

**Residential Property Price Report**

April - June 2003

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

Property Type		Average Price of Property		% Difference
		Apr-Jun 2002	Apr-Jun 2003	
Detached	Old	£201,059	£238,793	+18.77
	New	£183,289	£217,060	+18.43
	All	£198,676	£235,614	+18.59
Semi-Detached	Old	£114,751	£134,721	+17.40
	New	£118,741	£151,904	+27.93
	All	£114,887	£135,501	+17.94
Terraced	Old	£99,480	£109,822	+10.40
	New	£144,538	£156,755	+8.45
	All	£101,027	£111,888	+10.75
Flat/Maisonette	Old	£133,076	£137,381	+3.23
	New	£170,304	£177,230	+4.07
	All	£137,138	£143,631	+4.73
All	Old	£130,981	£146,761	+12.05
	New	£164,325	£184,277	+12.14
	All	£133,247	£149,935	+12.52

Please Note:

- The published data are simple averages. No weighting or adjustment is applied to reflect any seasonal or other factors.
- Monthly updates of these data and of previous quarters are available from the interactive database on our website.



Residential Property Price Report

April - June 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 August 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
August 2003

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Table 1 - Average price of residential property sales completed

April - June 2002 (as at 31.07.02) April - June 2003

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	270,733	305,591	153,869	178,812	148,188	183,308	140,522	177,761	172,586	207,978
Bedfordshire	218,576	277,091	125,797	156,230	101,881	124,053	71,165	97,545	136,541	169,466
Blackburn with Darwen	122,259	139,002	58,557	71,401	31,771	39,020	69,120	45,722	54,209	62,559
Blackpool	122,095	148,283	67,737	85,099	49,634	62,405	40,283	52,894	61,353	76,465
Blaenau Gwent	79,665	91,138	43,509	49,436	31,744	34,838	—	—	41,939	41,646
Bournemouth	197,819	239,505	130,884	160,273	126,063	153,130	105,085	138,111	141,058	171,330
Bracknell Forest	288,972	336,813	169,783	192,714	140,806	161,963	130,432	128,682	184,512	208,085
Bridgend	109,608	139,636	69,672	74,262	47,740	57,474	54,171	60,772	72,507	85,930
Brighton and Hove	288,995	314,242	184,178	209,838	183,994	213,791	123,181	147,292	160,185	188,046
Buckinghamshire	347,368	418,008	181,537	213,965	152,314	164,185	131,217	160,012	219,796	259,774
Caerphilly	108,891	134,916	60,140	74,641	42,677	53,837	50,780	39,640	59,564	75,312
Cambridgeshire	186,782	218,904	119,211	146,724	108,215	134,758	88,968	115,511	139,678	166,132
Cardiff	183,944	232,747	113,230	135,320	89,949	117,259	87,607	119,208	110,812	139,644
Carmarthenshire	97,656	120,663	48,592	65,377	43,990	56,593	25,250	44,916	62,638	83,390
Ceredigion	104,759	140,944	64,296	83,934	69,299	94,128	49,276	66,916	80,989	113,353
Cheshire	187,755	232,678	97,451	122,949	75,082	96,039	98,759	117,982	118,422	148,040
City of Bristol	213,553	266,133	135,667	161,709	114,492	138,445	130,789	152,619	129,802	153,711
City of Derby	133,270	171,740	66,837	89,676	50,540	65,256	48,219	61,472	77,007	97,242
City of Kingston Upon Hull	91,374	112,851	57,488	68,552	33,858	41,462	35,321	50,954	44,427	54,635
City of Nottingham	125,365	167,994	72,420	96,349	53,305	75,429	113,296	125,248	79,597	100,409
City of Peterborough	146,531	181,017	85,295	106,329	65,400	85,196	49,878	67,890	93,951	112,655
City of Plymouth	175,438	229,775	90,417	116,036	81,296	98,576	59,247	77,644	88,333	107,707
Conwy	119,896	153,742	71,600	93,938	58,790	76,207	53,422	76,218	86,381	108,686
Cornwall	165,392	216,490	100,252	132,940	92,123	120,360	92,753	110,003	121,686	157,156
Cumbria	142,063	170,298	74,254	96,727	51,812	61,503	76,995	95,091	82,330	100,948
Darlington	135,465	167,416	72,041	93,270	40,980	54,649	74,967	79,486	68,820	90,544
Denbighshire	107,687	125,348	62,040	82,277	48,066	64,647	33,161	44,425	76,363	96,364
Derbyshire	135,353	176,014	67,934	90,721	54,324	72,407	73,221	94,538	86,052	110,637
Devon	191,682	239,935	116,881	150,761	105,478	130,750	98,945	118,008	138,045	168,592
Dorset	226,137	263,754	140,350	172,817	115,988	146,098	103,856	125,653	164,697	193,796
Durham	114,976	152,054	58,670	75,879	39,748	48,001	50,084	78,094	63,420	77,469
East Riding of Yorkshire	132,726	168,018	74,442	94,568	54,894	73,698	50,307	52,872	90,398	111,681
East Sussex	228,589	297,815	135,822	167,348	112,481	142,346	82,975	102,262	143,445	177,061
Essex	222,833	274,188	137,694	173,010	111,921	141,180	87,385	117,665	149,836	181,751
Flintshire	124,910	151,121	61,878	85,655	52,233	68,027	61,707	68,607	81,223	103,809
Gloucestershire	212,465	271,575	120,069	148,343	105,621	127,976	91,072	111,727	137,506	171,721
Greater London	424,286	515,720	254,030	281,597	238,263	255,104	204,835	207,469	232,830	246,710

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

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

April - June 2002 (as at 31.07.02) April - June 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	162,944	192,304	84,872	97,383	49,420	59,614	102,960	103,075	82,486	91,218
Gwynedd	114,150	145,662	69,164	89,902	51,274	66,287	39,235	50,082	74,060	94,775
Halton	124,790	152,100	66,409	84,741	40,595	53,611	34,111	76,030	70,364	84,160
Hampshire	261,333	300,976	149,859	180,832	125,458	150,592	102,423	120,735	171,684	197,127
Hartlepool	104,492	146,574	59,150	69,343	30,258	36,440	54,395	73,879	59,824	68,958
Herefordshire	188,830	214,746	97,434	128,757	82,253	106,819	56,244	77,984	131,263	151,292
Hertfordshire	361,541	410,466	192,482	231,637	152,089	181,198	113,512	137,611	191,833	224,096
Isle of Anglesey	108,225	135,762	58,465	70,394	43,417	57,569	70,900	77,375	76,087	96,442
Isle of Wight	171,184	206,468	109,169	135,702	91,691	117,423	73,786	93,083	119,165	144,300
Kent	234,508	271,095	136,265	164,722	104,699	130,745	93,015	106,248	144,289	169,000
Lancashire	146,735	179,446	72,848	93,127	44,089	55,348	59,428	74,457	75,168	90,660
Leicester	154,351	190,332	79,254	104,028	65,450	88,493	71,213	94,928	80,117	104,292
Leicestershire	164,651	207,658	88,017	117,984	72,650	95,917	60,746	86,330	111,934	142,149
Lincolnshire	120,265	159,726	71,113	96,188	58,117	78,482	53,514	65,092	90,342	117,788
Luton	178,941	218,026	106,208	136,337	84,820	114,399	56,723	80,080	98,649	127,969
Medway Towns	197,799	228,137	120,633	143,219	87,365	110,603	78,781	95,370	107,132	131,574
Merseyside	154,260	195,645	79,305	97,405	41,966	49,379	74,725	90,028	75,344	87,331
Merthyr Tydfil	89,834	102,904	45,269	51,270	31,502	38,421	—	—	41,227	50,843
Middlesbrough	131,520	149,150	60,822	74,124	29,344	33,648	53,181	57,967	55,241	56,923
Milton Keynes	194,481	229,588	107,283	133,632	94,468	111,527	71,825	75,795	125,882	148,031
Monmouthshire	162,482	199,818	92,536	112,484	81,539	95,467	57,906	92,618	121,613	147,312
Neath Port Talbot	83,548	109,691	49,060	58,908	37,813	45,764	29,625	30,106	52,372	61,669
Newport	147,983	164,420	79,662	107,934	59,788	76,634	46,880	62,236	85,433	101,380
Norfolk	149,090	182,982	95,979	117,408	77,482	98,343	61,684	82,094	110,787	136,702
North East Lincolnshire	97,424	134,414	57,842	75,915	36,438	43,336	36,461	41,667	57,482	69,399
North Lincolnshire	98,176	135,049	50,009	66,929	37,051	44,878	35,012	41,931	64,577	86,014
North Somerset	194,341	245,385	120,645	147,199	98,347	121,590	79,972	97,715	131,163	159,829
North Yorkshire	179,854	227,247	103,604	128,997	86,826	106,107	89,016	98,839	119,772	145,791
Northamptonshire	173,039	212,913	94,453	119,361	76,880	97,198	69,509	83,627	115,016	137,664
Northumberland	155,675	197,432	75,282	94,078	56,203	73,957	42,240	59,213	87,669	108,707
Nottinghamshire	140,797	181,183	71,830	93,794	53,014	67,991	61,603	86,001	91,991	116,251
Oxfordshire	342,310	334,441	165,456	200,815	149,292	175,587	129,970	146,344	204,167	223,920
Pembrokeshire	115,303	147,515	68,228	88,921	60,419	78,061	52,442	57,107	81,185	108,028
Poole	236,533	276,722	126,798	156,690	124,406	165,175	148,185	170,915	172,405	202,379
Portsmouth	215,254	269,415	143,032	154,530	108,615	128,440	100,874	103,946	113,105	128,658
Powys	132,656	162,361	76,042	85,817	64,722	83,996	34,374	44,500	97,331	117,630
Reading	287,706	345,336	168,928	188,642	138,009	158,313	149,707	160,716	167,475	186,556

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

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

April - June 2002 (as at 31.07.02) April - June 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	115,903	146,879	57,425	77,971	36,808	49,285	45,596	51,235	62,992	79,472
Rhondda Cynon Taff	104,161	128,895	53,835	66,734	34,987	43,304	33,062	59,968	48,856	63,174
Rutland	210,527	237,076	112,376	143,652	92,436	123,420	111,340	86,400	156,291	173,697
Shropshire	169,610	219,669	91,624	117,781	81,517	108,277	68,218	89,152	118,784	150,539
Slough	238,908	283,520	151,792	173,367	128,155	153,669	97,430	114,486	132,746	154,375
Somerset	190,444	234,295	111,428	136,886	92,934	117,125	66,984	87,461	126,227	151,865
South Gloucestershire	200,006	229,457	118,852	150,538	101,532	128,180	76,647	99,508	131,777	155,756
South Yorkshire	120,274	164,424	60,903	75,929	41,684	53,879	63,148	92,972	68,421	86,832
Southampton	178,671	219,559	122,336	157,699	107,796	138,540	100,180	123,569	117,817	147,228
Southend-on-sea	204,962	257,163	133,042	170,057	105,525	133,592	75,439	97,690	113,747	144,756
Staffordshire	154,163	190,963	79,313	100,153	63,628	80,759	69,537	86,957	101,348	124,453
Stockton-on-tees	124,560	152,470	59,734	80,521	44,873	50,562	59,193	63,927	76,494	90,462
Stoke-on-trent	101,474	127,568	49,646	61,748	27,890	36,662	38,665	42,782	47,400	55,974
Suffolk	177,759	203,792	103,387	126,325	85,196	102,606	79,229	91,786	122,362	143,614
Surrey	414,458	447,674	205,861	231,756	177,746	207,592	141,215	165,833	246,572	266,993
Swansea	109,088	146,753	63,723	75,349	53,228	66,091	87,271	83,417	71,495	89,976
Swindon	234,166	227,685	120,014	138,029	100,955	119,378	81,807	101,245	135,085	142,350
The Vale of Glamorgan	166,291	192,509	100,239	119,708	74,508	94,991	89,620	95,935	106,892	129,198
Thurrock	211,594	259,832	132,177	163,266	109,193	135,571	80,297	109,235	122,176	147,507
Torbay	172,841	220,742	111,020	135,872	92,785	111,413	72,738	96,637	110,625	134,538
Torfaen	111,331	153,009	59,273	81,081	45,623	64,321	36,857	41,675	62,965	83,642
Tyne and Wear	148,039	208,955	77,419	99,700	61,554	81,423	59,733	70,848	73,865	96,891
Warrington	186,796	221,447	93,153	111,763	61,344	77,501	76,701	88,429	109,750	123,854
Warwickshire	209,028	249,866	110,623	136,254	101,459	112,935	102,153	105,140	135,558	158,950
West Berkshire	294,279	322,160	168,456	189,016	139,542	166,912	107,520	136,522	199,004	221,692
West Midlands	180,663	220,721	91,690	113,177	68,486	86,972	79,091	100,688	95,137	115,687
West Sussex	262,772	326,836	154,732	193,488	128,754	160,344	97,791	118,842	166,364	199,325
West Yorkshire	144,583	186,919	75,555	97,084	51,625	65,656	76,715	106,777	77,825	97,435
Wiltshire	230,681	256,448	134,345	153,142	111,758	133,339	83,250	109,416	156,885	178,768
Windsor and Maidenhead	439,033	549,810	213,925	257,826	209,444	245,282	181,273	200,620	266,790	313,780
Wokingham	299,099	330,068	189,098	211,145	158,294	169,514	135,784	149,910	221,517	239,899
Worcestershire	191,181	231,196	106,499	133,554	88,486	113,314	74,452	92,565	128,295	154,953
Wrekin	134,633	175,880	73,300	93,980	59,324	79,329	42,952	49,736	87,351	110,949
Wrexham	126,291	165,224	66,143	87,388	52,300	65,480	44,915	72,115	80,292	105,971
York	176,480	197,377	108,308	135,514	100,604	128,929	105,091	118,261	118,908	144,555
England & Wales	198,676	235,614	114,887	135,501	101,027	111,888	137,138	143,631	133,247	149,935

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

Table 2 - Average price of residential property sales completed

April - June 2002 (as at 31.07.02) April - June 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	156,999	171,750	127,638	161,604	115,610	150,233	78,388	106,492	110,158	142,892
Barnet	564,056	649,496	297,873	331,043	223,951	260,583	166,328	184,241	246,190	280,107
Bexley	290,146	314,478	167,905	207,488	131,212	159,343	93,383	118,466	145,629	175,450
Brent	466,546	498,786	249,403	277,346	227,420	271,439	155,300	170,081	203,880	228,776
Bromley	378,607	436,924	210,032	265,214	174,234	205,766	126,826	155,146	200,403	236,404
Camden	973,112	1,054,590	738,684	1,036,184	586,234	589,330	298,571	307,248	358,172	399,979
City of London	—	—	—	—	—	—	263,667	336,746	263,667	336,746
City of Westminster	995,400	1,875,000	1,282,676	1,414,000	991,260	1,029,473	401,890	384,551	468,378	459,517
Croydon	324,831	415,310	205,998	239,808	154,163	185,959	109,316	131,390	167,146	193,593
Ealing	497,198	558,744	270,249	297,376	232,032	248,946	164,861	171,824	218,835	239,836
Enfield	546,856	506,901	225,863	268,719	163,595	200,457	118,612	144,205	167,323	196,877
Greenwich	317,388	414,707	189,530	210,444	166,049	193,472	161,340	170,490	171,688	191,809
Hackney	—	1,646,748	345,371	336,131	261,712	273,749	165,984	192,063	197,716	230,736
Hammersmith and Fulham	623,243	600,987	763,195	751,050	497,818	477,571	261,659	266,879	355,350	346,103
Haringey	833,346	1,115,000	448,828	352,123	234,422	267,144	167,078	176,079	220,393	241,404
Harrow	471,175	544,654	228,465	273,653	197,167	226,712	150,468	192,658	209,748	259,231
Havering	312,298	314,677	171,330	209,177	132,194	168,573	98,177	122,437	157,864	185,499
Hillingdon	319,883	365,113	189,339	227,364	158,984	191,103	119,075	135,984	177,672	205,534
Hounslow	405,967	516,692	226,821	269,579	217,607	241,654	180,155	187,381	209,889	229,276
Islington	576,500	348,000	446,075	573,111	456,381	447,697	234,890	244,816	290,779	284,857
Kensington and Chelsea	—	5,311,250	2,549,182	1,773,562	1,244,304	1,393,605	473,008	443,795	629,021	642,483
Kingston upon Thames	455,544	488,214	245,697	273,889	210,282	225,806	171,643	178,090	226,170	240,487
Lambeth	455,569	578,062	351,343	351,366	279,853	282,098	188,966	194,199	228,904	227,584
Lewisham	387,651	452,025	219,384	237,258	171,519	206,909	117,131	141,845	154,975	182,365
Merton	655,318	828,331	340,961	321,982	228,345	245,197	165,529	177,871	227,709	249,770
Newham	190,993	—	157,750	196,839	138,738	178,966	127,215	172,528	136,023	176,858
Redbridge	430,816	457,047	229,432	284,113	174,081	217,382	117,022	147,237	179,240	206,423
Richmond upon Thames	653,484	822,266	410,377	452,245	334,732	371,036	211,038	222,129	312,926	350,932
Southwark	545,141	550,166	274,694	378,038	241,875	264,636	197,059	204,499	222,500	231,445
Sutton	368,533	374,517	212,152	256,600	159,978	191,599	118,488	144,380	175,363	201,249
Tower Hamlets	360,833	—	265,541	283,000	233,374	273,912	208,728	235,530	214,095	241,254
Waltham Forest	274,812	323,500	210,599	241,707	163,355	195,898	107,247	130,763	148,098	175,561
Wandsworth	741,517	1,009,625	513,974	476,635	363,513	384,797	217,977	226,768	290,739	289,232
Greater London	424,286	515,720	254,030	281,597	238,263	255,104	204,835	207,469	232,830	246,710

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 2002 (as at 31.07.02) April - June 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	176	153	207	158	335	252	163	136	881	699
Bedfordshire	667	490	740	597	840	642	270	218	2,517	1,947
Blackburn with Darwen	128	108	159	143	427	398	12	9	726	658
Blackpool	86	82	427	424	504	520	97	95	1,114	1,121
Blaenau Gwent	45	21	55	44	175	203	—	—	275	268
Bournemouth	495	364	176	144	111	86	685	652	1,467	1,246
Bracknell Forest	225	142	196	140	296	193	142	91	859	566
Bridgend	195	205	247	278	252	257	16	18	710	758
Brighton and Hove	125	113	267	212	497	408	928	721	1,817	1,454
Buckinghamshire	768	628	749	614	556	451	359	282	2,432	1,975
Caerphilly	121	128	244	246	355	326	13	13	733	713
Cambridgeshire	1,294	1,013	984	774	912	754	239	292	3,429	2,833
Cardiff	286	270	483	348	776	676	254	416	1,799	1,710
Carmarthenshire	214	225	179	182	259	182	4	6	656	595
Ceredigion	80	134	45	60	74	86	9	6	208	286
Cheshire	1,220	1,010	1,403	1,156	1,149	937	273	258	4,045	3,361
City of Bristol	142	96	525	394	1,008	881	466	452	2,141	1,823
City of Derby	299	244	506	443	402	402	36	55	1,243	1,144
City of Kingston Upon Hull	99	132	224	296	683	874	39	79	1,045	1,381
City of Nottingham	232	138	464	366	522	473	191	160	1,409	1,137
City of Peterborough	327	217	288	283	413	343	66	81	1,094	924
City of Plymouth	141	88	345	300	781	594	258	260	1,525	1,242
Conwy	243	192	220	188	114	109	53	72	630	561
Cornwall	1,154	946	645	573	984	819	260	257	3,043	2,595
Cumbria	669	642	757	739	1,064	1,017	258	220	2,748	2,618
Darlington	104	127	238	210	286	279	43	29	671	645
Denbighshire	181	209	183	142	94	105	9	14	467	470
Derbyshire	1,312	1,006	1,429	1,237	1,185	1,022	93	128	4,019	3,393
Devon	1,653	1,099	957	691	1,463	1,205	531	405	4,604	3,400
Dorset	1,167	820	558	403	676	554	414	330	2,815	2,107
Durham	575	506	741	663	1,067	1,247	65	99	2,448	2,515
East Riding of Yorkshire	759	629	670	641	501	528	91	75	2,021	1,873
East Sussex	1,048	725	951	634	890	694	900	766	3,789	2,819
Essex	2,447	1,698	2,394	1,775	1,963	1,654	1,203	1,160	8,007	6,287
Flintshire	251	202	341	243	146	132	7	12	745	589
Gloucestershire	865	713	950	821	930	754	401	317	3,146	2,605
Greater London	1,680	1,155	6,216	4,727	12,466	8,986	18,319	14,043	38,681	28,911

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

April - June 2002 (as at 31.07.02) April - June 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	1,824	1,412	4,482	3,990	5,421	5,733	1,065	1,168	12,792	12,303
Gwynedd	151	151	93	88	209	228	24	17	477	484
Halton	130	99	186	186	202	216	9	29	527	530
Hampshire	2,387	1,655	1,849	1,430	2,219	1,702	1,026	908	7,481	5,695
Hartlepool	133	110	172	123	195	269	11	33	511	535
Herefordshire	391	274	211	176	208	160	69	86	879	696
Hertfordshire	1,115	826	1,620	1,056	2,072	1,623	1,378	1,067	6,185	4,572
Isle of Anglesey	123	126	56	44	90	96	5	4	274	270
Isle of Wight	302	244	261	257	201	183	167	157	931	841
Kent	2,053	1,563	2,506	2,002	2,729	2,289	1,113	1,011	8,401	6,865
Lancashire	1,376	1,140	2,006	1,742	2,831	2,782	371	449	6,584	6,113
Leicester	138	118	471	408	624	554	77	138	1,310	1,218
Leicestershire	1,415	978	1,402	1,084	872	690	133	107	3,822	2,859
Lincolnshire	2,178	1,617	1,330	1,051	1,086	964	125	137	4,719	3,769
Luton	126	97	498	328	449	359	183	138	1,256	922
Medway Towns	158	150	348	369	720	666	169	133	1,395	1,318
Merseyside	756	601	2,220	1,971	2,040	2,288	590	698	5,606	5,558
Merthyr Tydfil	24	36	41	41	137	152	—	—	202	229
Middlesbrough	71	56	221	219	255	385	22	28	569	688
Milton Keynes	471	364	449	369	465	405	173	141	1,558	1,279
Monmouthshire	215	152	126	100	104	53	15	32	460	337
Neath Port Talbot	127	113	235	227	206	274	8	14	576	628
Newport	177	117	227	207	325	307	37	29	766	660
Norfolk	1,989	1,534	1,265	1,015	1,271	990	308	246	4,833	3,785
North East Lincolnshire	258	194	307	277	457	517	38	34	1,060	1,022
North Lincolnshire	329	284	407	334	169	175	16	8	921	801
North Somerset	400	352	426	306	320	321	201	225	1,347	1,204
North Yorkshire	1,031	822	1,003	900	1,036	897	377	346	3,447	2,965
Northamptonshire	1,679	1,119	1,324	1,067	1,485	1,251	298	260	4,786	3,697
Northumberland	444	387	426	410	584	552	144	185	1,598	1,534
Nottinghamshire	1,518	1,198	1,615	1,356	954	895	143	137	4,230	3,586
Oxfordshire	899	706	1,151	938	909	662	401	314	3,360	2,620
Pembrokeshire	175	207	124	119	170	151	29	27	498	504
Poole	405	256	228	157	164	142	318	209	1,115	764
Portsmouth	37	29	129	108	729	593	357	273	1,252	1,003
Powys	188	187	85	102	125	137	12	7	410	433
Reading	115	80	235	182	356	261	207	221	913	744

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

April - June 2002 (as at 31.07.02) April - June 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	172	135	304	263	263	265	30	25	769	688
Rhondda Cynon Taff	127	202	296	297	599	717	12	27	1,034	1,243
Rutland	127	61	71	51	52	36	10	6	260	154
Shropshire	605	432	468	384	366	271	87	95	1,526	1,182
Slough	41	30	191	159	202	160	200	170	634	519
Somerset	969	713	843	633	1,005	846	275	309	3,092	2,501
South Gloucestershire	402	246	488	339	527	371	94	109	1,511	1,065
South Yorkshire	1,355	1,068	2,182	1,882	1,968	1,955	235	338	5,740	5,243
Southampton	167	126	350	266	380	264	450	406	1,347	1,062
Southend-on-sea	137	118	339	224	298	216	433	351	1,207	909
Staffordshire	1,399	1,110	1,393	1,217	995	848	178	192	3,965	3,367
Stockton-on-tees	339	277	407	346	287	325	23	29	1,056	977
Stoke-on-trent	188	154	468	427	566	687	20	17	1,242	1,285
Suffolk	1,443	1,224	1,225	1,054	1,190	1,027	289	257	4,147	3,562
Surrey	1,851	1,238	2,036	1,492	1,258	900	1,341	1,163	6,486	4,793
Swansea	258	254	376	309	409	400	44	53	1,087	1,016
Swindon	304	174	346	240	583	467	94	75	1,327	956
The Vale of Glamorgan	199	210	171	176	276	264	101	78	747	728
Thurrock	148	102	236	167	385	305	253	273	1,022	847
Torbay	245	173	237	211	350	267	240	238	1,072	889
Torfaen	89	47	97	73	208	133	13	12	407	265
Tyne and Wear	445	478	1,376	1,295	1,867	1,708	1,068	1,182	4,756	4,663
Warrington	267	176	401	349	267	252	30	36	965	813
Warwickshire	949	728	1,096	885	918	713	332	247	3,295	2,573
West Berkshire	310	207	311	191	160	146	115	77	896	621
West Midlands	1,599	1,246	3,816	3,341	3,892	3,530	1,239	1,408	10,546	9,525
West Sussex	1,456	957	1,255	927	1,313	1,119	1,114	907	5,138	3,910
West Yorkshire	1,993	1,620	3,760	3,313	4,731	4,734	504	711	10,988	10,378
Wiltshire	899	702	694	618	758	580	224	178	2,575	2,078
Windsor and Maidenhead	216	126	214	159	195	111	172	117	797	513
Wokingham	365	253	286	192	167	137	99	85	917	667
Worcestershire	1,133	756	985	768	838	621	305	246	3,261	2,391
Wrekin	297	223	247	241	279	226	62	53	885	743
Wrexham	162	134	207	165	154	112	6	10	529	421
York	226	176	347	287	408	264	135	98	1,116	825
England & Wales	67,663	51,900	83,417	68,969	95,659	83,942	46,613	40,821	293,352	245,632

Table 4 - Volume of sales included in property price data

April - June 2002 (as at 31.07.02) April - June 2003

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Barking and Dagenham	5	4	89	62	470	451	137	126	701	643
Barnet	126	93	442	361	318	207	699	508	1,585	1,169
Bexley	89	64	454	371	463	321	312	274	1,318	1,030
Brent	39	26	208	187	277	166	540	395	1,064	774
Bromley	288	181	545	358	441	349	612	442	1,886	1,330
Camden	20	11	38	30	92	84	801	455	951	580
City of London	—	—	—	—	—	—	73	109	73	109
City of Westminster	6	3	17	5	142	104	1,365	911	1,530	1,023
Croydon	169	119	392	271	611	542	587	559	1,759	1,491
Ealing	35	45	288	221	475	366	571	447	1,369	1,079
Enfield	50	46	282	189	605	448	677	559	1,614	1,242
Greenwich	32	24	170	141	539	459	450	410	1,191	1,034
Hackney	—	5	16	19	212	126	502	375	730	525
Hammersmith and Fulham	8	4	23	14	340	198	640	413	1,011	629
Haringey	13	9	62	70	372	302	513	358	960	739
Harrow	66	67	315	276	271	170	333	264	985	777
Havering	115	74	383	292	358	243	230	196	1,086	805
Hillingdon	138	99	453	378	339	240	317	296	1,247	1,013
Hounslow	31	13	299	230	321	232	458	379	1,109	854
Islington	5	3	26	9	157	97	563	464	751	573
Kensington and Chelsea	—	4	17	4	182	90	927	457	1,126	555
Kingston upon Thames	76	51	287	207	235	150	354	278	952	686
Lambeth	22	8	94	62	359	223	871	678	1,346	971
Lewisham	32	19	133	82	487	397	636	478	1,288	976
Merton	29	29	128	97	532	311	438	311	1,127	748
Newham	8	—	42	25	657	634	356	424	1,063	1,083
Redbridge	57	20	209	149	628	490	347	371	1,241	1,030
Richmond upon Thames	51	43	244	189	482	269	507	348	1,284	849
Southwark	17	6	83	44	314	197	625	553	1,039	800
Sutton	113	65	243	197	340	258	449	346	1,145	866
Tower Hamlets	3	—	12	8	176	93	822	589	1,013	690
Waltham Forest	8	4	101	113	640	436	425	378	1,174	931
Wandsworth	29	16	121	66	631	333	1,182	892	1,963	1,307
Greater London	1,680	1,155	6,216	4,727	12,466	8,986	18,319	14,043	38,681	28,911

Table 5 - Percentage of Mortgaged Properties by Region

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

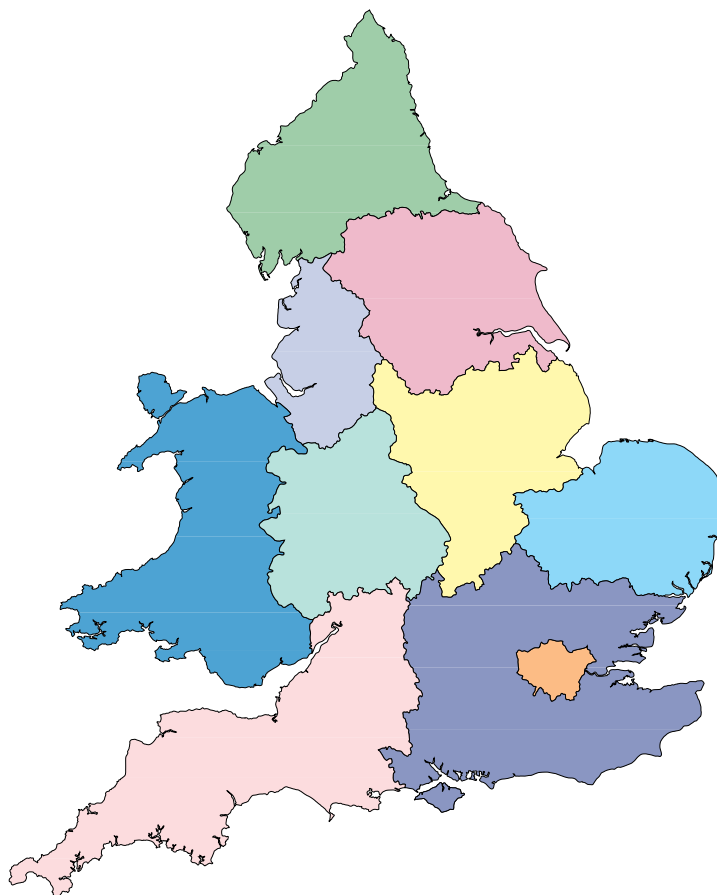
	% Detached				% Semi-Detached				% Terraced				% Flat/Maisonette				% All Properties			
North	77.8	75.0	76.8	75.5	82.0	81.7	81.5	79.9	72.6	72.9	73.2	70.4	66.8	67.6	68.7	65.4	75.9	75.3	75.7	73.4
North West	78.1	77.9	77.7	77.4	81.2	82.2	81.9	80.7	70.6	70.3	70.2	68.3	63.3	63.8	66.6	66.5	75.0	75.1	74.9	73.5
Yorks & Humberside	75.6	75.9	75.1	74.0	81.2	80.9	80.9	80.1	73.8	74.2	76.2	73.3	60.8	61.3	66.9	63.4	75.9	76.0	76.7	74.9
Wales	68.4	68.2	68.0	67.4	77.8	76.1	77.1	75.4	73.0	73.5	73.4	72.4	62.3	61.4	61.5	64.1	72.5	71.9	72.2	71.4
West Midlands	75.4	75.7	75.4	75.4	81.7	82.4	82.4	81.2	76.7	77.9	78.4	77.3	66.4	66.9	69.7	71.3	77.1	77.8	78.1	77.5
East Midlands	76.2	74.6	74.8	74.3	81.9	81.2	81.8	81.1	77.8	77.7	78.3	77.8	65.0	67.0	68.4	69.2	78.0	77.3	77.7	77.3
East Anglia	67.7	65.8	65.3	65.2	77.4	75.9	76.7	74.1	75.6	76.8	77.0	76.6	60.2	63.8	62.3	63.5	72.1	71.2	71.4	70.9
South West	66.9	66.0	65.4	65.8	77.1	76.3	76.2	76.9	77.2	78.0	77.8	78.4	60.7	63.4	64.7	65.5	71.7	71.6	71.6	72.4
South East	75.2	75.5	75.1	74.9	81.7	82.3	81.6	81.4	83.2	83.3	83.1	83.1	69.2	70.3	72.0	72.1	78.1	78.5	78.4	78.3
Greater London	78.3	81.0	80.5	80.8	84.3	85.5	85.5	85.1	84.0	85.3	85.0	84.4	80.9	81.9	81.8	81.8	82.3	83.5	83.3	83.1
England & Wales	73.8	73.3	73.1	72.9	81.0	81.2	81.0	80.3	77.5	77.9	77.9	76.8	71.7	72.8	73.5	73.5	76.7	76.9	76.9	76.3

Note:

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

Table 6 - Average price for all property types by region

April - June 2002 (as at 31.07.02) April - June 2003

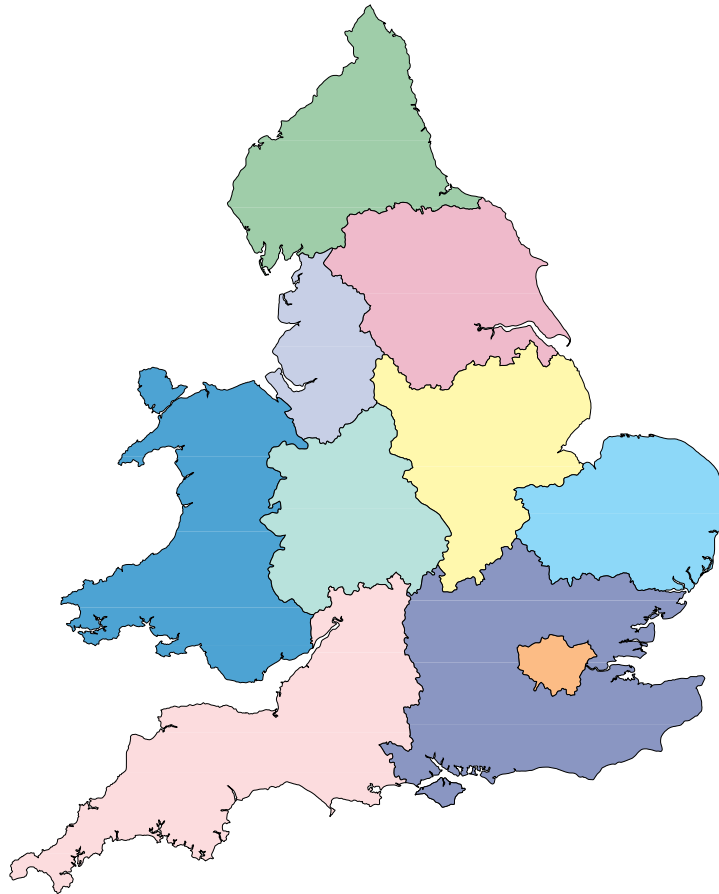












	Detached		Semi Detached		Terraced		Flat/Maisonette		Average Price	
North	£133,985	£173,053	£69,111	£89,547	£49,922	£61,154	£60,528	£72,595	£73,444	£91,179
North West	£161,922	£196,606	£82,174	£98,982	£48,887	£59,257	£85,858	£94,065	£83,505	£96,253
Yorks & Humberside	£139,448	£179,687	£74,083	£93,798	£53,332	£65,444	£76,064	£96,432	£81,364	£99,740
Wales	£125,142	£153,806	£70,927	£86,785	£55,496	£68,722	£71,294	£93,957	£79,397	£98,186
West Midlands	£176,046	£214,560	£91,121	£112,928	£71,500	£87,293	£78,641	£96,307	£105,590	£125,817
East Midlands	£145,396	£184,558	£77,665	£102,012	£62,569	£81,703	£73,303	£89,379	£96,636	£120,759
East Anglia	£166,764	£198,387	£103,650	£126,670	£85,992	£107,118	£73,671	£94,763	£120,315	£144,427
South West	£203,400	£246,070	£120,592	£147,863	£103,948	£128,444	£99,462	£120,903	£136,881	£164,036
South East	£277,691	£322,565	£155,131	£185,357	£126,051	£151,254	£105,253	£125,830	£168,111	£194,924
Greater London	£424,286	£515,720	£254,030	£281,597	£238,263	£255,104	£204,835	£207,469	£232,830	£246,710

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

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

April - June 2002 (as at 31.07.02) April - June 2003



	Detached	Semi Detached	Terraced	Flat/Maisonette	All					
 North	2,952	2,718	4,642	4,268	5,868	6,047	1,664	1,830	15,126	14,863
 North West	5,787	4,628	11,284	9,961	12,841	13,126	2,447	2,742	32,359	30,457
 Yorks & Humberside	6,050	4,925	8,900	7,930	9,953	9,944	1,435	1,689	26,338	24,488
 Wales	3,631	3,522	4,131	3,679	5,257	5,100	674	869	13,690	13,170
 West Midlands	6,561	4,923	8,684	7,439	8,062	7,056	2,292	2,344	25,599	21,762
 East Midlands	8,898	6,479	8,612	7,063	7,182	6,287	1,106	1,128	25,798	20,957
 East Anglia	5,053	3,988	3,762	3,126	3,786	3,114	902	874	13,503	11,102
 South West	9,417	6,895	7,625	5,988	9,995	8,139	4,624	4,152	31,661	25,174
 South East	17,634	12,667	19,561	14,788	20,249	16,143	13,153	11,150	70,597	54,748
 Greater London	1,680	1,155	6,216	4,727	12,466	8,986	18,319	14,043	38,681	28,911

Volumes prior to 2001 not available.

Table 7 - Volume of sales by price range

Price range (£)	Apr - Jun 2002 (as at 31.07.02)	Apr - Jun 2003	% Difference
	Sales	Sales	
under 10,000	819	411	-50
10,000 - 20,000	5,400	3,331	-38
20,001 - 30,000	9,263	6,258	-32
30,001 - 40,000	13,934	8,381	-40
40,001 - 50,000	15,634	9,714	-38
50,001 - 60,000	20,422	12,212	-40
60,001 - 70,000	16,885	10,916	-35
70,001 - 80,000	19,811	13,463	-32
80,001 - 90,000	21,356	15,416	-28
90,001 - 100,000	18,116	13,864	-23
100,001 - 120,000	28,932	23,761	-18
120,001 - 150,000	40,153	37,380	-7
150,001 - 200,000	37,844	41,196	9
200,001 - 300,000	28,447	32,400	14
300,001 - 400,000	8,755	9,460	8
400,001 - 500,000	3,706	3,840	4
500,001 - 600,000	1,314	1,270	-3
600,001 - 800,000	1,321	1,290	-2
800,001 - 1,000,000	535	504	-6
1,000,001 - 1,250,000	264	200	-24
1,250,001 - 1,500,000	166	139	-16
1,500,001 - 1,750,000	79	73	-8
1,750,001 - 2,000,000	65	48	-26
over 2,000,000	131	105	-20
Total	293,352	245,632	-16

Table 8 - Average price and volume of sales completed

January - March 2003 (updated on 31 July 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
Bath and North East Somerset	279,967	130	191,365	135	161,779	290	150,812	133	187,796	688
Bedfordshire	242,154	531	148,487	548	121,439	676	86,142	276	155,501	2,031
Blackburn with Darwen	126,274	94	68,888	162	39,661	447	50,673	15	57,825	718
Blackpool	148,673	95	81,242	366	59,503	502	47,918	66	74,725	1,029
Blaenau Gwent	100,055	18	45,655	36	32,246	169	22,332	5	39,499	228
Bournemouth	247,653	336	154,717	124	144,038	86	141,769	605	174,243	1,151
Bracknell Forest	327,293	134	187,208	122	157,542	154	130,908	78	207,313	488
Bridgend	129,334	184	74,138	283	52,864	242	45,137	16	80,405	725
Brighton and Hove	319,008	112	205,390	226	211,040	394	137,789	765	180,832	1,497
Buckinghamshire	431,529	587	199,741	665	162,784	486	134,223	346	245,532	2,084
Caerphilly	132,988	130	68,225	209	54,913	309	52,875	10	74,535	658
Cambridgeshire	213,326	958	138,583	741	129,636	761	102,888	250	159,200	2,710
Cardiff	203,718	257	120,750	331	113,190	648	118,779	326	130,853	1,562
Carmarthenshire	123,942	250	62,307	246	49,488	221	44,255	9	79,405	726
Ceredigion	133,729	118	80,354	59	87,247	65	61,832	13	105,866	255
Cheshire	224,537	1,006	111,662	1,131	91,641	972	108,766	301	138,999	3,410
City of Bristol	242,319	94	148,686	406	131,893	787	163,107	514	150,351	1,801
City of Derby	168,655	215	84,208	346	61,325	452	73,796	88	90,472	1,101
City of Kingston Upon Hull	104,854	106	66,609	269	39,515	891	52,796	62	50,839	1,328
City of Nottingham	161,336	156	87,393	377	68,382	510	132,744	193	95,963	1,236
City of Peterborough	166,340	244	102,348	251	78,976	377	68,260	93	106,112	965
City of Plymouth	212,526	110	103,671	298	91,443	626	73,360	216	101,889	1,250
Conwy	140,258	192	94,971	183	78,360	117	70,103	77	103,471	569
Cornwall	204,509	915	126,910	529	119,176	814	108,141	277	150,385	2,535
Cumbria	166,015	580	92,602	626	60,744	939	89,905	147	97,955	2,292
Darlington	143,957	104	83,324	187	51,814	303	64,611	31	77,209	625
Denbighshire	114,592	227	73,998	153	54,151	111	44,399	15	86,978	506
Derbyshire	164,604	998	86,577	1,187	68,087	1,010	84,606	135	104,274	3,330
Devon	248,113	1,117	149,259	705	127,429	1,166	111,995	459	168,946	3,447
Dorset	262,373	744	169,008	416	138,780	469	118,685	324	188,968	1,953
Durham	137,160	511	69,857	647	44,051	1,133	65,826	91	71,867	2,382
East Riding of Yorkshire	167,005	516	88,775	566	64,225	456	55,962	83	105,091	1,621
East Sussex	256,418	726	167,019	570	139,541	731	96,488	809	162,702	2,836
Essex	267,563	1,917	166,264	1,803	136,895	1,599	112,355	1,337	177,555	6,656
Flintshire	145,548	227	78,738	233	60,696	121	56,100	4	100,776	585
Gloucestershire	252,515	709	141,973	864	119,564	742	102,385	381	159,282	2,696
Greater London	487,958	1,311	270,062	4,925	241,837	10,269	205,969	15,611	238,777	32,116

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

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

January - March 2003 (updated on 31 July 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	Sales
Greater Manchester	186,500	1,499	93,714	3,939	55,000	5,545	105,647	1,379	88,931	12,362
Gwynedd	130,569	151	84,458	82	60,686	198	57,625	18	88,407	449
Halton	157,103	128	83,970	175	50,796	229	53,023	17	86,225	549
Hampshire	309,500	1,636	177,951	1,350	146,109	1,627	118,827	933	197,469	5,546
Hartlepool	126,782	76	65,221	127	35,269	256	43,996	14	58,273	473
Herefordshire	208,864	300	122,536	209	100,469	167	72,201	65	148,098	741
Hertfordshire	411,127	871	225,152	1,075	178,255	1,564	140,105	1,268	221,133	4,778
Isle of Anglesey	122,174	134	72,095	60	57,929	84	60,487	4	91,507	282
Isle of Wight	202,517	257	128,018	227	107,554	160	86,199	160	139,437	804
Kent	272,923	1,522	159,362	1,854	126,009	2,148	100,673	1,098	164,913	6,622
Lancashire	163,929	1,246	89,848	1,721	47,542	2,965	77,393	387	83,842	6,319
Leicester	169,620	100	95,852	447	79,531	603	81,358	139	92,377	1,289
Leicestershire	196,551	957	109,819	1,085	89,094	663	72,109	104	133,080	2,809
Lincolnshire	150,156	1,632	87,186	999	73,450	1,033	69,342	113	110,104	3,777
Luton	208,098	106	133,930	427	111,700	396	84,243	239	122,957	1,168
Medway Towns	231,171	135	133,883	352	106,643	686	93,050	184	124,254	1,357
Merseyside	180,949	615	88,571	1,983	46,566	2,195	90,352	810	82,512	5,603
Merthyr Tydfil	112,544	28	55,098	31	33,496	137	—	—	48,205	196
Middlesbrough	139,669	65	72,171	207	32,663	316	68,573	13	58,620	601
Milton Keynes	233,592	362	132,978	447	110,743	449	81,464	182	144,827	1,440
Monmouthshire	199,894	118	122,934	79	100,551	75	77,308	17	145,864	289
Neath Port Talbot	110,195	130	55,473	218	40,005	261	32,171	12	59,977	621
Newport	163,727	145	93,446	134	70,692	271	60,573	36	98,294	586
Norfolk	179,844	1,460	113,494	972	94,661	1,072	81,580	291	131,253	3,795
North East Lincolnshire	128,816	144	72,122	231	40,001	462	42,915	50	62,949	887
North Lincolnshire	121,063	284	61,683	325	42,317	180	30,076	17	77,614	806
North Somerset	231,032	289	148,090	298	122,270	297	102,793	230	153,371	1,114
North Yorkshire	225,362	790	125,088	725	104,312	845	100,272	322	145,099	2,682
Northamptonshire	204,121	1,039	110,338	1,161	92,066	1,261	78,991	287	127,788	3,748
Northumberland	181,773	374	89,958	376	60,797	552	53,825	149	98,820	1,451
Nottinghamshire	167,777	1,152	87,722	1,293	64,943	950	73,852	148	107,065	3,543
Oxfordshire	329,419	687	193,658	883	167,798	631	147,424	344	217,645	2,545
Pembrokeshire	148,682	199	82,427	100	79,078	128	70,693	34	109,232	461
Poole	281,500	280	158,057	151	144,718	125	167,078	231	202,505	787
Portsmouth	274,452	44	153,428	84	129,957	587	115,687	296	134,018	1,011
Powys	154,612	144	88,332	93	77,764	109	49,208	6	111,507	352
Reading	362,930	73	188,493	210	150,564	291	146,217	182	180,560	756

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

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

January - March 2003 (updated on 31 July 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	138,513	116	64,193	230	40,449	255	54,640	34	67,723	635
Rhondda Cynon Taff	128,592	208	64,487	216	38,857	646	46,271	23	61,155	1,093
Rutland	250,411	71	136,378	35	106,565	35	83,421	7	181,528	148
Shropshire	204,628	487	114,072	364	98,051	282	71,057	100	142,686	1,233
Slough	272,912	39	178,775	139	151,537	177	112,726	210	152,191	565
Somerset	227,426	642	136,400	621	113,161	751	87,017	330	146,933	2,344
South Gloucestershire	233,514	241	144,925	325	122,225	414	102,618	93	152,397	1,073
South Yorkshire	149,193	1,121	73,418	2,012	50,377	1,921	92,993	434	82,379	5,488
Southampton	211,282	139	145,649	240	130,688	304	115,790	385	139,169	1,068
Southend-on-sea	271,493	108	162,801	254	124,494	208	100,342	412	140,436	982
Staffordshire	185,572	1,046	93,843	1,214	71,257	873	73,669	162	115,986	3,295
Stockton-on-tees	150,652	235	73,171	320	48,797	293	67,971	23	85,739	871
Stoke-on-trent	121,829	184	60,801	409	34,435	680	46,397	25	55,362	1,298
Suffolk	207,363	999	121,004	911	100,065	1,008	85,491	238	138,974	3,156
Surrey	454,875	1,319	228,091	1,453	198,502	867	158,336	1,191	267,511	4,830
Swansea	133,666	230	76,038	296	57,644	370	82,262	49	83,185	945
Swindon	226,524	179	140,478	226	116,790	466	127,363	101	143,605	972
The Vale of Glamorgan	183,291	174	109,035	123	82,820	240	97,778	53	119,259	590
Thurrock	252,932	107	160,661	200	128,689	313	95,606	280	140,273	900
Torbay	203,898	150	135,402	164	111,648	227	85,447	204	128,276	745
Torfaen	145,855	47	78,412	100	53,668	142	47,654	11	76,138	300
Tyne and Wear	178,236	437	91,493	1,246	71,272	1,842	61,980	1,173	84,265	4,698
Warrington	233,765	199	109,255	348	78,342	252	79,073	41	128,005	840
Warwickshire	246,946	774	124,299	861	108,567	726	104,047	223	154,868	2,584
West Berkshire	316,969	212	195,387	201	163,780	135	122,874	85	219,628	633
West Midlands	210,205	1,357	105,798	3,341	82,885	3,688	94,407	1,340	110,107	9,726
West Sussex	306,975	951	182,683	912	153,876	1,031	119,027	898	190,947	3,792
West Yorkshire	176,617	1,590	89,966	3,117	60,791	4,509	99,231	660	91,215	9,876
Wiltshire	267,093	655	146,535	532	132,569	547	105,336	160	180,714	1,894
Windsor and Maidenhead	442,589	167	264,831	180	223,845	125	192,514	148	287,185	620
Wokingham	345,467	254	208,213	211	174,332	151	181,761	80	247,912	696
Worcestershire	226,767	796	128,321	674	106,744	643	94,174	234	152,394	2,347
Wrekin	165,286	195	85,805	216	75,716	295	47,433	73	98,284	779
Wrexham	147,883	146	77,917	167	61,030	117	56,610	4	96,705	434
York	209,650	152	131,735	249	125,158	264	112,122	124	141,462	789
England & Wales	229,864	51,558	130,443	67,162	108,353	84,360	142,598	43,548	145,819	246,628

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

Table 9 - Average price and volume of sales completed

January - March 2003 (updated on 31 July 2003)

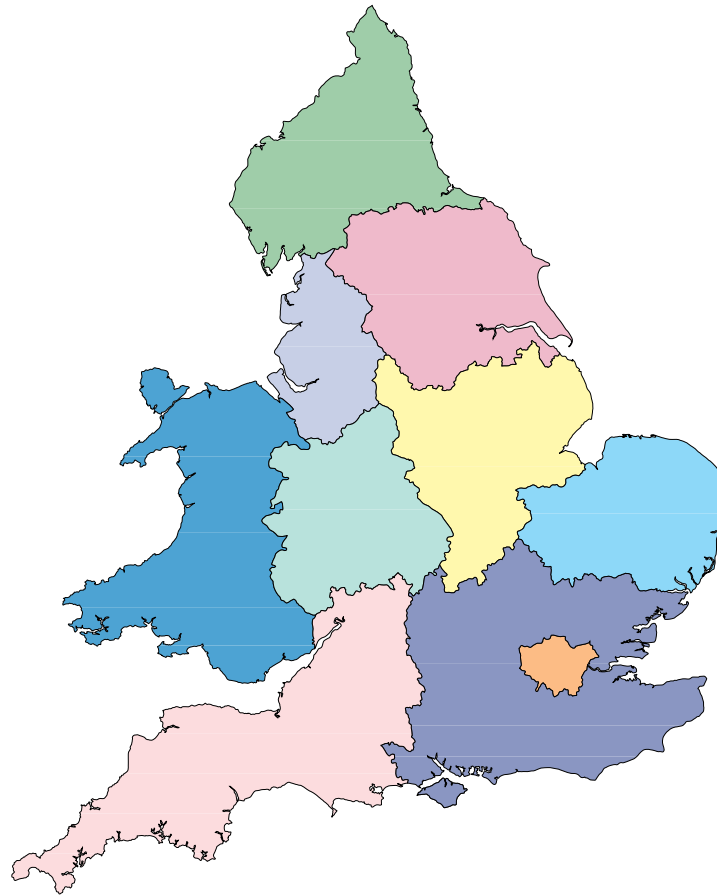
Price (£) Sales

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales	Price (£)	Sales
Barking and Dagenham	167,000	4	163,574	71	145,173	493	99,287	135	138,344	703
Barnet	796,553	76	330,418	366	248,029	272	194,584	629	276,492	1,343
Bexley	296,767	63	195,483	370	154,159	341	111,050	316	163,931	1,090
Brent	440,033	42	280,730	186	262,208	207	164,143	522	220,122	957
Bromley	419,959	234	251,600	361	199,413	337	152,795	479	233,515	1,411
Camden	1,327,100	20	641,407	26	583,976	72	286,555	584	359,848	702
City of London	—	—	—	—	—	—	338,247	82	338,247	82
City of Westminster	934,000	5	1,253,000	5	718,321	102	388,976	989	425,886	1,101
Croydon	380,613	133	225,928	319	179,509	609	131,417	625	186,328	1,686
Ealing	595,254	28	284,374	230	237,934	426	167,962	453	228,250	1,137
Enfield	493,109	64	270,672	218	197,337	557	146,138	570	201,406	1,409
Greenwich	304,385	18	217,379	177	169,535	458	153,900	316	175,681	969
Hackney	371,125	8	409,499	6	271,116	175	173,675	440	205,546	629
Hammersmith and Fulham	1,477,666	3	596,361	9	453,995	215	263,191	472	331,381	699
Haringey	876,666	6	384,516	45	248,608	325	174,720	410	222,641	786
Harrow	488,692	54	264,759	254	227,279	197	169,868	382	229,201	887
Havering	314,515	92	210,946	304	164,659	365	114,223	235	180,729	996
Hillingdon	404,015	108	221,335	410	182,397	308	144,195	356	204,647	1,182
Hounslow	475,657	19	249,312	254	230,358	265	186,122	329	224,500	867
Islington	—	—	506,027	29	442,207	98	235,938	483	281,917	610
Kensington and Chelsea	2,613,333	3	1,991,428	7	1,323,949	121	464,842	576	636,106	707
Kingston upon Thames	456,906	59	265,856	201	214,880	178	179,791	308	233,269	746
Lambeth	355,445	16	316,911	62	297,807	280	196,164	773	230,200	1,131
Lewisham	316,671	23	265,599	126	190,773	459	139,993	577	176,447	1,185
Merton	855,928	21	332,266	113	233,163	357	183,208	335	242,293	826
Newham	299,142	7	205,086	27	170,759	685	145,025	409	163,047	1,128
Redbridge	381,439	48	259,976	186	218,675	577	147,478	408	207,556	1,219
Richmond upon Thames	853,340	50	373,598	150	379,410	267	229,539	341	344,408	808
Southwark	842,236	14	408,225	53	257,000	195	203,536	728	234,057	990
Sutton	390,066	71	240,806	186	184,965	265	137,351	364	193,562	886
Tower Hamlets	—	—	260,990	5	266,641	107	222,480	648	228,951	760
Waltham Forest	360,166	6	239,191	105	188,229	582	131,023	433	171,899	1,126
Wandsworth	1,025,187	16	480,015	64	350,801	374	233,863	904	286,992	1,358
Greater London	487,958	1,311	270,062	4,925	241,837	10,269	205,969	15,611	238,777	32,116











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

Table 10 - Average price for all property types by region

January - March 2003 (updated on 31 July 2003)



Price Sales

	Detached		Semi Detached		Terraced		Flat/Maisonette		All	
 North	£159,090	2,498	£82,696	3,966	£56,284	5,889	£63,797	1,675	£82,955	14,028
 North West	£187,138	4,882	£93,568	9,825	£54,642	13,107	£96,031	3,016	£92,077	30,830
 Yorks & Humberside	£171,846	4,703	£87,604	7,494	£61,152	9,528	£92,818	1,752	£94,133	23,477
 Wales	£144,374	3,457	£81,123	3,432	£63,996	4,781	£89,571	742	£92,648	12,412
 West Midlands	£207,814	5,139	£105,851	7,288	£82,339	7,354	£90,224	2,222	£120,229	22,003
 East Midlands	£173,886	6,320	£95,274	6,930	£76,075	6,517	£85,967	1,214	£112,452	20,981
 East Anglia	£195,214	3,661	£121,367	2,875	£102,787	3,218	£87,336	872	£138,390	10,626
 South West	£242,485	6,591	£143,826	5,794	£123,225	7,807	£120,240	4,258	£159,736	24,450
 South East	£316,428	12,996	£180,048	14,633	£146,437	15,890	£121,116	12,186	£189,386	55,705
 Greater London	£487,958	1,311	£270,062	4,925	£241,837	10,269	£205,969	15,611	£238,777	32,116

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

fax: 0151 471 0151

e-mail: 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/

Enquiries about the Website

tel: 020 7331 8349

e-mail: property.price@landregistry.gov.uk

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

Please note: Back issues of report and 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 7331 8312

020 7917 5996

fax: 020 7917 5933

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