	66,999
Devon	118,952	123,814	70,496	72,398	55,749	58,847	47,715	51,264	80,353	86,055
Dorset	136,510	147,852	78,485	88,175	66,958	71,813	55,283	65,757	96,671	108,675
Durham	82,378	93,032	48,953	52,076	36,545	37,144	36,068	39,324	52,141	56,808
East Riding of Yorkshire	91,043	97,470	52,088	53,500	42,410	43,183	35,936	36,964	61,968	67,800
East Sussex	149,012	155,797	81,270	89,846	64,062	73,893	44,819	48,749	91,735	97,837
Essex	141,317	155,363	82,160	88,628	67,149	72,773	50,177	55,617	91,290	100,524
Flintshire	84,268	93,564	48,140	47,758	42,900	44,387	50,875	—	62,621	67,129
Gloucestershire	134,090	142,484	74,620	82,699	60,210	66,945	49,226	61,133	86,260	93,081
Greater London	253,225	292,765	151,386	176,331	136,289	158,811	113,739	132,285	133,269	155,662

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Table 1 (cont) - Average price of residential property sales completed
July - September 98 (as at 31.10.98) July - September 99

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	109,323	117,702	59,783	61,971	38,062	40,384	57,348	63,680	59,305	63,931
Gwynedd	80,578	79,349	46,697	55,713	39,193	39,722	36,400	31,030	54,237	56,148
Halton	86,978	95,593	46,875	53,052	32,006	32,633	—	30,125	56,523	58,431
Hampshire	163,039	177,023	91,583	100,731	74,609	80,130	55,873	63,660	106,163	118,790
Hartlepool	92,529	101,030	49,447	48,758	29,328	26,339	21,916	23,500	53,085	52,601
Herefordshire	122,064	131,333	62,992	67,346	50,005	55,840	36,341	50,736	82,806	89,680
Hertfordshire	230,255	249,855	122,084	133,480	92,101	101,026	63,089	72,621	119,405	133,040
Isle of Anglesey	64,950	73,735	43,420	48,334	32,325	38,406	55,333	56,666	50,928	61,278
Isle of Wight	100,316	111,059	63,814	67,532	51,901	53,836	43,569	52,369	70,827	77,650
Kent	153,038	172,675	83,215	93,175	63,549	69,234	51,609	54,886	92,248	101,478
Lancashire	101,859	106,338	56,475	57,719	37,704	38,433	47,379	49,583	60,503	62,479
Leicester	99,416	92,890	52,862	52,576	38,919	41,970	33,681	36,830	49,381	51,846
Leicestershire	108,630	119,452	55,921	61,472	47,157	48,802	35,651	44,550	74,643	83,161
Lincolnshire	75,857	82,103	45,601	47,742	41,074	41,822	30,699	35,092	58,684	63,964
Luton	117,948	115,626	61,095	68,350	46,557	53,435	31,429	35,374	57,956	64,563
Medway Towns	128,652	134,358	69,715	76,577	50,740	56,568	45,100	38,004	66,860	69,933
Merseyside	106,144	116,010	55,767	58,780	33,231	36,032	47,054	51,444	54,424	61,144
Merthyr Tydfil	81,904	78,987	45,588	49,280	30,300	30,400	—	—	40,093	41,405
Middlesbrough	86,937	89,468	50,578	52,013	29,512	28,932	33,612	50,720	46,067	49,494
Milton Keynes	118,365	135,177	60,835	66,890	49,685	56,539	27,737	31,338	72,111	83,905
Monmouthshire	116,891	124,560	66,061	65,102	50,467	56,242	49,440	46,194	81,704	85,999
Neath Port Talbot	70,344	73,773	42,074	43,108	32,857	32,714	27,093	26,688	46,103	45,548
Newport	106,636	111,170	61,215	60,216	41,724	41,973	40,022	45,686	61,466	63,149
Norfolk	86,293	93,999	55,401	59,441	44,897	48,135	36,217	39,488	63,688	69,575
North East Lincolnshire	76,360	81,570	47,216	48,269	28,084	29,624	33,181	30,147	47,505	48,506
North Lincolnshire	71,929	73,773	41,965	41,693	30,864	30,838	24,812	36,085	52,434	53,573
North Somerset	120,728	137,638	71,466	76,505	57,963	64,140	45,449	48,666	80,110	91,209
North Yorkshire	118,913	124,276	65,858	69,395	53,919	58,583	47,830	51,288	78,347	83,981
Northamptonshire	111,711	124,274	59,510	62,977	47,089	52,141	38,644	42,416	72,823	80,673
Northumberland	104,593	117,410	55,061	58,972	42,737	47,629	33,541	38,828	64,395	73,403
Nottinghamshire	93,629	102,898	50,487	52,678	38,690	39,925	37,940	42,315	64,244	71,230
Oxfordshire	184,543	195,916	101,265	112,267	92,853	101,391	68,067	86,017	119,952	132,704
Pembrokeshire	71,955	77,569	46,586	47,467	37,309	40,168	32,747	29,731	54,114	58,720
Poole	129,669	153,456	77,882	82,112	68,644	79,968	96,144	101,637	100,463	113,665
Portsmouth	142,426	144,553	83,043	94,726	63,020	68,799	55,323	59,890	66,705	71,479
Powys	88,770	88,460	54,859	55,047	43,097	42,636	31,071	—	66,143	67,652
Reading	180,727	210,272	100,577	117,886	75,636	93,742	70,395	79,936	89,238	110,129
Redcar and Cleveland	85,904	89,027	48,079	51,236	33,386	30,598	30,762	30,950	51,028	50,212

Table 1 (cont) - Average price of residential property sales completed
July - September 98 (as at 31.10.98) July - September 99

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	July 98	Sept 98	July 98	Sept 98	July 98	Sept 98	July 98	Sept 98	July 98	Sept 98
Rhondda Cynon Taff	76,827	88,023	44,851	51,296	31,252	30,986	22,780	30,487	42,078	43,339
Rutland	126,139	146,538	78,115	80,475	62,211	65,405	37,362	63,100	99,310	108,409
Shropshire	109,202	119,035	59,751	64,030	52,466	55,837	60,704	44,337	77,965	82,374
Slough	136,893	168,016	99,334	108,754	80,523	83,865	53,839	59,531	83,877	91,945
Somerset	120,356	131,697	65,281	72,004	53,266	57,433	40,314	41,769	78,238	84,156
South Gloucestershire	117,015	128,604	71,114	75,901	56,227	62,189	42,347	46,126	78,143	85,589
South Yorkshire	89,969	92,774	47,263	49,577	36,374	37,295	40,724	41,592	54,234	56,254
Southampton	99,324	127,974	72,422	80,204	61,746	67,311	47,933	52,144	65,498	75,429
Southend-on-Sea	126,913	129,510	78,334	86,421	59,101	65,835	45,473	45,641	69,626	76,177
Staffordshire	106,220	112,247	55,281	56,599	42,492	43,833	50,637	43,139	70,905	73,540
Stockton-on-Tees	89,504	97,184	47,145	49,172	37,532	35,009	45,804	48,428	57,743	62,543
Stoke-on-Trent	73,050	82,620	42,178	44,239	27,418	27,352	33,572	28,867	38,940	43,789
Suffolk	109,943	119,504	60,184	66,154	49,070	52,929	39,423	44,519	74,192	80,537
Surrey	262,350	285,758	128,853	143,197	108,630	126,288	82,420	96,184	156,013	177,357
Swansea	94,094	91,710	55,248	56,730	41,425	43,388	53,893	57,204	59,938	60,945
Swindon	113,262	130,277	69,583	79,372	55,899	64,185	39,367	45,596	71,946	84,143
The Vale of Glamorgan	118,425	138,253	68,998	77,348	51,369	55,254	48,910	54,729	76,958	85,631
Thurrock	131,147	148,157	73,824	81,087	56,932	60,071	40,169	38,378	67,581	75,225
Torbay	116,941	112,061	63,318	68,681	52,501	55,984	46,066	53,564	68,265	73,154
Torfaen	87,958	89,692	47,838	44,492	35,014	34,191	40,564	—	52,468	49,667
Tyne and Wear	105,849	108,728	58,584	60,254	47,043	52,611	41,236	44,975	56,541	59,978
Warrington	120,101	132,889	58,243	68,042	39,550	48,371	43,112	44,360	76,192	78,520
Warwickshire	139,924	159,129	74,385	78,430	60,949	68,718	52,166	58,971	88,706	99,209
West Berkshire	197,232	219,717	102,614	115,957	85,556	93,035	63,881	70,034	124,618	145,790
West Midlands	124,893	132,709	61,460	66,488	46,038	49,085	43,002	50,789	65,161	69,443
West Sussex	165,700	181,267	95,504	105,785	77,831	85,847	51,725	57,902	103,269	112,945
West Yorkshire	104,305	112,148	56,375	57,821	40,242	42,039	48,603	55,434	59,204	62,771
Wiltshire	140,171	161,674	76,372	90,154	63,014	77,182	57,437	63,001	94,308	115,314
Windsor and Maidenhead	271,868	316,870	148,457	156,797	134,010	140,924	104,399	114,821	175,766	197,334
Wokingham	204,525	210,700	116,208	128,677	89,606	104,757	67,963	82,715	141,407	155,558
Worcestershire	119,484	131,886	69,367	74,171	54,753	60,178	46,270	49,100	81,125	88,549
Wrekin	92,335	101,295	48,889	51,021	38,861	41,255	28,396	27,169	61,904	67,969
Wrexham	96,262	97,305	47,842	50,122	48,145	37,358	39,990	—	64,041	63,512
York	103,180	110,779	63,728	66,468	57,429	58,572	61,735	54,902	69,064	70,225
England & Wales	132,032	144,746	75,475	83,732	66,029	74,096	81,048	93,672	86,936	97,616

Table 2 - Average price of residential property sales completed

July - September 98 (as at 31.10.98) July - September 1999

Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	1998	1999	1998	1999	1998	1999	1998	1999	1998	1999
Barking and Dagenham	128,777	136,666	69,646	85,535	64,234	71,072	49,960	49,934	62,012	68,735
Barnet	309,118	354,545	186,015	210,513	138,792	157,674	90,712	108,519	146,485	168,206
Bexley	182,515	198,986	102,523	114,778	75,965	83,568	51,570	57,135	86,234	95,972
Brent	203,656	245,379	143,843	174,799	135,537	145,276	81,975	95,264	113,103	129,515
Bromley	242,138	279,022	141,839	148,288	106,791	117,100	73,949	82,984	121,756	138,995
Camden	435,181	516,473	362,461	452,452	329,840	345,961	178,824	206,977	211,854	241,022
City of London	—	—	—	—	321,833	—	183,343	200,326	189,835	200,326
City of Westminster	236,666	510,590	566,100	421,386	377,794	464,632	214,205	246,184	232,301	266,383
Croydon	216,217	234,767	122,963	134,640	85,633	98,390	58,193	63,542	98,251	110,229
Ealing	345,331	450,911	159,581	197,168	138,820	171,780	93,224	112,002	127,935	160,612
Enfield	267,485	306,088	149,691	165,037	99,479	117,800	71,744	74,807	101,495	116,747
Greenwich	195,458	318,468	122,440	154,070	90,645	111,415	65,834	84,503	93,056	113,034
Hackney	—	336,250	173,370	205,239	147,950	179,377	80,858	98,391	107,103	137,036
Hammersmith and Fulham	253,079	286,805	311,230	403,529	313,054	354,854	147,055	183,008	203,575	239,903
Haringey	379,142	476,156	227,085	319,719	140,803	169,403	92,771	110,531	124,195	151,779
Harrow	263,011	319,148	139,536	153,104	116,014	129,243	86,732	96,694	124,872	145,622
Havering	179,797	220,237	103,888	112,960	82,033	87,442	54,556	68,777	95,959	108,068
Hillingdon	198,869	244,884	113,200	132,424	95,543	107,672	63,716	77,159	106,576	122,871
Hounslow	287,100	306,193	158,013	175,942	145,379	162,925	96,807	104,734	130,459	147,043
Islington	455,833	493,571	300,072	368,501	250,783	311,391	141,703	163,556	172,683	208,507
Kensington and Chelsea	517,205	633,333	602,722	462,100	493,718	561,743	260,854	273,555	298,443	307,626
Kingston upon Thames	266,824	338,038	154,762	178,182	128,612	138,442	87,108	102,704	133,857	158,166
Lambeth	239,380	277,056	179,921	244,913	163,584	210,402	99,008	114,029	129,863	157,198
Lewisham	206,532	191,982	135,323	150,544	99,751	112,149	60,823	72,818	88,661	99,046
Merton	347,905	462,048	188,515	217,823	129,235	156,098	88,863	106,683	128,947	157,318
Newham	128,167	115,436	73,276	101,331	69,242	77,989	47,739	54,252	64,676	73,693
Redbridge	190,736	236,236	126,330	143,876	95,672	113,031	62,501	69,138	95,134	110,873
Richmond upon Thames	439,293	366,625	248,198	299,033	213,863	230,328	136,527	157,621	200,525	227,946
Southwark	157,282	380,645	163,726	221,712	140,258	165,992	93,915	118,006	114,504	143,443
Sutton	244,645	237,246	136,273	143,006	97,415	107,497	63,900	73,017	101,054	113,461
Tower Hamlets	—	355,832	127,888	196,669	147,174	178,943	118,688	157,251	123,574	162,753
Waltham Forest	154,600	163,289	115,058	134,582	83,151	94,915	53,233	64,793	75,289	88,481
Wandsworth	509,554	397,051	278,411	341,747	210,743	247,349	118,641	143,625	163,283	194,805
Greater London	253,225	292,765	151,386	176,331	136,289	158,811	113,739	132,285	133,269	155,662

Note:

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

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Table 3 - Volume of sales included in property price data

July - September 98 (as at 31.10.98) July - September 99

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	129	202	143	192	256	310	134	156	662	860
Bedfordshire	553	608	658	754	655	798	203	225	2,069	2,385
Blackburn with Darwen	77	83	136	191	279	333	10	10	502	617
Blackpool	59	62	254	259	264	289	49	84	626	694
Blaenau Gwent	14	24	20	37	94	111	—	—	128	172
Bournemouth	405	501	175	176	112	95	526	582	1,218	1,354
Bracknell Forest	118	238	89	184	114	238	68	103	389	763
Bridgend	90	109	171	147	127	142	13	8	401	406
Brighton and Hove	166	191	292	306	468	590	895	1,028	1,821	2,115
Buckinghamshire	744	921	761	878	516	538	336	335	2,357	2,672
Caerphilly	101	161	159	198	186	333	5	5	451	697
Cambridgeshire	1,019	1,035	801	699	789	710	203	181	2,812	2,625
Cardiff	169	226	301	317	549	651	156	124	1,175	1,318
Carmarthenshire	197	223	131	141	126	139	4	—	458	503
Ceredigion	53	155	33	43	37	96	6	7	129	301
Cheshire	1,148	1,082	1,068	1,009	693	739	135	124	3,044	2,954
City of Bristol	104	131	500	544	1,060	1,011	446	481	2,110	2,167
City of Derby	311	263	423	372	321	283	21	14	1,076	932
City of Kingston Upon Hull	67	54	246	198	491	382	39	26	843	660
City of Nottingham	166	183	309	412	368	388	62	68	905	1,051
City of Peterborough	250	247	217	256	241	262	36	40	744	805
City of Plymouth	106	160	266	338	543	638	112	158	1,027	1,294
Conwy	141	216	155	181	56	99	16	36	368	532
Cornwall	771	989	520	549	730	785	142	181	2,163	2,504
Cumbria	475	704	623	716	655	832	127	172	1,880	2,424
Darlington	100	121	187	182	158	203	21	15	466	521
Denbighshire	175	141	124	142	52	58	15	10	366	351
Derbyshire	862	1,000	964	1,075	558	640	40	43	2,424	2,758
Devon	1,144	1,312	736	709	1,082	1,057	315	319	3,277	3,397
Dorset	1,047	1,298	512	533	621	657	337	366	2,517	2,854
Durham	480	493	501	551	786	732	41	49	1,808	1,825
East Riding of Yorkshire	378	569	458	546	280	316	38	42	1,154	1,473
East Sussex	1,072	1,220	806	863	751	941	686	841	3,315	3,865
Essex	1,864	2,209	1,806	2,172	1,606	1,824	924	995	6,200	7,200
Flintshire	170	114	161	118	66	32	4	—	401	264
Gloucestershire	885	892	937	965	821	848	271	372	2,914	3,077
Greater London	1,555	1,935	5,507	6,712	10,495	11,879	16,283	18,883	33,840	39,409

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

July - September 98 (as at 31.10.98) July - September 99

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	1,599	1,546	3,649	3,400	3,798	3,241	531	603	9,577	8,790
Gwynedd	129	146	64	88	176	184	15	13	384	431
Halton	96	110	115	149	74	123	—	4	285	386
Hampshire	2,132	2,705	1,603	1,798	1,781	1,947	829	903	6,345	7,353
Hartlepool	72	74	115	89	98	119	3	4	288	286
Herefordshire	280	395	195	277	155	209	44	82	674	963
Hertfordshire	984	1,141	1,199	1,406	1,852	1,918	1,096	1,200	5,131	5,665
Isle of Anglesey	93	119	59	41	47	41	3	3	202	204
Isle of Wight	286	342	208	246	177	198	133	167	804	953
Kent	1,833	1,866	2,148	2,226	2,146	2,238	749	906	6,876	7,236
Lancashire	1,018	1,187	1,319	1,490	1,503	1,744	192	235	4,032	4,656
Leicester	74	136	310	360	406	528	34	42	824	1,066
Leicestershire	1,179	1,281	1,173	1,142	561	567	69	58	2,982	3,048
Lincolnshire	1,575	1,795	1,028	918	645	708	80	69	3,328	3,490
Luton	88	123	352	443	332	382	98	127	870	1,075
Medway Towns	176	160	351	399	645	714	68	107	1,240	1,380
Merseyside	684	843	2,153	2,035	1,675	1,478	376	446	4,888	4,802
Merthyr Tydfil	21	24	22	28	102	102	—	—	145	154
Middlesbrough	61	74	196	232	201	173	4	12	462	491
Milton Keynes	358	406	387	376	338	306	104	115	1,187	1,203
Monmouthshire	98	173	82	134	59	106	10	18	249	431
Neath Port Talbot	92	94	135	161	123	157	3	13	353	425
Newport	95	129	142	189	196	254	18	15	451	587
Norfolk	1,504	1,863	1,162	1,405	1,000	1,141	203	226	3,869	4,635
North East Lincolnshire	197	173	239	281	267	279	30	21	733	754
North Lincolnshire	193	269	192	271	71	92	8	7	464	639
North Somerset	311	380	278	313	224	246	152	150	965	1,089
North Yorkshire	615	862	683	818	476	643	157	198	1,931	2,521
Northamptonshire	1,033	1,289	900	1,068	948	1,129	111	133	2,992	3,619
Northumberland	333	436	388	393	334	401	82	92	1,137	1,322
Nottinghamshire	1,109	1,589	1,102	1,406	613	667	67	116	2,891	3,778
Oxfordshire	943	1,031	1,113	1,073	856	877	326	338	3,238	3,319
Pembrokeshire	139	204	89	104	81	102	21	27	330	437
Poole	365	408	233	219	136	175	248	285	982	1,087
Portsmouth	39	41	148	118	775	935	221	279	1,183	1,373
Powys	124	173	88	103	68	92	7	—	287	368
Reading	82	103	189	253	378	342	239	221	888	919
Redcar and Cleveland	81	78	215	216	115	145	8	21	419	460

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

July - September 98 (as at 31.10.98) July - September 99

Sales by Property Type (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Rhondda Cynon Taff	110	86	179	129	390	390	5	4	684	609
Rutland	76	94	39	54	26	43	4	5	145	196
Shropshire	439	492	334	398	262	320	55	59	1,090	1,269
Slough	81	62	151	154	212	198	197	176	641	590
Somerset	778	868	564	650	734	887	188	228	2,264	2,633
South Gloucestershire	372	472	429	455	403	541	73	82	1,277	1,550
South Yorkshire	990	1,122	1,622	1,954	1,244	1,354	137	154	3,993	4,584
Southampton	118	176	261	353	244	363	278	343	901	1,235
Southend-on-Sea	123	148	286	315	220	281	299	269	928	1,013
Staffordshire	1,104	1,251	1,191	1,366	631	719	121	129	3,047	3,465
Stockton-on-Tees	193	251	299	313	140	152	11	23	643	739
Stoke-on-Trent	109	151	354	341	418	357	9	10	890	859
Suffolk	1,307	1,398	1,029	1,073	1,033	1,118	183	227	3,552	3,816
Surrey	1,973	2,502	1,940	2,289	1,146	1,386	1,397	1,506	6,456	7,683
Swansea	204	271	314	338	289	385	24	41	831	1,035
Swindon	234	328	251	299	462	538	51	77	998	1,242
The Vale of Glamorgan	161	210	173	208	172	244	32	62	538	724
Thurrock	95	118	167	214	266	337	155	129	683	798
Torbay	185	206	219	189	280	251	158	146	842	792
Torfaen	65	61	64	92	107	127	12	—	248	280
Tyne and Wear	472	470	1,340	1,387	1,485	1,523	778	805	4,075	4,185
Warrington	305	157	360	314	172	157	19	15	856	643
Warwickshire	672	811	706	893	619	716	195	204	2,192	2,624
West Berkshire	249	317	278	283	157	165	96	83	780	848
West Midlands	1,551	1,539	3,391	3,501	3,317	3,493	752	853	9,011	9,386
West Sussex	1,456	1,620	1,135	1,231	1,233	1,399	984	1,162	4,808	5,412
West Yorkshire	1,559	1,792	2,803	3,060	3,105	3,416	331	343	7,798	8,611
Wiltshire	808	1,024	638	606	597	627	188	159	2,231	2,416
Windsor and Maidenhead	254	306	199	259	169	180	167	193	789	938
Wokingham	309	349	265	243	137	147	78	72	789	811
Worcestershire	709	884	774	905	476	608	159	204	2,118	2,601
Wrekin	276	369	204	241	194	228	38	52	712	890
Wrexham	86	116	92	115	73	91	5	—	256	322
York	138	143	231	301	259	327	63	56	691	827
England & Wales	54,817	64,004	67,456	73,856	71,110	77,750	36,300	41,210	229,683	256,820

Table 4 - Volume of sales included in property price data

July - September 98 (as at 31.10.98) July - September 99

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	98	99	98	99	98	99	98	99	98	99
Barking and Dagenham	9	6	61	41	377	287	158	94	605	428
Barnet	121	172	364	524	296	331	570	850	1,351	1,877
Bexley	56	75	419	503	312	393	260	317	1,047	1,288
Brent	37	46	276	257	237	223	551	598	1,101	1,124
Bromley	172	273	384	492	308	361	498	623	1,362	1,749
Camden	11	19	39	47	143	126	763	834	956	1,026
City of London	—	—	—	—	3	—	61	110	64	110
City of Westminster	3	10	15	22	114	128	1,194	1,546	1,326	1,706
Croydon	184	242	396	436	610	625	594	715	1,784	2,018
Ealing	33	44	267	340	462	455	595	623	1,357	1,462
Enfield	64	72	180	269	541	646	612	651	1,397	1,638
Greenwich	24	16	148	123	373	372	217	271	762	782
Hackney	—	4	26	39	166	194	324	302	516	539
Hammersmith and Fulham	12	9	36	34	287	333	635	778	970	1,154
Haringey	14	16	63	80	426	413	545	628	1,048	1,137
Harrow	72	105	355	364	182	263	355	340	964	1,072
Havering	110	107	352	353	271	277	199	204	932	941
Hillingdon	124	163	309	483	240	376	253	411	926	1,433
Hounslow	18	16	206	251	211	326	346	354	781	947
Islington	6	7	20	39	163	214	548	673	737	933
Kensington and Chelsea	12	3	9	10	140	109	870	887	1,031	1,009
Kingston upon Thames	93	116	261	332	216	270	357	400	927	1,118
Lambeth	25	24	151	135	369	396	737	829	1,282	1,384
Lewisham	31	26	103	162	432	480	476	650	1,042	1,318
Merton	37	50	129	157	442	602	397	474	1,005	1,283
Newham	3	8	36	62	599	605	191	239	829	914
Redbridge	42	35	147	204	511	552	272	295	972	1,086
Richmond upon Thames	68	82	241	312	354	529	507	495	1,170	1,418
Southwark	65	18	73	85	229	259	596	659	963	1,021
Sutton	72	114	242	292	313	361	477	509	1,104	1,276
Tower Hamlets	—	6	14	20	138	170	679	834	831	1,030
Waltham Forest	10	20	89	112	428	434	349	399	876	965
Wandsworth	27	31	96	132	602	769	1,097	1,291	1,822	2,223
Greater London	1,555	1,935	5,507	6,712	10,495	11,879	16,283	18,883	33,840	39,409

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Table 5 - Percentage of Mortgaged Properties by Region

January - March 99 April - June 99

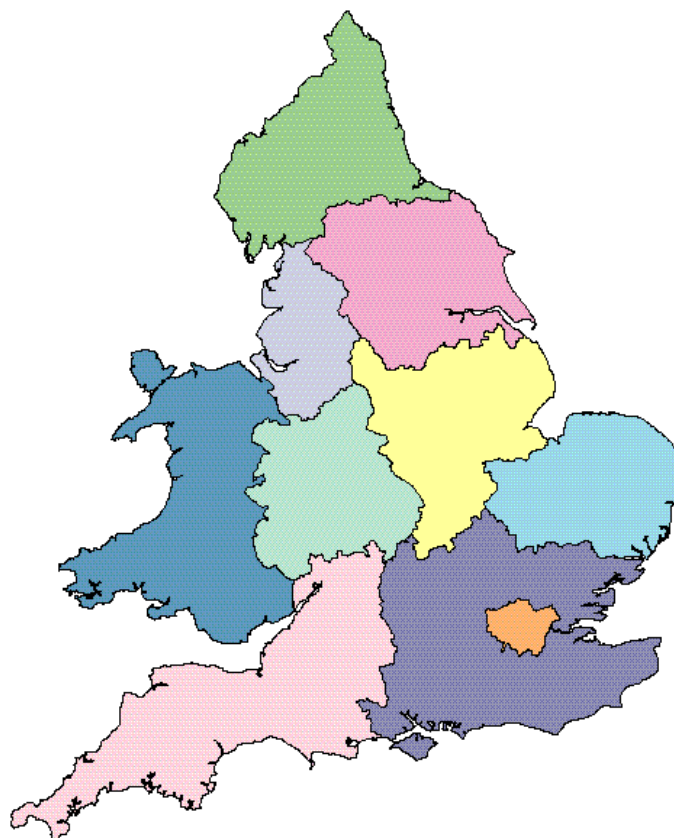
	% Detached		% Semi-Detached		% Terraced		% Flat/Mais		% All Properties	
North	73.3	75.0	79.3	79.7	72.3	74.8	64.0	63.1	74.1	75.4
North West	75.3	75.9	79.4	79.6	66.2	69.9	51.8	54.9	72.0	73.9
Yorks & Humberside	70.4	73.6	78.4	79.1	71.2	73.3	47.6	49.8	72.6	74.5
Wales	69.2	69.1	76.3	77.6	73.9	73.9	52.2	57.1	72.3	72.8
West Midlands	74.2	75.0	79.5	80.8	73.5	76.0	62.1	61.4	74.8	76.4
East Midlands	71.6	72.5	79.1	79.1	70.5	73.1	53.3	51.4	73.4	74.4
East Anglia	65.4	65.4	74.8	75.2	73.2	74.1	52.6	52.3	69.5	69.8
South West	65.3	66.1	75.6	76.7	73.6	75.4	55.1	55.5	69.1	70.1
South East	72.9	74.1	80.9	81.9	80.0	81.2	64.2	64.2	75.5	76.5
Greater London	69.7	74.0	79.9	81.6	78.8	80.6	72.1	73.7	75.4	77.1
England & Wales	71.0	72.1	79.0	79.8	74.4	76.5	65.5	66.2	73.5	74.7

Note:

Figures for the 3rd quarter of 1999 will be available in the next report.

Table 6 - Average price for all property types by region

July - September 98 (as at 31.10.98) July - September 99



	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
North	£96,370	£104,841	£54,076	£57,031	£41,339	£43,822	£41,203	£45,870	£56,889	£61,869
North West	£110,687	£118,868	£58,069	£61,062	£38,014	£40,140	£51,467	£56,149	£61,599	£65,992
Yorks & Humberside	£98,569	£104,602	£53,926	£55,683	£39,861	£42,257	£45,897	£49,494	£59,102	£63,015
Wales	£87,142	£93,725	£53,603	£56,893	£41,850	£43,800	£44,015	£50,050	£58,563	£62,836
West Midlands	£117,759	£127,392	£61,212	£65,485	£46,740	£50,747	£45,384	£49,851	£70,386	£76,450
East Midlands	£95,207	£104,084	£51,932	£54,560	£41,535	£44,260	£38,654	£43,752	£64,661	£70,657
East Anglia	£102,863	£111,604	£61,552	£65,447	£53,421	£54,770	£43,487	£48,584	£73,610	£79,236
South West	£123,912	£135,612	£71,853	£79,368	£58,777	£65,495	£57,673	£65,320	£81,487	£91,482
South East	£178,128	£195,590	£95,664	£105,690	£75,303	£83,155	£58,709	£66,022	£105,303	£117,270
Greater London	£253,225	£292,765	£151,386	£176,331	£136,289	£158,811	£113,739	£132,285	£133,269	£155,662

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Table 7 - Volume of sales by price range

Price range (£)	July - September 98	July - September 99	% Difference
	Sales	Sales	
under 10,000	1,173	1,106	-5.71
10,000 - 20,000	6,054	5,679	-6.19
20,001 - 30,000	12,502	11,366	-9.09
30,001 - 40,000	23,196	21,380	-7.83
40,001 - 50,000	29,024	27,001	-6.97
50,001 - 60,000	33,058	33,183	0.38
60,001 - 70,000	20,229	21,920	8.36
70,001 - 80,000	19,577	22,003	12.39
80,001 - 90,000	16,503	19,392	17.51
90,001 - 100,000	11,748	14,008	19.24
100,001 - 120,000	15,402	19,645	27.55
120,001 - 150,000	16,949	22,921	35.24
150,001 - 200,000	12,777	18,713	46.46
200,001 - 300,000	8,201	12,407	51.29
300,001 - 400,000	2,496	4,019	61.02
400,001 - 500,000	1,028	1,717	67.02
500,001 - 600,000	432	577	33.56
600,001 - 800,000	391	645	64.96
800,001 - 1,000,000	160	254	58.75
1,000,001 - 1,250,000	78	120	53.85
1,250,001 - 1,500,000	52	72	38.46
1,500,001 - 1,750,000	21	36	71.43
1,750,001 - 2,000,000	16	25	56.25
over 2,000,000	45	74	64.44
Total	231,112	258,263	11.75

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
April - June 99 (updated at 31 October 1999)

County or Unitary Authority	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	153,514	206	91,252	230	92,480	329	88,404	153	105,189	918
Bedfordshire	146,479	748	80,646	799	62,906	817	41,979	268	89,911	2,632
Blackburn with Darwen	95,238	101	52,305	153	32,189	364	30,292	13	47,119	631
Blackpool	101,088	67	52,908	276	41,665	307	37,606	55	51,397	705
Blaenau Gwent	75,229	34	45,329	31	27,649	134	—	—	38,532	199
Bournemouth	113,939	485	76,816	208	76,160	114	65,647	752	82,929	1,559
Bracknell Forest	184,257	282	109,417	191	89,732	269	72,703	122	122,531	864
Bridgend	92,737	93	53,846	141	40,703	149	35,105	9	57,647	392
Brighton and Hove	181,272	193	111,568	321	102,370	591	63,401	979	92,787	2,084
Buckinghamshire	253,444	951	117,804	917	95,071	648	80,775	445	150,828	2,961
Caerphilly	88,308	164	49,632	208	36,398	307	35,962	7	52,816	686
Cambridgeshire	124,404	1,279	77,505	883	72,813	852	58,083	233	93,354	3,247
Cardiff	117,834	218	75,121	375	59,320	568	60,951	157	73,688	1,318
Carmarthenshire	74,040	216	40,998	139	33,763	150	—	—	52,982	505
Ceredigion	81,287	141	54,039	54	50,877	68	85,166	3	68,025	266
Cheshire	130,960	1,195	67,621	1,052	51,826	790	63,601	191	86,966	3,228
City of Bristol	157,375	116	93,918	539	67,689	1,025	81,769	541	82,168	2,221
City of Derby	84,250	322	45,823	503	34,459	339	25,417	15	52,791	1,179
City of Kingston Upon Hull	72,988	78	45,588	221	32,279	461	34,397	29	40,109	789
City of Nottingham	98,717	171	51,842	370	36,611	399	77,314	69	55,505	1,009
City of Peterborough	94,102	315	54,120	301	39,605	340	40,047	56	60,910	1,012
City of Plymouth	106,628	140	59,930	341	46,322	667	34,637	154	54,988	1,302
Conwy	85,756	202	52,614	194	41,845	85	47,847	45	63,193	526
Cornwall	99,231	1,059	62,061	608	53,817	939	52,731	205	72,630	2,811
Cumbria	105,684	669	59,940	789	41,619	764	58,877	151	66,870	2,373
Darlington	96,267	137	53,642	220	34,808	190	61,317	11	57,846	558
Denbighshire	71,627	170	46,025	131	35,337	72	26,340	11	54,791	384
Derbyshire	98,378	1,277	51,361	1,352	39,996	850	51,922	52	65,637	3,531
Devon	119,224	1,506	70,719	884	58,611	1,355	55,285	361	83,157	4,106
Dorset	143,408	1,177	87,187	534	72,075	641	62,112	396	104,129	2,748
Durham	88,708	570	48,556	583	35,219	811	43,296	77	54,271	2,041
East Riding of Yorkshire	93,780	626	53,659	633	40,094	311	35,574	57	65,869	1,627
East Sussex	150,256	1,052	85,563	823	68,412	845	49,482	773	92,913	3,493
Essex	146,073	2,305	84,210	2,290	70,614	1,809	52,724	1,084	95,410	7,488
Flintshire	88,070	164	48,403	145	41,223	45	—	—	65,867	354
Gloucestershire	138,541	1,015	77,752	1,137	63,404	922	60,033	359	90,018	3,433
Greater London	272,947	1,818	159,802	6,492	146,943	12,197	125,211	19,176	144,318	39,683

Table 8 (cont) - Average price and volume of sales completed
April - June 99 (updated at 31 October 1999)

County or Unitary Authority	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	114,431	1,954	62,093	4,018	38,674	4,098	57,101	705	62,351	10,775
Gwynedd	75,069	156	49,770	81	38,864	184	36,991	17	53,703	438
Halton	86,681	111	50,773	145	31,210	120	44,202	5	54,987	381
Hampshire	167,685	2,930	95,591	2,095	76,921	2,335	62,326	1,093	111,122	8,453
Hartlepool	96,569	84	48,368	81	26,763	117	34,155	8	53,221	290
Herefordshire	119,825	363	67,229	261	57,779	209	38,071	66	84,129	899
Hertfordshire	228,547	1,280	127,822	1,589	98,224	2,145	72,051	1,477	125,213	6,491
Isle of Anglesey	71,109	120	45,141	65	36,209	53	33,625	4	55,871	242
Isle of Wight	102,686	315	65,547	279	55,044	219	48,957	176	72,098	989
Kent	160,258	1,664	88,409	1,998	68,287	2,087	55,751	774	96,424	6,523
Lancashire	104,574	1,284	56,910	1,636	37,470	1,860	52,785	250	61,684	5,030
Leicester	100,399	138	54,848	367	40,916	502	42,522	46	53,637	1,053
Leicestershire	113,825	1,410	59,500	1,424	48,530	649	46,031	81	78,688	3,564
Lincolnshire	78,192	1,899	46,612	1,121	38,583	846	36,303	76	59,903	3,942
Luton	111,771	136	67,009	432	50,938	415	32,658	127	62,555	1,110
Medway Towns	126,113	199	74,212	350	53,669	673	43,783	95	69,362	1,317
Merseyside	107,512	888	57,435	2,208	34,344	1,499	51,145	403	58,900	4,998
Merthyr Tydfil	65,892	28	46,111	36	29,398	112	—	—	38,622	176
Middlesbrough	92,644	81	49,505	275	31,939	193	35,187	9	49,460	558
Milton Keynes	129,954	489	66,225	523	55,727	404	33,764	141	80,577	1,557
Monmouthshire	114,906	154	60,827	99	53,844	77	61,276	19	83,174	349
Neath Port Talbot	73,530	123	42,362	205	33,299	162	32,332	6	47,010	496
Newport	119,063	85	61,725	193	39,714	248	41,927	18	59,995	544
Norfolk	91,207	1,875	56,990	1,374	45,985	1,255	38,236	290	66,357	4,794
North East Lincolnshire	80,142	222	48,775	288	28,963	280	34,863	19	50,199	809
North Lincolnshire	70,299	241	41,680	281	35,860	121	25,650	8	50,996	651
North Somerset	125,765	374	72,816	321	62,378	284	47,640	183	83,342	1,162
North Yorkshire	118,268	915	65,911	875	56,980	712	55,544	223	80,310	2,725
Northamptonshire	113,794	1,384	60,877	1,193	51,720	1,258	40,305	156	75,537	3,991
Northumberland	107,759	487	55,977	413	45,798	402	34,952	107	69,374	1,409
Nottinghamshire	97,935	1,635	50,328	1,466	37,965	675	40,852	92	68,069	3,868
Oxfordshire	188,094	1,144	105,102	1,192	94,850	1,027	79,147	427	124,451	3,790
Pembrokeshire	77,261	183	49,873	101	40,411	127	41,135	24	58,150	435
Poole	145,048	446	84,241	220	73,636	142	102,545	287	112,430	1,095
Portsmouth	130,654	42	83,841	130	67,085	847	52,767	267	67,882	1,286
Powys	89,379	134	51,233	94	37,436	99	37,333	3	62,457	330
Reading	206,525	92	109,148	231	84,890	361	75,594	250	100,383	934

Table 8 (cont) - Average price and volume of sales completed
April - June 99 (updated at 31 October 1999)

Price (£) Sales (continued)

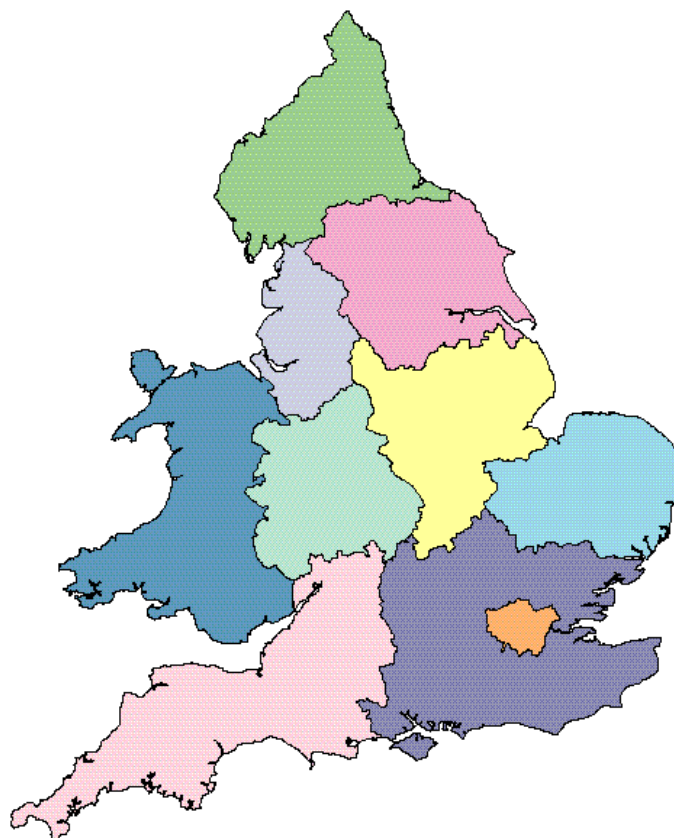
County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales
Redcar and Cleveland	89,858	93	50,797	204	33,130	124	39,266	9	53,909	430
Rhondda Cynon Taff	86,452	121	48,033	138	28,965	347	56,750	4	44,864	610
Rutland	127,128	114	74,078	55	63,095	24	106,500	3	104,085	196
Shropshire	109,998	572	61,902	452	53,266	332	48,826	52	78,922	1,408
Slough	160,319	75	101,564	183	85,475	227	58,816	216	89,468	701
Somerset	123,050	960	70,541	754	56,603	935	41,447	206	81,533	2,855
South Gloucestershire	122,133	534	73,674	520	61,498	582	45,587	91	83,075	1,727
South Yorkshire	89,031	1,310	48,833	2,052	36,236	1,353	45,010	160	56,013	4,875
Southampton	118,816	170	77,066	354	67,366	359	51,803	398	72,039	1,281
Southend-on-Sea	143,180	148	80,526	278	62,658	253	46,072	283	75,330	962
Staffordshire	110,752	1,274	57,673	1,393	43,082	698	46,271	165	73,411	3,530
Stockton-on-Tees	92,733	281	47,030	326	36,476	181	47,406	16	60,635	804
Stoke-on-Trent	75,379	122	41,831	348	26,071	388	26,589	10	39,326	868
Suffolk	113,497	1,558	63,314	1,240	51,899	1,259	42,461	252	76,904	4,309
Surrey	276,893	2,102	135,032	2,092	120,910	1,289	86,967	1,449	165,376	6,932
Swansea	90,501	239	53,698	313	41,709	363	54,907	45	58,384	960
Swindon	121,430	346	77,111	344	60,506	563	46,134	88	79,542	1,341
The Vale of Glamorgan	131,446	186	73,830	187	58,059	206	62,575	81	83,763	660
Thurrock	140,149	181	75,952	232	59,967	347	37,907	169	75,568	929
Torbay	110,624	255	68,708	247	57,577	299	53,223	185	73,268	986
Torfaen	94,032	102	49,711	111	36,538	127	29,785	10	57,278	350
Tyne and Wear	104,003	549	58,298	1,484	48,169	1,580	44,615	844	57,746	4,457
Warrington	123,958	269	63,251	414	43,803	200	37,221	18	76,539	901
Warwickshire	144,535	898	79,109	975	63,985	768	60,199	272	93,525	2,913
West Berkshire	201,825	308	104,906	295	93,176	157	72,333	102	133,545	862
West Midlands	129,759	1,522	62,970	3,513	48,592	3,453	51,348	920	67,361	9,408
West Sussex	172,388	1,429	99,213	1,136	81,586	1,414	58,294	1,038	106,622	5,017
West Yorkshire	108,247	2,084	57,523	3,422	41,029	3,749	56,035	386	62,014	9,641
Wiltshire	146,366	1,014	83,526	739	71,539	704	67,673	235	102,677	2,692
Windsor and Maidenhead	290,024	298	146,838	250	134,728	182	105,027	192	182,020	922
Wokingham	210,275	358	121,678	253	99,064	175	89,663	99	149,464	885
Worcestershire	129,755	1,007	69,914	949	57,635	598	49,554	194	87,733	2,748
Wrekin	96,164	374	51,353	273	38,731	228	26,915	51	64,998	926
Wrexham	90,923	173	49,379	162	39,825	93	33,357	7	63,601	435
York	107,930	223	66,188	335	59,863	357	55,405	82	72,373	997
England & Wales	135,440	67,576	78,468	78,751	69,949	82,235	88,712	43,273	91,684	271,835











Table 9 - Average price and volume of sales completed
April - June 99 (updated at 31 October 1999)

London Borough	Price (£)				Sales					
	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	104,083	6	81,434	82	71,436	393	49,971	156	67,774	637
Barnet	349,810	163	189,371	481	144,811	364	98,765	724	157,231	1,732
Bexley	156,524	68	109,644	456	83,210	365	54,232	308	89,989	1,197
Brent	227,268	54	147,087	252	128,920	245	87,625	558	117,059	1,109
Bromley	268,819	280	144,930	504	111,602	335	77,342	573	135,944	1,692
Camden	473,274	20	408,127	51	342,302	112	190,413	703	228,531	886
City of London	—	—	—	—	323,125	4	192,043	119	196,306	123
City of Westminster	376,142	7	447,722	18	456,786	117	226,514	1,415	247,048	1,557
Croydon	212,117	178	126,746	414	93,879	616	61,229	651	101,086	1,859
Ealing	377,155	40	174,872	349	155,977	394	104,821	557	146,236	1,340
Enfield	330,498	68	156,229	233	105,958	638	78,226	614	112,368	1,553
Greenwich	241,665	30	126,656	124	107,266	421	80,607	289	105,798	864
Hackney	—	—	181,332	38	150,491	191	99,418	381	120,513	610
Hammersmith and Fulham	343,250	14	331,875	22	321,502	319	158,872	685	214,897	1,040
Haringey	330,000	3	259,010	48	157,892	407	106,175	599	133,664	1,057
Harrow	255,867	93	142,341	328	120,428	216	90,454	375	128,870	1,012
Havering	215,579	111	113,223	364	84,728	315	65,342	196	106,125	986
Hillingdon	223,703	141	121,160	468	106,034	397	69,240	380	113,024	1,386
Hounslow	196,230	13	163,604	234	154,114	256	108,054	357	138,213	860
Islington	228,316	3	382,255	29	289,690	185	161,939	709	194,576	926
Kensington and Chelsea	566,916	12	450,307	13	487,692	171	266,363	1,049	301,580	1,245
Kingston upon Thames	281,358	95	163,202	282	128,484	217	102,911	405	142,454	999
Lambeth	294,493	21	223,344	121	179,470	378	107,099	849	140,231	1,369
Lewisham	174,111	18	139,687	170	102,927	458	67,647	607	91,846	1,253
Merton	415,169	43	218,901	183	142,392	562	111,342	522	149,661	1,310
Newham	129,166	6	95,299	55	74,252	669	57,883	264	71,401	994
Redbridge	249,148	50	135,883	224	106,311	632	66,358	381	105,180	1,287
Richmond upon Thames	391,486	89	253,367	266	219,847	548	152,625	611	208,697	1,514
Southwark	277,439	22	183,664	78	150,424	307	111,685	765	129,734	1,172
Sutton	219,918	105	136,512	299	106,084	353	68,491	457	109,272	1,214
Tower Hamlets	183,860	9	240,714	17	161,904	203	147,087	1,096	150,808	1,325
Waltham Forest	155,652	23	125,444	154	88,068	592	60,231	423	84,322	1,192
Wandsworth	430,825	33	297,352	135	234,224	817	128,648	1,398	178,586	2,383
Greater London	272,947	1,818	159,802	6,492	146,943	12,197	125,211	19,176	144,318	39,683

Table 10 - Average price for all property types by region

April - June 99 (updated at 31 October 1999)

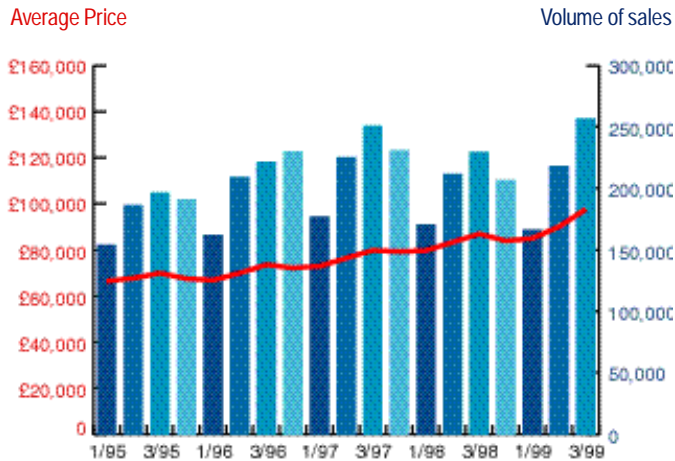


	Detached	Semi-Detached	Terraced	Flat/Maisonette	All
 North	£99,648	£54,917	£41,608	£45,451	£59,738
 North West	£114,022	£60,261	£38,711	£54,613	£64,283
 Yorks & Humberside	£100,655	£55,100	£41,474	£51,508	£62,158
 Wales	£90,354	£54,705	£41,632	£53,140	£60,727
 West Midlands	£122,411	£63,588	£49,472	£50,609	£74,338
 East Midlands	£98,752	£53,402	£42,795	£46,144	£67,534
 East Anglia	£106,743	£63,597	£53,576	£45,204	£75,906
 South West	£127,461	£76,300	£62,365	£64,353	£86,324
 South East	£184,729	£99,891	£80,455	£63,919	£110,795
 Greater London	£272,947	£159,802	£146,943	£125,211	£144,318

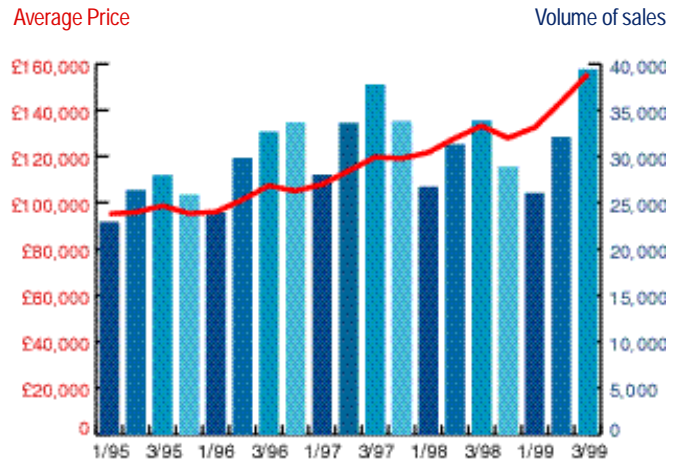
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Average price and volume of sales

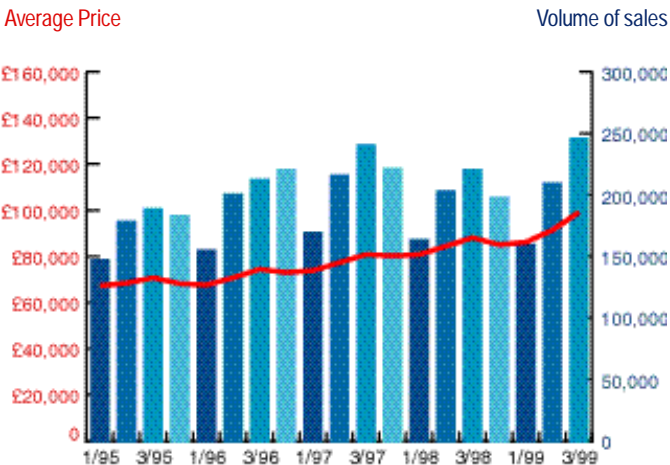
England and Wales



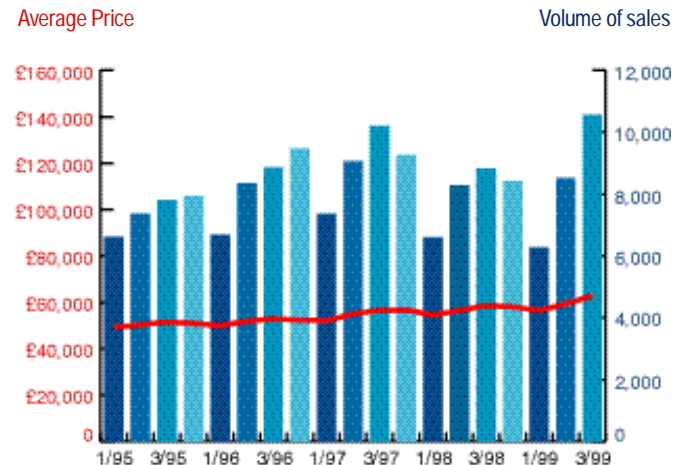
Greater London



England



Wales



Note: The scale used for volumes varies

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