

**EMBARGO**

UNDER EMBARGO UNTIL 00:01 10 NOVEMBER 2003

# Land Registry

## Residential Property Price Report

July - September 2003

Summary of average prices (all England and Wales) for the period July - September 2003 compared with the same period in 2002

Property Type		Average Price of Property		% Difference
		July-Sept 2002	July-Sept 2003	
Detached	Old	£224,151	£253,734	+13.20
	New	£193,850	£223,769	+15.43
	All	£220,695	£250,715	+13.60
Semi-Detached	Old	£127,067	£145,290	+14.34
	New	£125,336	£154,500	+23.27
	All	£127,009	£145,576	+14.62
Terraced	Old	£107,477	£119,176	+10.89
	New	£146,066	£165,781	+13.50
	All	£108,684	£120,685	+11.04
Flat/Maisonette	Old	£140,860	£146,202	+3.79
	New	£169,189	£191,223	+13.02
	All	£144,167	£152,446	+5.74
All	Old	£144,511	£159,501	+10.37
	New	£169,629	£193,097	+13.83
	All	£146,150	£161,665	+10.62

**Please Note:**

- The published data are simple averages. No weighting or adjustment is applied to reflect any seasonal or other factors.
- Price data to postcode sector level are available from the interactive database on our website.



# Residential Property Price Report

July - September 2003

## 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.

## Published Data

- Volume of sales for the current period can be accurately compared with the equivalent period in 2002 as the figures for both average prices and volumes for the earlier period are reproduced from the report issued in November 2002 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. Transfers, 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 2003

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**Table 1 - Average price of residential property sales completed**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Price (£) by Property Type**

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Bath and North East Somerset	281,407	316,160	181,144	201,843	163,712	205,372	174,192	165,477	194,095	222,115
Bedfordshire	241,211	265,438	139,751	160,463	109,789	130,179	81,949	95,224	149,853	170,181
Blackburn with Darwen	112,066	134,599	66,592	80,102	36,482	43,225	53,635	78,114	56,814	64,121
Blackpool	135,729	142,943	73,990	91,659	56,111	67,056	46,553	56,348	68,463	81,351
Blaenau Gwent	99,284	103,157	42,805	54,013	32,465	37,402	—	—	47,672	47,154
Bournemouth	211,272	248,572	138,824	167,786	129,064	159,191	123,865	139,038	156,004	178,539
Bracknell Forest	306,510	329,724	174,094	199,092	145,169	166,320	126,084	131,497	197,794	209,232
Bridgend	119,038	148,189	66,142	80,766	50,624	59,960	49,442	46,724	73,558	90,752
Brighton and Hove	310,710	356,994	197,125	237,894	204,067	214,362	139,229	152,772	181,184	199,274
Buckinghamshire	392,082	441,293	194,590	215,659	156,236	172,964	138,603	147,449	246,394	269,022
Caerphilly	118,299	134,039	70,556	71,694	46,201	59,379	34,976	44,648	65,758	76,327
Cambridgeshire	202,325	236,215	132,951	156,560	121,523	143,554	98,812	116,526	155,208	180,473
Cardiff	193,513	215,912	112,524	141,256	103,145	123,781	107,957	117,374	120,303	139,083
Carmarthenshire	100,689	136,869	53,111	67,836	46,149	58,765	43,368	38,748	68,032	93,547
Ceredigion	123,809	151,070	73,174	94,648	73,856	94,174	66,916	67,877	99,225	125,989
Cheshire	216,443	262,553	109,160	130,114	79,595	98,334	108,316	113,090	136,758	161,323
City of Bristol	259,274	283,652	151,048	166,931	126,316	144,948	146,211	158,105	144,553	160,055
City of Derby	150,208	175,033	75,204	93,515	54,574	72,658	55,583	66,052	89,365	106,793
City of Kingston Upon Hull	96,349	118,767	58,925	74,385	35,768	45,295	50,095	55,380	45,139	57,084
City of Nottingham	146,732	186,269	79,984	104,076	62,957	82,708	117,395	127,810	87,410	108,883
City of Peterborough	155,176	183,455	93,319	116,109	68,542	87,559	58,744	73,456	99,490	117,714
City of Plymouth	183,020	195,881	105,259	120,695	88,497	104,381	71,025	72,565	97,785	108,821
Conwy	123,447	164,579	78,004	100,714	58,733	82,428	75,343	78,943	89,956	119,240
Cornwall	182,104	229,299	115,724	144,169	99,009	128,457	98,288	113,413	137,710	167,032
Cumbria	153,540	190,400	83,723	103,612	56,547	67,887	70,754	89,202	89,965	111,437
Darlington	142,516	168,991	82,741	96,063	50,823	65,624	82,855	94,413	79,515	98,649
Denbighshire	109,670	134,761	65,851	90,118	48,839	63,699	33,310	46,833	81,009	102,281
Derbyshire	152,154	187,174	78,488	99,148	60,321	78,162	77,014	100,929	97,742	120,742
Devon	216,675	256,498	135,577	163,432	112,448	141,079	102,537	121,527	154,890	183,317
Dorset	249,830	269,616	149,885	172,272	125,539	151,034	112,317	135,156	180,735	203,720
Durham	126,252	157,269	61,326	79,822	42,314	53,934	59,858	86,012	66,598	84,601
East Riding of Yorkshire	152,528	178,329	82,943	104,434	60,446	78,699	47,503	68,372	100,462	119,886
East Sussex	254,654	291,253	150,435	174,887	128,679	149,921	91,252	111,344	163,931	184,898
Essex	247,530	280,518	152,259	174,723	122,082	142,943	101,471	114,547	167,620	186,819
Flintshire	133,374	171,851	70,165	91,284	50,339	67,452	56,689	54,987	89,949	112,538
Gloucestershire	236,809	280,593	135,303	155,123	114,082	129,351	95,046	114,744	155,676	179,191
Greater London	497,822	534,840	275,449	299,818	254,026	266,594	211,628	220,275	248,609	262,044

All figures include sales of below £10,000 and over £1 million.

**Table 1 (cont) - Average price of residential property sales completed**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Price (£) by Property Type**

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Greater Manchester	175,014	206,568	93,095	110,953	52,204	64,193	96,300	108,685	87,029	100,918
Gwynedd	111,686	152,867	76,234	94,493	55,190	72,607	36,340	60,147	75,311	104,086
Halton	134,571	158,124	71,570	89,789	43,485	58,825	41,017	69,065	79,146	89,621
Hampshire	284,817	318,182	165,845	186,991	137,369	155,103	108,749	126,073	190,898	213,956
Hartlepool	109,857	161,305	60,779	72,464	33,486	38,536	45,516	89,402	60,364	70,958
Herefordshire	201,798	248,067	113,614	135,555	87,946	113,301	69,379	87,445	145,847	174,840
Hertfordshire	385,950	413,056	210,557	237,449	163,052	183,551	123,597	137,965	210,529	227,678
Isle of Anglesey	109,775	139,328	62,768	81,833	49,683	53,602	58,483	60,583	82,470	99,932
Isle of Wight	191,460	217,135	115,553	138,829	105,113	117,228	86,242	102,084	135,365	152,007
Kent	260,064	284,784	147,454	169,994	115,096	136,074	98,844	109,110	160,524	176,464
Lancashire	155,661	193,210	81,479	103,623	47,534	57,001	65,106	77,972	82,039	99,789
Leicester	158,305	196,784	89,116	113,298	69,695	92,058	78,027	86,003	87,818	109,499
Leicestershire	178,987	218,115	98,090	121,200	77,732	100,734	67,974	89,396	124,140	147,551
Lincolnshire	133,175	161,873	74,710	98,002	63,924	82,420	55,688	71,006	100,461	121,784
Luton	199,984	210,131	117,951	138,256	94,109	116,574	63,247	84,894	108,797	128,944
Medway Towns	198,822	232,451	127,625	151,514	96,313	114,856	84,723	97,312	115,912	136,843
Merseyside	171,350	196,790	84,862	105,806	45,395	54,315	79,690	98,899	81,871	95,541
Merthyr Tydfil	92,149	116,945	50,828	59,410	32,233	38,398	—	38,862	46,119	51,855
Middlesbrough	120,890	161,847	69,086	86,169	32,507	38,460	56,655	80,552	55,230	71,635
Milton Keynes	207,064	238,089	119,010	140,318	100,079	122,232	69,366	79,169	130,971	154,685
Monmouthshire	186,209	225,761	102,475	121,627	96,578	106,538	76,945	82,800	142,381	167,302
Neath Port Talbot	91,477	125,825	47,881	60,958	36,189	46,995	36,005	34,222	51,168	67,928
Newport	148,815	179,225	86,421	109,065	59,265	83,115	59,233	64,660	87,967	109,999
Norfolk	166,526	191,688	105,673	123,859	86,568	103,108	75,863	93,048	124,625	142,347
North East Lincolnshire	113,463	152,393	64,401	81,478	37,195	45,894	39,484	46,059	60,585	74,510
North Lincolnshire	109,620	144,656	54,204	71,345	39,402	51,616	30,807	29,856	72,781	93,926
North Somerset	210,705	281,710	128,493	150,082	109,174	127,244	86,943	108,356	142,172	175,218
North Yorkshire	201,013	244,159	113,446	137,061	96,294	116,500	83,167	102,802	134,634	160,501
Northamptonshire	185,693	224,663	103,432	124,578	83,647	100,683	72,733	87,599	121,552	146,315
Northumberland	174,823	222,244	78,479	109,175	59,324	76,935	48,407	65,022	100,381	122,561
Nottinghamshire	155,871	186,354	79,673	98,107	55,405	74,155	61,453	98,671	102,698	123,915
Oxfordshire	334,263	344,852	178,762	210,473	169,177	185,170	135,784	148,720	216,467	234,468
Pembrokeshire	125,678	157,266	75,262	89,829	66,031	89,693	53,496	71,938	94,608	117,521
Poole	255,949	307,440	141,171	168,361	127,974	149,369	160,490	186,106	188,066	218,160
Portsmouth	238,609	298,249	151,165	158,344	118,707	139,478	112,015	106,446	124,943	138,014
Powys	146,959	174,767	80,650	97,542	63,033	78,348	44,750	61,714	110,160	129,016
Reading	310,286	308,762	190,183	193,631	148,596	152,003	149,140	135,930	175,802	172,152

All figures include sales of below £10,000 and over £1 million.

**Table 1 (cont) - Average price of residential property sales completed**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Price (£) by Property Type**

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Redcar and Cleveland	123,000	151,522	64,827	84,713	39,349	47,834	48,492	50,181	69,909	83,393
Rhondda Cynon Taff	122,928	135,022	59,511	72,009	38,216	46,714	43,205	40,718	57,490	65,263
Rutland	231,947	273,923	121,926	153,150	95,695	116,790	106,612	113,345	169,147	201,846
Shropshire	188,297	214,327	103,009	126,499	90,065	107,993	69,996	83,028	136,755	153,876
Slough	251,153	267,133	160,125	184,377	141,743	160,612	104,014	115,498	141,334	163,024
Somerset	215,073	252,373	122,855	145,460	101,830	121,667	71,766	92,772	143,779	168,089
South Gloucestershire	218,163	251,311	135,871	152,819	112,738	126,663	87,713	103,260	146,548	165,138
South Yorkshire	132,171	161,809	66,652	85,830	46,880	61,169	68,095	88,410	74,812	91,813
Southampton	198,536	225,274	137,731	158,170	116,483	132,319	99,678	120,532	128,580	147,474
Southend-on-sea	231,173	272,701	147,148	174,044	111,442	139,793	82,771	101,038	128,014	151,863
Staffordshire	172,718	196,402	86,686	106,503	63,295	81,177	68,009	83,402	113,140	130,258
Stockton-on-tees	133,896	164,856	65,053	83,117	44,517	53,387	83,514	109,432	81,110	99,326
Stoke-on-trent	115,668	135,489	54,812	68,638	29,926	37,833	36,521	44,070	49,926	60,090
Suffolk	200,871	224,420	112,744	130,325	91,704	108,830	83,781	102,557	136,606	153,696
Surrey	440,108	475,718	221,383	238,477	187,258	205,765	150,317	169,415	269,324	287,461
Swansea	128,118	158,786	70,777	87,361	55,917	74,672	73,627	100,653	79,805	99,997
Swindon	202,109	224,732	127,576	142,526	107,304	114,314	86,722	107,985	132,241	143,175
The Vale of Glamorgan	195,045	207,027	108,035	124,257	77,858	96,706	91,757	103,583	116,138	139,873
Thurrock	214,323	270,586	137,365	166,021	111,025	134,112	85,723	103,077	125,874	153,229
Torbay	195,898	218,176	125,190	147,048	99,676	119,447	85,395	100,630	126,696	144,390
Torfaen	119,464	156,466	69,616	81,508	48,576	64,206	38,443	47,000	70,327	87,243
Tyne and Wear	162,756	202,085	85,972	107,662	68,080	87,507	61,936	84,205	81,063	103,427
Warrington	193,136	225,123	96,377	120,136	67,772	82,101	74,485	89,036	114,050	134,314
Warwickshire	230,530	259,380	124,004	138,588	104,476	122,327	99,814	116,827	147,357	164,599
West Berkshire	339,157	329,278	178,552	201,821	145,906	160,587	122,355	138,109	220,753	229,252
West Midlands	203,136	233,351	98,768	118,025	74,117	93,436	84,010	98,241	103,705	121,976
West Sussex	298,393	332,328	170,639	194,893	138,361	163,094	103,113	120,879	184,268	208,314
West Yorkshire	164,115	193,036	80,269	103,526	55,848	69,318	88,785	107,956	84,867	102,820
Wiltshire	245,466	289,192	144,348	155,771	123,837	137,874	98,561	117,241	172,405	195,615
Windsor and Maidenhead	483,407	518,232	241,251	262,117	215,561	231,995	170,491	196,918	287,406	323,411
Wokingham	323,479	329,682	195,811	212,722	165,545	175,199	144,255	170,928	234,698	246,870
Worcestershire	210,230	258,574	118,588	140,164	96,358	116,997	83,185	96,396	144,267	169,203
Wrekin	162,273	177,376	80,361	96,420	62,375	78,071	38,769	56,665	98,983	115,481
Wrexham	136,564	167,501	71,025	89,904	53,262	69,758	43,560	54,375	89,446	108,396
York	192,558	215,183	124,250	144,976	121,477	136,955	118,166	129,163	138,381	156,558
England & Wales	220,695	250,715	127,009	145,576	108,684	120,685	144,167	152,446	146,150	161,665

All figures include sales of below £10,000 and over £1 million.

## Table 2 - Average price of residential property sales completed July - September 2002 (as at 31.10.02) July - September 2003

### Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Barking and Dagenham	165,066	194,999	146,554	165,610	128,395	152,809	88,990	108,434	124,430	144,832
Barnet	724,361	666,921	330,787	351,355	238,614	266,301	180,390	192,772	282,111	290,509
Bexley	282,883	308,628	178,936	209,985	142,356	163,028	102,748	119,431	156,613	178,397
Brent	392,443	391,067	273,122	301,324	245,203	279,799	168,184	177,301	218,139	236,751
Bromley	404,419	459,707	233,275	252,161	181,625	206,878	146,690	162,230	220,416	240,780
Camden	1,496,599	1,567,113	847,311	790,420	678,167	651,195	321,063	320,934	418,417	404,215
City of London	—	—	—	—	—	—	280,706	310,632	280,706	310,632
City of Westminster	1,254,560	2,196,666	1,797,727	2,119,236	1,070,224	984,185	369,947	402,737	450,932	479,475
Croydon	356,739	402,694	213,838	240,516	165,419	188,790	121,986	135,233	180,028	205,278
Ealing	586,760	635,232	310,344	295,433	244,115	251,600	174,744	177,680	243,434	242,376
Enfield	514,251	569,813	258,902	279,294	184,029	208,905	129,784	148,884	189,746	213,425
Greenwich	494,960	486,085	218,276	256,308	181,789	191,498	157,950	182,977	189,898	206,921
Hackney	—	—	332,557	399,160	269,520	339,437	184,917	179,659	214,683	244,028
Hammersmith and Fulham	935,166	—	735,855	712,468	520,035	510,300	270,413	271,411	356,861	361,082
Haringey	1,119,636	878,666	473,263	417,297	267,442	272,882	180,332	181,047	257,178	245,161
Harrow	544,852	558,220	252,704	286,161	212,057	238,476	164,550	181,325	233,704	264,208
Havering	320,072	377,123	183,596	218,136	151,024	175,132	110,855	122,448	168,711	197,355
Hillingdon	366,663	419,304	205,803	228,381	169,368	198,930	126,903	145,664	193,900	218,529
Hounslow	461,102	510,223	265,320	266,876	248,492	237,706	181,507	196,574	231,650	238,333
Islington	—	2,423,694	573,672	644,259	476,075	502,023	245,778	249,468	301,861	347,551
Kensington and Chelsea	—	3,377,438	1,990,882	2,858,454	1,447,075	1,444,946	509,686	486,020	663,506	687,364
Kingston upon Thames	479,216	507,660	273,858	287,779	207,313	230,054	167,399	186,785	242,535	248,338
Lambeth	438,264	425,778	388,657	391,112	311,733	306,798	202,579	211,575	246,372	248,745
Lewisham	414,700	411,653	222,660	264,248	184,759	212,052	132,119	152,111	164,924	192,895
Merton	929,487	887,531	347,352	343,551	238,910	244,840	176,745	180,876	257,331	252,021
Newham	193,800	249,999	158,302	201,601	153,667	185,663	135,300	146,962	147,594	175,663
Redbridge	404,392	419,377	241,476	265,065	190,341	222,766	130,511	142,571	192,072	214,610
Richmond upon Thames	673,305	599,892	463,896	473,953	341,251	368,012	234,683	245,950	348,363	352,079
Southwark	501,579	510,394	359,333	400,030	257,875	267,206	200,818	215,495	228,894	243,727
Sutton	369,336	383,013	220,734	255,614	173,710	184,949	125,538	141,786	182,049	197,652
Tower Hamlets	—	—	398,800	245,000	277,196	277,626	217,205	217,081	225,125	226,915
Waltham Forest	322,666	292,832	225,691	244,987	177,339	198,791	120,425	135,147	162,723	182,314
Wandsworth	1,166,078	1,180,241	553,587	657,035	383,967	393,133	221,592	234,484	305,745	313,859
Greater London	497,822	534,840	275,449	299,818	254,026	266,594	211,628	220,275	248,609	262,044

**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

July - September 2002 (as at 31.10.02) July - September 2003

### Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Bath and North East Somerset	221	190	269	218	394	306	193	147	1,077	861
Bedfordshire	743	598	878	746	900	720	338	279	2,859	2,343
Blackburn with Darwen	128	114	172	181	429	537	10	21	739	853
Blackpool	105	79	508	423	643	495	88	86	1,344	1,083
Blaenau Gwent	47	27	36	44	148	186	—	—	231	257
Bournemouth	541	472	180	189	123	111	731	731	1,575	1,503
Bracknell Forest	247	175	190	151	253	251	126	113	816	690
Bridgend	175	218	260	312	243	274	19	22	697	826
Brighton and Hove	198	135	358	286	555	532	1,050	868	2,161	1,821
Buckinghamshire	929	786	867	829	575	558	358	309	2,729	2,482
Caerphilly	122	129	269	272	367	335	17	16	775	752
Cambridgeshire	1,521	1,311	1,004	959	997	901	279	264	3,801	3,435
Cardiff	316	252	475	460	871	817	364	362	2,026	1,891
Carmarthenshire	263	325	228	232	228	227	8	4	727	788
Ceredigion	169	172	79	57	75	63	6	9	329	301
Cheshire	1,545	1,240	1,502	1,394	1,233	1,054	393	324	4,673	4,012
City of Bristol	137	105	622	516	1,148	1,012	712	635	2,619	2,268
City of Derby	372	331	491	499	408	396	44	60	1,315	1,286
City of Kingston Upon Hull	90	114	287	312	950	1,044	68	72	1,395	1,542
City of Nottingham	215	178	548	441	647	574	238	178	1,648	1,371
City of Peterborough	356	246	327	275	445	416	99	72	1,227	1,009
City of Plymouth	145	131	327	374	741	776	296	342	1,509	1,623
Conwy	240	228	242	205	118	124	100	49	700	606
Cornwall	1,327	1,100	673	665	926	945	210	314	3,136	3,024
Cumbria	785	801	858	824	1,194	1,193	242	218	3,079	3,036
Darlington	138	146	268	220	335	289	16	37	757	692
Denbighshire	249	231	205	172	103	123	15	12	572	538
Derbyshire	1,448	1,190	1,575	1,372	1,243	1,104	94	122	4,360	3,788
Devon	1,891	1,577	955	911	1,625	1,569	562	502	5,033	4,559
Dorset	1,294	1,112	561	480	777	628	427	366	3,059	2,586
Durham	581	620	747	691	1,244	1,366	76	99	2,648	2,776
East Riding of Yorkshire	759	655	735	754	548	549	89	78	2,131	2,036
East Sussex	1,369	947	1,031	794	974	808	1,045	877	4,419	3,426
Essex	2,878	2,177	2,529	2,358	2,104	1,856	1,441	1,301	8,952	7,692
Flintshire	287	222	305	299	143	146	23	4	758	671
Gloucestershire	1,125	944	1,132	1,123	1,000	843	439	414	3,696	3,324
Greater London	1,996	1,593	7,352	5,998	14,014	11,663	20,840	17,099	44,202	36,353

**Table 3 (cont) - Volume of sales included in property price data**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Sales by Property Type**

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Greater Manchester	2,020	1,617	5,089	4,553	6,357	6,205	1,379	1,461	14,845	13,836
Gwynedd	150	183	90	100	254	221	11	23	505	527
Halton	177	109	210	223	223	229	7	22	617	583
Hampshire	2,924	2,451	2,140	1,851	2,416	1,953	1,116	1,031	8,596	7,286
Hartlepool	131	100	176	148	234	310	18	43	559	601
Herefordshire	476	391	266	254	230	225	62	55	1,034	925
Hertfordshire	1,344	1,021	1,794	1,423	2,301	1,998	1,456	1,282	6,895	5,724
Isle of Anglesey	166	129	60	59	100	79	3	9	329	276
Isle of Wight	387	305	275	254	216	228	198	172	1,076	959
Kent	2,497	1,847	2,758	2,314	2,986	2,620	1,246	1,177	9,487	7,958
Lancashire	1,681	1,416	2,294	2,047	3,364	3,064	378	414	7,717	6,941
Leicester	175	139	531	488	656	643	116	118	1,478	1,388
Leicestershire	1,558	1,157	1,442	1,268	883	814	123	174	4,006	3,413
Lincolnshire	2,419	1,945	1,307	1,200	1,105	1,083	114	134	4,945	4,362
Luton	115	90	489	451	445	396	185	150	1,234	1,087
Medway Towns	195	160	440	413	838	734	157	132	1,630	1,439
Merseyside	878	751	2,397	2,271	2,307	2,470	725	738	6,307	6,230
Merthyr Tydfil	48	24	59	37	176	133	—	4	283	198
Middlesbrough	69	83	235	264	344	347	21	21	669	715
Milton Keynes	464	387	553	401	520	475	205	147	1,742	1,410
Monmouthshire	245	210	132	111	88	88	22	22	487	431
Neath Port Talbot	116	124	228	214	253	254	9	11	606	603
Newport	183	139	221	197	331	287	45	38	780	661
Norfolk	2,216	1,827	1,343	1,250	1,270	1,280	391	341	5,220	4,698
North East Lincolnshire	212	168	311	273	493	473	41	51	1,057	965
North Lincolnshire	428	365	438	368	211	217	14	16	1,091	966
North Somerset	461	376	406	359	359	326	257	230	1,483	1,291
North Yorkshire	1,212	1,019	1,013	1,025	1,011	956	393	332	3,629	3,332
Northamptonshire	1,644	1,339	1,482	1,250	1,660	1,315	321	302	5,107	4,206
Northumberland	584	442	444	411	603	608	173	188	1,804	1,649
Nottinghamshire	1,711	1,472	1,668	1,552	1,007	966	120	150	4,506	4,140
Oxfordshire	1,113	883	1,326	1,177	973	792	435	352	3,847	3,204
Pembrokeshire	252	244	104	118	182	159	15	44	553	565
Poole	448	363	241	222	173	186	316	267	1,178	1,038
Portsmouth	57	34	181	153	863	709	452	304	1,553	1,200
Powys	276	251	138	139	118	131	8	7	540	528
Reading	99	86	276	238	403	346	237	273	1,015	943

**Table 3 (cont) - Volume of sales included in property price data**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Sales by Property Type (continued)**

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Redcar and Cleveland	186	153	311	304	249	282	32	24	778	763
Rhondda Cynon Taff	190	193	282	273	668	800	9	19	1,149	1,285
Rutland	119	113	73	60	48	51	8	10	248	234
Shropshire	752	562	493	462	358	315	81	97	1,684	1,436
Slough	55	53	191	207	272	199	261	199	779	658
Somerset	1,138	989	820	822	986	892	314	310	3,258	3,013
South Gloucestershire	437	343	449	481	535	455	143	99	1,564	1,378
South Yorkshire	1,427	1,226	2,274	2,335	2,205	2,300	254	401	6,160	6,262
Southampton	229	151	379	354	371	289	519	414	1,498	1,208
Southend-on-sea	182	130	381	319	287	296	471	378	1,321	1,123
Staffordshire	1,665	1,316	1,526	1,437	1,039	889	156	198	4,386	3,840
Stockton-on-tees	353	314	459	379	312	321	64	31	1,188	1,045
Stoke-on-trent	179	193	475	487	689	825	23	22	1,366	1,527
Suffolk	1,588	1,396	1,236	1,177	1,223	1,184	334	354	4,381	4,111
Surrey	2,284	1,825	2,340	1,986	1,369	1,129	1,391	1,305	7,384	6,245
Swansea	318	298	386	404	482	492	59	69	1,245	1,263
Swindon	308	221	362	289	620	479	96	114	1,386	1,103
The Vale of Glamorgan	203	247	214	218	312	260	96	54	825	779
Thurrock	161	117	270	217	400	344	284	198	1,115	876
Torbay	324	243	266	249	413	291	263	259	1,266	1,042
Torfaen	79	76	100	95	162	189	9	9	350	369
Tyne and Wear	520	524	1,530	1,440	2,003	1,964	1,254	1,380	5,307	5,308
Warrington	288	258	405	386	311	291	31	61	1,035	996
Warwickshire	987	801	1,081	967	941	871	347	292	3,356	2,931
West Berkshire	337	284	325	257	200	173	114	104	976	818
West Midlands	1,854	1,482	4,532	3,904	4,531	4,058	1,417	1,425	12,334	10,869
West Sussex	1,675	1,282	1,496	1,111	1,489	1,210	1,262	1,022	5,922	4,625
West Yorkshire	2,241	1,849	4,314	3,831	5,518	5,188	603	835	12,676	11,703
Wiltshire	1,075	937	745	716	831	753	234	200	2,885	2,606
Windsor and Maidenhead	247	190	236	168	187	129	206	118	876	605
Wokingham	413	327	295	230	210	175	118	88	1,036	820
Worcestershire	1,333	983	1,107	989	820	738	331	283	3,591	2,993
Wrekin	310	272	290	254	270	242	72	50	942	818
Wrexham	185	157	181	155	131	152	14	10	511	474
York	283	257	380	379	404	363	155	130	1,222	1,129
England & Wales	78,008	64,280	91,806	82,454	105,520	96,700	52,850	47,203	328,184	290,637

**Table 4 - Volume of sales included in property price data**  
**July - September 2002 (as at 31.10.02) July - September 2003**

**Sales by Property Type**

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	15	11	72	72	544	560	123	179	754	822
Barnet	162	121	530	405	367	263	801	653	1,860	1,442
Bexley	96	79	511	413	464	421	314	286	1,385	1,199
Brent	44	29	268	219	311	247	617	492	1,240	987
Bromley	340	245	591	477	541	454	667	556	2,139	1,732
Camden	28	22	52	31	106	86	822	706	1,008	845
City of London	—	—	—	—	—	—	97	118	97	118
City of Westminster	6	3	11	11	160	121	1,466	1,098	1,643	1,233
Croydon	200	200	512	343	676	600	737	595	2,125	1,738
Ealing	54	42	366	271	563	489	632	547	1,615	1,349
Enfield	76	59	323	249	743	570	713	540	1,855	1,418
Greenwich	39	32	210	195	571	460	414	479	1,234	1,166
Hackney	—	—	26	27	247	201	558	363	831	591
Hammersmith and Fulham	3	—	27	40	324	285	750	631	1,104	956
Haringey	24	9	101	87	469	318	616	460	1,210	874
Harrow	83	95	397	329	270	271	398	340	1,148	1,035
Havering	115	95	399	325	404	314	280	225	1,198	959
Hillingdon	160	125	588	517	377	321	379	328	1,504	1,291
Hounslow	24	32	314	299	391	315	452	408	1,181	1,054
Islington	—	9	24	37	185	121	691	493	900	660
Kensington and Chelsea	—	9	10	11	167	130	937	728	1,114	878
Kingston upon Thames	108	64	343	255	250	192	366	376	1,067	887
Lambeth	17	13	94	77	455	326	1,059	866	1,625	1,282
Lewisham	18	31	158	154	620	469	790	656	1,586	1,310
Merton	50	32	170	124	621	499	465	395	1,306	1,050
Newham	5	4	33	59	746	727	416	317	1,200	1,107
Redbridge	64	44	261	201	718	602	410	334	1,453	1,181
Richmond upon Thames	85	62	303	258	526	446	518	508	1,432	1,274
Southwark	22	19	83	63	302	251	911	737	1,318	1,070
Sutton	106	73	303	239	398	357	500	409	1,307	1,078
Tower Hamlets	—	—	5	8	138	136	1,017	716	1,160	860
Waltham Forest	10	9	145	116	655	569	480	374	1,290	1,068
Wandsworth	42	25	122	86	705	542	1,444	1,186	2,313	1,839
Greater London	1,996	1,593	7,352	5,998	14,014	11,663	20,840	17,099	44,202	36,353

## Table 5 - Percentage of Mortgaged Properties by Region

July - September 2002    October - December 2002    January - March 2003    April - June 2003

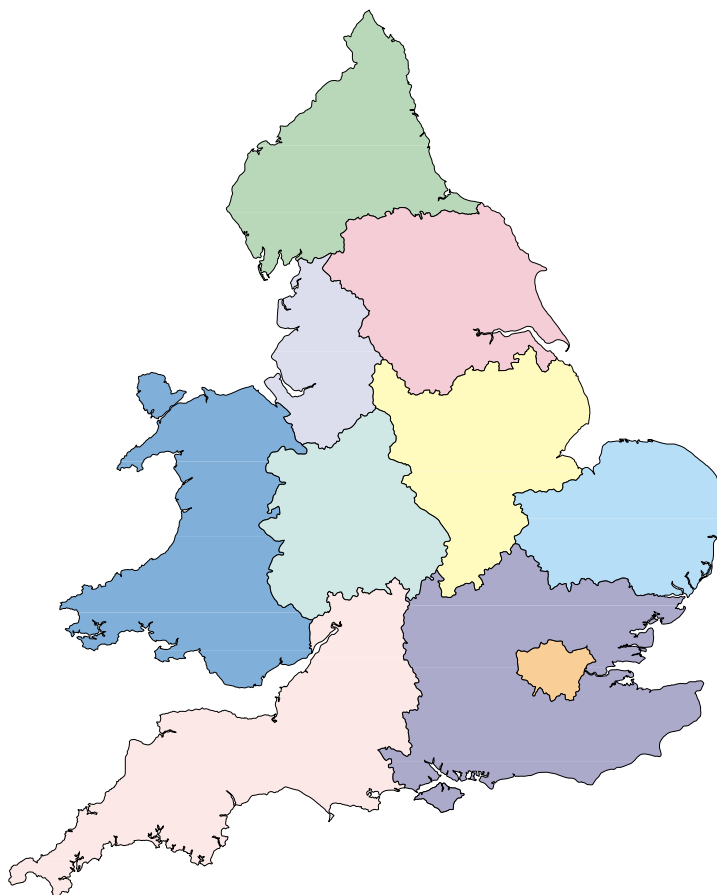
	% Detached				% Semi-Detached				% Terraced				% Flat/Maisonette				% All Properties			
North	75.0	76.8	75.5	77.9	81.7	81.5	79.9	82.0	72.9	73.2	70.4	72.7	67.6	68.7	65.4	66.8	75.3	75.7	73.4	75.6
North West	77.9	77.7	77.4	77.1	82.2	81.9	80.7	81.6	70.3	70.2	68.3	71.7	63.8	66.6	66.5	65.6	75.1	74.9	73.5	75.2
Yorks & Humberside	75.9	75.1	74.0	75.5	80.9	80.9	80.1	81.2	74.2	76.2	73.3	75.3	61.3	66.9	63.4	64.3	76.0	76.7	74.9	76.4
Wales	68.2	68.0	67.4	67.9	76.1	77.1	75.4	76.8	73.5	73.4	72.4	74.5	61.4	61.5	64.1	67.0	71.9	72.2	71.4	72.8
West Midlands	75.7	75.4	75.4	75.5	82.4	82.4	81.2	81.3	77.9	78.4	77.3	78.3	66.9	69.7	71.3	71.8	77.8	78.1	77.5	77.9
East Midlands	74.6	74.8	74.3	75.8	81.2	81.8	81.1	82.1	77.7	78.3	77.8	79.8	67.0	68.4	69.2	67.7	77.3	77.7	77.3	78.6
East Anglia	65.8	65.3	65.2	67.7	75.9	76.7	74.1	77.5	76.8	77.0	76.6	76.7	63.8	62.3	63.5	67.2	71.2	71.4	70.9	72.9
South West	66.0	65.4	65.8	66.7	76.3	76.2	76.9	77.9	78.0	77.8	78.4	78.1	63.4	64.7	65.5	64.4	71.6	71.6	72.4	72.6
South East	75.5	75.1	74.9	75.0	82.3	81.6	81.4	82.0	83.3	83.1	83.1	83.4	70.3	72.0	72.1	72.8	78.5	78.4	78.3	78.9
Greater London	81.0	80.5	80.8	77.8	85.5	85.5	85.1	85.5	85.3	85.0	84.4	84.8	81.9	81.8	81.8	81.0	83.5	83.3	83.1	82.8
England & Wales	73.3	73.1	72.9	73.5	81.2	81.0	80.3	81.2	77.9	77.9	76.8	78.0	72.8	73.5	73.5	73.1	76.9	76.9	76.3	77.1

### Note:

Figures for the third quarter of 2003 will be available in the next report.

## Table 6 - Average price for all property types by region

July - September 2002 (as at 31.10.02) July - September 2003

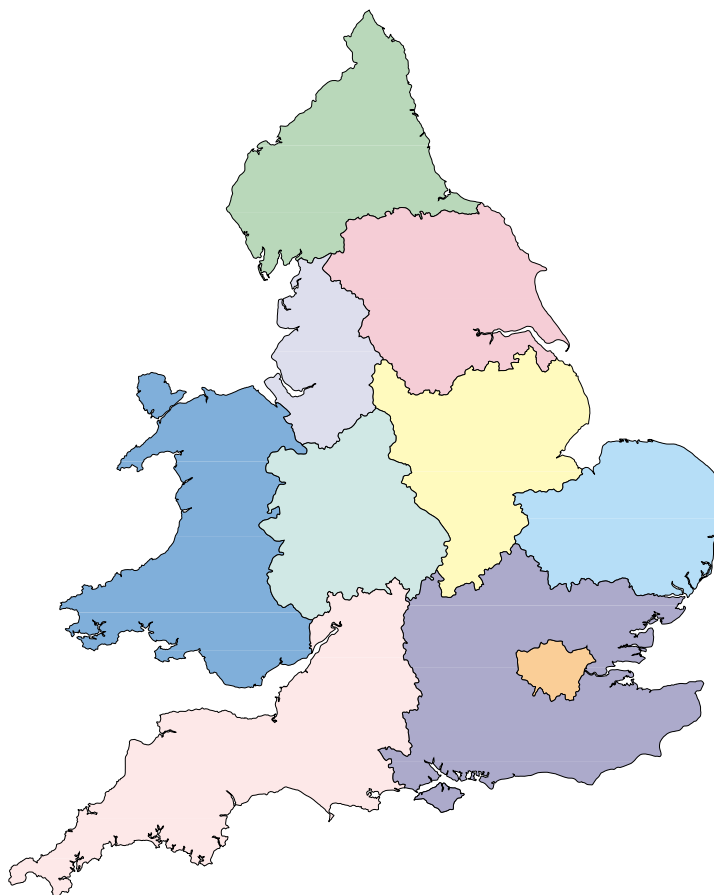


	Detached		Semi Detached		Terraced		Flat/Maisonette		Average Price	
North	£147,342	£183,263	£76,204	£96,625	£54,008	£67,094	£62,207	£83,300	£80,188	£99,718
North West	£177,086	£211,840	£89,938	£109,655	£52,273	£63,056	£88,004	£100,459	£90,709	£105,989
Yorks & Humberside	£157,836	£188,952	£80,151	£101,639	£57,472	£70,767	£81,335	£98,519	£89,057	£106,838
Wales	£134,889	£163,198	£75,919	£93,221	£59,810	£73,764	£84,039	£92,963	£87,255	£105,382
West Midlands	£195,953	£226,346	£99,853	£118,488	£75,337	£92,348	£82,533	£96,848	£116,072	£133,538
East Midlands	£158,994	£192,583	£86,198	£107,299	£68,201	£86,809	£78,913	£93,456	£106,366	£128,428
East Anglia	£185,000	£213,036	£113,879	£133,922	£94,982	£112,827	£82,529	£100,957	£134,051	£153,874
South West	£222,692	£261,588	£135,072	£155,281	£113,572	£134,099	£111,540	£125,797	£152,392	£175,128
South East	£302,671	£333,954	£169,326	£191,566	£136,637	£155,801	£112,761	£127,602	£185,175	£204,453
Greater London	£497,822	£534,840	£275,449	£299,818	£254,026	£266,594	£211,628	£220,275	£248,609	£262,044

All figures include sales of below £10,000 and over £1 million.

## Table 6 (cont) - Volumes of sales for all property types by region

July - September 2002 (as at 31.10.02) July - September 2003



	Detached	Semi Detached	Terraced	Flat/Maisonette	All					
North	3,347	3,183	5,028	4,681	6,518	6,680	1,896	2,041	16,789	16,585
North West	6,822	5,584	12,577	11,478	14,867	14,345	3,011	3,127	37,277	34,534
Yorks & Humberside	6,652	5,653	9,752	9,277	11,340	11,090	1,617	1,915	29,361	27,935
Wales	4,279	4,079	4,294	4,173	5,553	5,540	852	797	14,978	14,589
West Midlands	7,556	6,000	9,770	8,754	8,878	8,163	2,489	2,422	28,693	25,339
East Midlands	9,661	7,864	9,117	8,130	7,657	6,946	1,178	1,248	27,613	24,188
East Anglia	5,681	4,780	3,910	3,661	3,935	3,781	1,103	1,031	14,629	13,253
South West	10,872	9,103	8,008	7,614	10,651	9,572	5,193	4,930	34,724	31,219
South East	21,142	16,441	21,998	18,688	22,107	18,920	14,671	12,593	79,918	66,642
Greater London	1,996	1,593	7,352	5,998	14,014	11,663	20,840	17,099	44,202	36,353

Volumes prior to 2001 not available.

## Table 7 - Volume of sales by price range

Price range (£)	July - Sept 2002 (as at 31.10.02)	July - Sept 2003	% Difference
	Sales	Sales	
under 10,000	668	551	-18
10,000 - 20,000	5,299	2,892	-45
20,001 - 30,000	9,325	5,537	-41
30,001 - 40,000	13,341	7,658	-43
40,001 - 50,000	14,960	9,402	-37
50,001 - 60,000	19,027	12,398	-35
60,001 - 70,000	16,403	11,575	-29
70,001 - 80,000	19,551	15,025	-23
80,001 - 90,000	21,222	17,198	-19
90,001 - 100,000	19,257	15,808	-18
100,001 - 120,000	31,611	27,939	-12
120,001 - 150,000	47,181	45,308	-4
150,001 - 200,000	48,496	51,814	7
200,001 - 300,000	38,827	43,068	11
300,001 - 400,000	12,125	13,078	8
400,001 - 500,000	5,270	5,826	11
500,001 - 600,000	1,824	1,867	2
600,001 - 800,000	2,032	2,062	1
800,001 - 1,000,000	782	755	-3
1,000,001 - 1,250,000	367	380	4
1,250,001 - 1,500,000	252	166	-34
1,500,001 - 1,750,000	124	110	-11
1,750,001 - 2,000,000	73	76	4
over 2,000,000	167	144	-14
<b>Total</b>	<b>328,184</b>	<b>290,637</b>	<b>-11</b>

## Table 8 - Average price and volume of sales completed

April - June 2003 (updated on 31 October 2003)

County or Unitary Authority	Price (£)		Sales		Average Price					
	Detached	Semi-Detached	Terraced	Flat/Maisonette	Average Price	Volume				
Bath and North East Somerset	309,224	162	182,412	167	185,764	275	176,354	149	209,720	753
Bedfordshire	269,275	555	156,876	656	125,003	704	97,825	251	168,474	2,166
Blackburn with Darwen	136,465	151	72,462	172	40,886	459	52,535	10	66,113	792
Blackpool	151,322	102	84,652	476	63,187	583	52,495	102	77,531	1,263
Blaenau Gwent	94,146	26	49,224	51	34,619	233	—	—	42,014	310
Bournemouth	239,714	392	159,954	155	151,518	91	141,359	752	171,835	1,390
Bracknell Forest	336,264	160	193,600	158	166,757	222	129,286	95	210,541	635
Bridgend	140,575	251	75,555	324	58,623	284	56,166	21	88,173	880
Brighton and Hove	311,999	125	211,578	231	213,787	436	147,275	808	187,552	1,600
Buckinghamshire	409,078	754	212,020	744	166,202	552	154,381	353	254,860	2,403
Caerphilly	134,100	155	71,967	279	54,153	370	44,355	15	75,172	819
Cambridgeshire	222,200	1,131	147,796	853	135,439	849	116,163	333	167,735	3,166
Cardiff	229,037	326	135,688	394	117,731	758	120,616	524	140,145	2,002
Carmarthenshire	116,490	300	65,244	224	55,148	215	55,642	7	82,853	746
Ceredigion	137,885	159	84,029	69	92,611	90	63,125	8	112,152	326
Cheshire	237,996	1,196	122,798	1,343	95,962	1,074	122,651	325	150,453	3,938
City of Bristol	273,601	106	162,249	432	138,025	956	149,658	524	153,353	2,018
City of Derby	173,605	291	90,021	485	65,778	444	69,224	64	99,544	1,284
City of Kingston Upon Hull	114,382	172	69,854	356	41,958	975	54,670	109	56,706	1,612
City of Nottingham	169,269	153	95,834	404	75,997	543	127,422	255	102,121	1,355
City of Peterborough	178,998	245	106,579	328	86,563	394	70,868	94	112,705	1,061
City of Plymouth	220,867	91	114,228	323	98,268	627	81,715	295	106,822	1,336
Conwy	154,679	219	94,179	210	75,214	122	85,375	81	110,354	632
Cornwall	215,166	1,026	133,110	630	121,149	895	108,648	290	156,479	2,841
Cumbria	171,224	763	96,823	831	62,529	1,128	95,153	260	102,742	2,982
Darlington	163,172	149	92,616	227	55,550	311	78,843	31	90,608	718
Denbighshire	130,202	261	83,902	177	64,743	118	42,782	14	100,126	570
Derbyshire	173,272	1,248	92,276	1,421	73,503	1,172	95,695	154	112,203	3,995
Devon	241,037	1,192	151,548	747	131,745	1,314	117,529	481	168,765	3,734
Dorset	263,166	872	174,662	438	145,654	591	127,340	364	193,561	2,265
Durham	143,618	620	76,806	799	48,308	1,437	75,440	110	76,914	2,966
East Riding of Yorkshire	169,599	765	96,340	764	73,862	606	61,725	97	113,842	2,232
East Sussex	294,233	757	167,992	672	141,662	750	103,331	859	174,665	3,038
Essex	273,744	1,879	173,501	1,931	140,970	1,846	120,114	1,385	181,222	7,041
Flintshire	150,940	254	85,906	285	67,993	152	70,560	13	105,219	704
Gloucestershire	273,500	805	148,540	918	128,318	849	108,402	386	171,505	2,958
Greater London	514,092	1,282	277,818	5,129	252,657	10,215	208,955	16,474	244,931	33,100

All figures include sales of below £10,000 and over £1 million.

# Table 8 (cont) - Average price and volume of sales completed

April - June 2003 (updated on 31 October 2003)

County or Unitary Authority	Price (£)		Sales		Price (£)		Sales		Average Price	
	Detached	Semi-Detached	Terraced	Flat/Maisonette	Detached	Semi-Detached	Terraced	Flat/Maisonette	Average Price	Volume
Greater Manchester	190,342	1,739	99,755	4,638	61,302	6,398	107,228	1,601	94,432	14,376
Gwynedd	145,368	172	87,530	108	65,656	261	60,126	23	93,928	564
Halton	165,268	144	86,933	235	59,389	245	86,362	63	93,477	687
Hampshire	299,497	1,822	180,718	1,563	151,911	1,882	123,550	1,056	196,823	6,323
Hartlepool	144,800	131	70,693	147	37,800	310	91,483	60	71,864	648
Herefordshire	215,136	330	129,657	195	106,751	199	79,770	103	152,041	827
Hertfordshire	410,355	940	232,904	1,162	182,668	1,802	139,262	1,214	225,596	5,118
Isle of Anglesey	133,254	148	71,298	56	58,541	97	77,375	4	97,384	305
Isle of Wight	208,051	261	134,289	261	120,249	196	93,135	166	145,226	884
Kent	273,256	1,730	164,658	2,149	132,074	2,508	106,361	1,157	169,788	7,544
Lancashire	178,407	1,495	94,676	2,109	56,243	3,263	76,572	539	93,327	7,406
Leicester	189,857	146	103,236	477	87,304	619	97,861	177	104,528	1,419
Leicestershire	208,375	1,147	117,317	1,205	96,294	784	86,237	125	143,099	3,261
Lincolnshire	158,224	1,861	96,508	1,160	79,104	1,070	65,364	191	117,592	4,282
Luton	213,401	106	136,297	377	114,187	413	80,226	148	127,430	1,044
Medway Towns	232,654	165	144,922	404	111,115	739	93,996	156	132,318	1,464
Merseyside	191,826	789	97,406	2,331	50,833	2,604	97,988	988	90,522	6,712
Merthyr Tydfil	104,443	47	52,114	48	37,528	179	—	—	51,561	274
Middlesbrough	144,888	68	73,874	253	35,136	442	59,041	37	57,821	800
Milton Keynes	234,229	452	134,824	420	111,955	460	75,068	157	151,634	1,489
Monmouthshire	205,316	181	117,654	109	101,541	65	92,933	33	153,746	388
Neath Port Talbot	110,887	142	59,077	247	45,223	310	30,799	14	62,817	713
Newport	165,290	144	106,760	240	76,330	356	62,903	38	101,527	778
Norfolk	183,673	1,717	117,600	1,129	100,158	1,114	83,796	293	137,377	4,253
North East Lincolnshire	135,051	223	75,868	306	43,218	569	39,929	41	69,851	1,139
North Lincolnshire	136,289	335	67,105	383	44,913	194	45,241	12	87,245	924
North Somerset	245,318	383	146,373	354	121,056	364	97,991	263	158,071	1,364
North Yorkshire	228,007	944	128,720	1,023	106,337	1,053	100,865	398	146,002	3,418
Northamptonshire	212,347	1,322	119,383	1,223	97,662	1,420	84,747	333	138,117	4,298
Northumberland	194,564	477	94,312	473	74,534	634	62,085	210	110,206	1,794
Nottinghamshire	178,331	1,452	93,836	1,531	69,055	1,015	99,631	208	117,312	4,206
Oxfordshire	331,687	814	200,711	1,057	175,007	756	146,669	352	223,591	2,979
Pembrokeshire	143,516	253	86,253	134	76,135	159	59,784	33	106,988	579
Poole	280,138	273	157,857	170	145,735	144	173,795	247	200,511	834
Portsmouth	261,549	31	162,091	111	129,144	622	105,617	294	129,942	1,058
Powys	159,087	241	86,781	136	78,878	152	44,500	7	116,498	536
Reading	346,357	92	186,666	205	159,093	282	163,176	256	187,747	835

All figures include sales of below £10,000 and over £1 million.

# Table 8 (cont) - Average price and volume of sales completed

April - June 2003 (updated on 31 October 2003)

Price (£) Sales (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	Price (£)	Volume	Price (£)	Volume	Price (£)	Volume	Price (£)	Volume	Price (£)	Volume
Redcar and Cleveland	148,832	177	79,641	311	48,199	305	55,662	27	82,092	820
Rhondda Cynon Taff	129,764	259	67,378	327	42,953	793	57,615	34	64,871	1,413
Rutland	256,624	78	145,132	55	123,194	39	103,233	6	187,769	178
Shropshire	216,458	507	120,402	440	106,012	298	87,019	110	150,468	1,355
Slough	300,854	37	173,189	184	157,845	189	124,220	265	156,666	675
Somerset	238,221	762	136,896	692	116,660	945	89,680	357	151,856	2,756
South Gloucestershire	231,084	266	151,890	370	130,827	421	100,264	124	156,798	1,181
South Yorkshire	154,031	1,431	77,614	2,307	55,817	2,256	96,455	498	88,329	6,492
Southampton	223,679	134	159,905	304	136,129	281	125,995	484	147,812	1,203
Southend-on-sea	261,659	121	170,894	237	135,882	233	97,062	394	144,229	985
Staffordshire	190,398	1,290	100,806	1,371	82,040	967	87,961	230	125,293	3,858
Stockton-on-tees	155,645	340	80,823	402	50,503	357	77,864	34	93,634	1,133
Stoke-on-trent	127,126	203	64,401	500	37,704	794	42,387	24	58,489	1,521
Suffolk	205,027	1,361	124,937	1,154	102,847	1,139	96,504	345	143,450	3,999
Surrey	450,345	1,345	232,631	1,601	208,513	977	169,297	1,362	267,258	5,285
Swansea	142,340	313	74,946	367	68,086	468	84,734	56	90,255	1,204
Swindon	231,043	202	139,207	260	120,616	508	109,935	100	144,982	1,070
The Vale of Glamorgan	196,167	251	116,788	200	93,051	289	100,301	87	130,851	827
Thurrock	253,433	114	163,085	192	135,980	339	109,222	301	147,121	946
Torbay	220,596	185	136,944	226	111,444	276	101,126	276	135,440	963
Torfaen	157,051	65	77,795	78	64,252	159	44,400	15	85,673	317
Tyne and Wear	193,180	604	100,463	1,576	82,127	2,034	73,056	1,517	96,472	5,731
Warrington	229,112	239	116,288	426	87,146	323	92,440	56	131,821	1,044
Warwickshire	245,293	901	136,680	1,028	114,544	847	108,540	317	159,373	3,093
West Berkshire	329,683	231	190,070	207	163,876	154	140,360	100	223,662	692
West Midlands	220,427	1,481	113,118	3,853	87,309	4,140	107,498	1,813	116,829	11,287
West Sussex	323,021	1,050	192,813	981	159,355	1,196	119,385	1,002	198,282	4,229
West Yorkshire	188,200	1,984	97,953	3,858	67,412	5,421	108,716	1,005	99,934	12,268
Wiltshire	262,034	784	154,355	662	132,940	634	114,491	207	181,723	2,287
Windsor and Maidenhead	536,372	140	261,405	171	246,080	122	232,071	174	313,335	607
Wokingham	331,358	280	215,194	216	173,273	156	153,733	92	242,522	744
Worcestershire	230,172	848	133,472	868	114,425	698	93,370	283	154,739	2,697
Wrekin	175,017	259	95,077	279	81,980	260	52,428	56	112,537	854
Wrexham	163,058	165	86,100	200	66,303	129	59,205	10	105,694	504
York	202,233	198	134,307	324	131,438	300	128,633	198	145,547	1,020
England & Wales	232,048	60,417	134,365	78,159	111,972	94,767	144,701	49,049	149,545	282,392

All figures include sales of below £10,000 and over £1 million.

## Table 9 - Average price and volume of sales completed

April - June 2003 (updated on 31 October 2003)

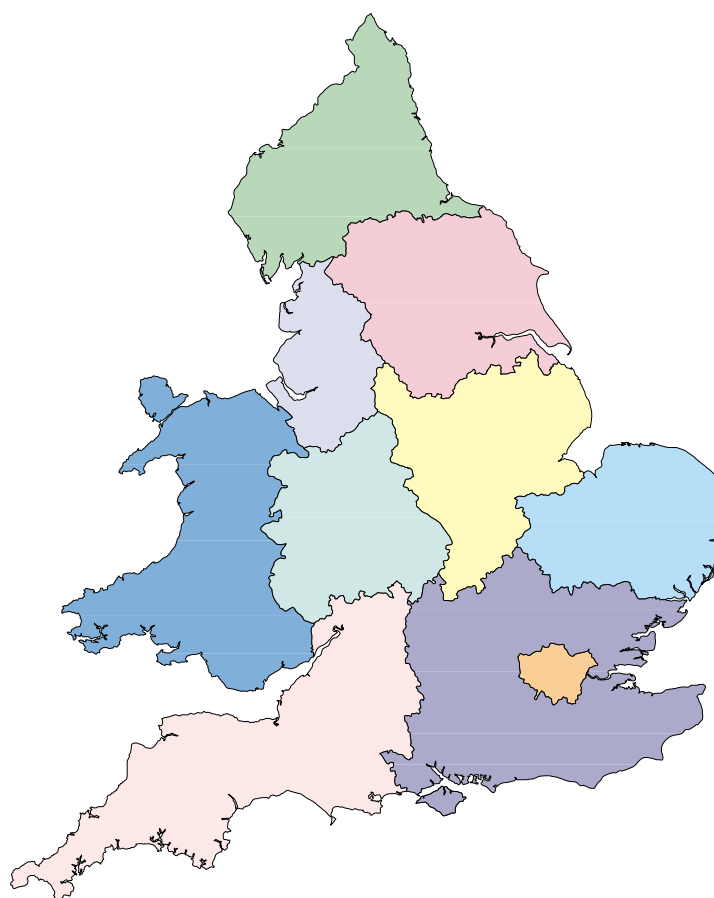
Price (£) Sales

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales
Barking and Dagenham	201,221	9	152,333	57	149,155	545	110,748	182	141,160	793
Barnet	670,804	107	330,327	395	257,621	231	183,655	601	278,967	1,334
Bexley	317,001	72	206,338	405	159,388	365	117,910	308	174,682	1,150
Brent	480,264	32	278,141	201	269,184	200	170,174	475	226,811	908
Bromley	458,370	194	254,578	380	205,188	380	155,943	503	234,780	1,457
Camden	1,183,117	17	1,037,649	24	645,728	91	302,490	530	398,939	662
City of London	—	—	—	—	—	—	323,056	149	323,056	149
City of Westminster	1,875,000	3	1,438,521	5	980,806	107	394,826	997	459,897	1,112
Croydon	407,225	136	240,229	306	185,363	614	131,282	639	192,681	1,695
Ealing	536,683	49	297,498	247	250,462	410	179,113	527	240,764	1,233
Enfield	599,580	43	272,735	210	199,649	511	145,914	622	199,015	1,386
Greenwich	436,103	24	216,528	161	192,806	519	168,458	503	190,661	1,207
Hackney	519,000	4	330,824	20	272,609	145	191,451	465	216,476	634
Hammersmith and Fulham	739,650	3	736,630	13	483,341	218	280,879	495	351,438	729
Haringey	1,137,777	9	425,592	47	264,729	366	175,428	440	237,032	862
Harrow	545,082	71	271,893	301	227,112	189	190,521	315	255,113	876
Havering	326,367	88	209,263	324	169,679	277	121,131	229	186,559	918
Hillingdon	371,253	115	227,773	424	192,842	272	139,082	344	207,417	1,155
Hounslow	472,125	16	265,970	264	238,551	274	205,245	466	234,095	1,020
Islington	—	—	457,375	8	446,244	109	245,800	538	281,740	655
Kensington and Chelsea	4,065,833	6	2,161,416	3	1,435,709	96	444,525	528	637,309	633
Kingston upon Thames	486,710	52	274,246	223	225,756	156	178,064	315	238,303	746
Lambeth	394,312	8	351,878	73	286,289	250	198,679	817	228,863	1,148
Lewisham	432,355	21	236,304	96	206,443	445	141,280	563	180,598	1,125
Merton	772,200	28	322,323	103	241,066	345	176,843	345	242,387	821
Newham	—	—	182,629	27	178,527	735	167,762	488	174,413	1,250
Redbridge	498,125	27	287,008	168	215,638	575	147,102	427	207,578	1,197
Richmond upon Thames	826,020	43	442,132	202	375,523	300	223,854	407	345,163	952
Southwark	609,790	9	340,708	46	268,068	221	211,810	688	234,574	964
Sutton	389,061	75	255,678	211	190,829	285	145,378	390	202,093	961
Tower Hamlets	—	—	216,333	6	278,265	109	233,993	723	239,625	838
Waltham Forest	309,499	6	245,362	124	195,426	499	131,149	447	175,114	1,076
Wandsworth	895,933	15	527,729	55	374,060	376	230,081	1,008	285,442	1,454
Greater London	514,092	1,282	277,818	5,129	252,657	10,215	208,955	16,474	244,931	33,100











All figures include sales of below £10,000 and over £1 million.

# Table 10 - Average price for all property types by region

April - June 2003 (updated on 31 October 2003)



Price Sales

	Detached		Semi Detached		Terraced		Flat/Maisonette		All	
 North	£168,690	3,329	£90,084	5,019	£62,016	6,958	£74,878	2,286	£91,881	17,592
 North West	£196,126	5,855	£100,344	11,730	£60,838	14,949	£99,380	3,684	£99,424	36,218
 Yorks & Humberside	£177,508	6,052	£94,361	9,321	£66,972	11,374	£100,524	2,358	£101,446	29,105
 Wales	£152,760	4,332	£86,461	4,263	£68,474	5,759	£97,022	1,037	£99,102	15,391
 West Midlands	£213,119	5,819	£113,358	8,534	£87,988	8,203	£101,396	2,936	£126,589	25,492
 East Midlands	£183,621	7,698	£102,212	7,961	£82,236	7,106	£93,727	1,513	£121,649	24,278
 East Anglia	£199,724	4,454	£126,436	3,464	£108,070	3,496	£96,892	1,065	£144,927	12,479
 South West	£247,598	7,501	£148,392	6,544	£128,424	8,890	£121,930	4,815	£164,220	27,750
 South East	£320,232	14,095	£185,835	16,194	£151,935	17,817	£128,100	12,881	£194,798	60,987
 Greater London	£514,092	1,282	£277,818	5,129	£252,657	10,215	£208,955	16,474	£244,931	33,100

All figures include sales of below £10,000 and over £1 million.

## Contact Details

- For:**
- General enquiries
  - Requests for paper copies of back issues
  - The purchase of property price data at Local Authority and Postcode Areas, District or Sector level

Property Information Centre  
Old Market House  
Hamilton Street  
Birkenhead CH41 5FL

tel: 0151 473 6008

e-mail: [enquiries.pic@landregistry.gov.uk](mailto:enquiries.pic@landregistry.gov.uk)

- For:**
- On-line property price data
  - On-line back issues of the report
  - General information about Land Registry

[www.landregistry.gov.uk/](http://www.landregistry.gov.uk/)

Enquiries about the Website

tel: 020 7166 4506

e-mail: [property.price@landregistry.gov.uk](mailto:property.price@landregistry.gov.uk)

- For:**
- Media Enquiries about Property Price Policy

Please note: Requests for additional data should be addressed to the Property Information Centre above or obtained from our website

Press Office  
Land Registry  
Lincoln's Inn Fields  
London WC2A 3PH

tel: 020 7166 4543

020 7166 4487

e-mail: [pressoffice@landregistry.gov.uk](mailto:pressoffice@landregistry.gov.uk)