

**EMBARGO**

UNDER EMBARGO UNTIL 00:01 Monday 8 November 2004

# Land Registry

## Residential Property Price Report

July - September 2004

Summary of average prices (all England and Wales) for the period  
July - September 2004 compared with the same period in 2003

| Property Type   |     | Average Price of Property |                | % Difference |
|-----------------|-----|---------------------------|----------------|--------------|
|                 |     | July-Sept 2003            | July-Sept 2004 |              |
| Detached        | Old | £253,734                  | £287,085       | +13.14       |
|                 | New | £223,769                  | £252,191       | +12.70       |
|                 | All | £250,715                  | £284,145       | +13.33       |
| Semi-Detached   | Old | £145,290                  | £170,625       | +17.44       |
|                 | New | £154,500                  | £175,903       | +13.85       |
|                 | All | £145,576                  | £170,816       | +17.34       |
| Terraced        | Old | £119,176                  | £142,626       | +19.68       |
|                 | New | £165,781                  | £173,795       | +4.83        |
|                 | All | £120,685                  | £143,771       | +19.13       |
| Flat/Maisonette | Old | £146,202                  | £168,833       | +15.48       |
|                 | New | £191,223                  | £191,158       | -0.03        |
|                 | All | £152,446                  | £172,196       | +12.96       |
| All             | Old | £159,501                  | £186,882       | +17.17       |
|                 | New | £193,097                  | £203,166       | +5.21        |
|                 | All | £161,665                  | £187,971       | +16.27       |

### 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.

VISIT OUR INTERNET SITE AT [www.landregistry.gov.uk](http://www.landregistry.gov.uk)



# Residential Property Price Report

July - September 2004

## Background Information

Land Registry is a self-financing, government trading fund and executive agency which makes no call on moneys voted by Parliament. Its principal aims 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, 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 2003 as the figures for both average prices and volumes for the earlier period are reproduced from the report issued in November 2003 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 7 years or fewer

Peter Collis  
Chief Land Registrar and Chief Executive  
November 2004  
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**Table 1 - Average price of residential property sales completed**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Price (£) by Property Type**

| County or Unitary Authority  | Detached |         | Semi-Detached |         | Terraced |         | Flat/Maisonette |         | Average Price |         |
|------------------------------|----------|---------|---------------|---------|----------|---------|-----------------|---------|---------------|---------|
| Bath and North East Somerset | 316,160  | 368,767 | 201,843       | 220,897 | 205,372  | 222,719 | 165,477         | 201,768 | 222,115       | 247,674 |
| Bedfordshire                 | 265,438  | 289,361 | 160,463       | 177,076 | 130,179  | 144,182 | 95,224          | 106,478 | 170,181       | 188,147 |
| Blackburn with Darwen        | 134,599  | 178,866 | 80,102        | 106,009 | 43,225   | 62,232  | 78,114          | 80,333  | 64,121        | 89,967  |
| Blackpool                    | 142,943  | 192,272 | 91,659        | 120,679 | 67,056   | 88,657  | 56,348          | 96,688  | 81,351        | 109,533 |
| Blaenau Gwent                | 103,157  | 132,376 | 54,013        | 71,175  | 37,402   | 58,841  | —               | 29,375  | 47,154        | 67,605  |
| Bournemouth                  | 248,572  | 266,108 | 167,786       | 193,989 | 159,191  | 184,181 | 139,038         | 162,421 | 178,539       | 196,524 |
| Bracknell Forest             | 329,724  | 345,234 | 199,092       | 206,288 | 166,320  | 170,224 | 131,497         | 145,088 | 209,232       | 223,204 |
| Bridgend                     | 148,189  | 187,999 | 80,766        | 110,485 | 59,960   | 89,941  | 46,724          | 78,270  | 90,752        | 124,129 |
| Brighton and Hove            | 356,994  | 404,733 | 237,894       | 248,807 | 214,362  | 241,356 | 152,772         | 163,019 | 199,274       | 216,067 |
| Buckinghamshire              | 441,293  | 467,997 | 215,659       | 234,436 | 172,964  | 195,350 | 147,449         | 161,470 | 269,022       | 300,017 |
| Caerphilly                   | 134,039  | 180,025 | 71,694        | 102,852 | 59,379   | 83,815  | 44,648          | 65,992  | 76,327        | 107,274 |
| Cambridgeshire               | 236,215  | 255,461 | 156,560       | 164,892 | 143,554  | 159,764 | 116,526         | 123,208 | 180,473       | 194,100 |
| Cardiff                      | 215,912  | 243,949 | 141,256       | 169,643 | 123,781  | 147,991 | 117,374         | 126,328 | 139,083       | 164,041 |
| Carmarthenshire              | 136,869  | 180,535 | 67,836        | 99,965  | 58,765   | 93,463  | 38,748          | 99,900  | 93,547        | 131,787 |
| Ceredigion                   | 151,070  | 190,724 | 94,648        | 121,868 | 94,174   | 128,270 | 67,877          | 145,250 | 125,989       | 161,712 |
| Cheshire                     | 262,553  | 291,805 | 130,114       | 157,205 | 98,334   | 122,450 | 113,090         | 137,925 | 161,323       | 187,698 |
| City of Bristol              | 283,652  | 313,319 | 166,931       | 194,324 | 144,948  | 168,979 | 158,105         | 160,205 | 160,055       | 182,314 |
| City of Derby                | 175,033  | 214,572 | 93,515        | 122,315 | 72,658   | 96,446  | 66,052          | 108,089 | 106,793       | 135,722 |
| City of Kingston Upon Hull   | 118,767  | 139,055 | 74,385        | 93,926  | 45,295   | 56,026  | 55,380          | 82,289  | 57,084        | 68,671  |
| City of Nottingham           | 186,269  | 210,477 | 104,076       | 116,852 | 82,708   | 96,483  | 127,810         | 124,842 | 108,883       | 124,730 |
| City of Peterborough         | 183,455  | 194,688 | 116,109       | 129,641 | 87,559   | 104,509 | 73,456          | 88,568  | 117,714       | 135,803 |
| City of Plymouth             | 195,881  | 238,639 | 120,695       | 145,618 | 104,381  | 131,784 | 72,565          | 112,762 | 108,821       | 140,985 |
| Conwy                        | 164,579  | 202,142 | 100,714       | 135,282 | 82,428   | 106,109 | 78,943          | 93,811  | 119,240       | 150,000 |
| Cornwall                     | 229,299  | 270,052 | 144,169       | 169,982 | 128,457  | 155,167 | 113,413         | 147,684 | 167,032       | 201,740 |
| Cumbria                      | 190,400  | 235,421 | 103,612       | 130,441 | 67,887   | 91,348  | 89,202          | 114,310 | 111,437       | 136,180 |
| Darlington                   | 168,991  | 202,115 | 96,063        | 121,823 | 65,624   | 90,007  | 94,413          | 108,929 | 98,649        | 124,361 |
| Denbighshire                 | 134,761  | 167,057 | 90,118        | 112,881 | 63,699   | 82,727  | 46,833          | 66,904  | 102,281       | 129,063 |
| Derbyshire                   | 187,174  | 220,290 | 99,148        | 122,955 | 78,162   | 100,802 | 100,929         | 122,344 | 120,742       | 149,750 |
| Devon                        | 256,498  | 301,949 | 163,432       | 190,746 | 141,079  | 164,919 | 121,527         | 145,463 | 183,317       | 215,909 |
| Dorset                       | 269,616  | 316,363 | 172,272       | 203,913 | 151,034  | 169,539 | 135,156         | 150,670 | 203,720       | 235,777 |
| Durham                       | 157,269  | 190,939 | 79,822        | 106,041 | 53,934   | 72,627  | 86,012          | 114,599 | 84,601        | 107,488 |
| East Riding of Yorkshire     | 178,329  | 217,272 | 104,434       | 134,115 | 78,699   | 102,387 | 68,372          | 88,901  | 119,886       | 153,457 |
| East Sussex                  | 291,253  | 311,391 | 174,887       | 195,318 | 149,921  | 167,496 | 111,344         | 124,905 | 184,898       | 205,817 |
| Essex                        | 280,518  | 306,769 | 174,723       | 196,589 | 142,943  | 160,914 | 114,547         | 131,267 | 186,819       | 209,334 |
| Flintshire                   | 171,851  | 192,149 | 91,284        | 115,924 | 67,452   | 89,043  | 54,987          | 66,918  | 112,538       | 138,662 |
| Gloucestershire              | 280,593  | 302,229 | 155,123       | 177,060 | 129,351  | 157,966 | 114,744         | 137,077 | 179,191       | 202,523 |
| Greater London               | 534,840  | 570,342 | 299,818       | 327,576 | 266,594  | 301,585 | 220,275         | 241,347 | 262,044       | 287,470 |

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

**Table 1 (cont) - Average price of residential property sales completed**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Price (£) by Property Type**

| County or Unitary Authority | Detached |         | Semi-Detached |         | Terraced |         | Flat/Maisonette |         | Average Price |         |
|-----------------------------|----------|---------|---------------|---------|----------|---------|-----------------|---------|---------------|---------|
| Greater Manchester          | 206,568  | 252,176 | 110,953       | 138,969 | 64,193   | 86,092  | 108,685         | 137,414 | 100,918       | 130,212 |
| Gwynedd                     | 152,867  | 202,509 | 94,493        | 119,225 | 72,607   | 98,802  | 60,147          | 107,666 | 104,086       | 133,702 |
| Halton                      | 158,124  | 198,492 | 89,789        | 116,577 | 58,825   | 82,415  | 69,065          | 94,779  | 89,621        | 118,184 |
| Hampshire                   | 318,182  | 344,136 | 186,991       | 208,225 | 155,103  | 172,543 | 126,073         | 143,375 | 213,956       | 236,053 |
| Hartlepool                  | 161,305  | 193,095 | 72,464        | 99,858  | 38,536   | 48,795  | 89,402          | 89,039  | 70,958        | 84,244  |
| Herefordshire               | 248,067  | 285,817 | 135,555       | 173,651 | 113,301  | 144,381 | 87,445          | 104,167 | 174,840       | 209,186 |
| Hertfordshire               | 413,056  | 448,901 | 237,449       | 257,597 | 183,551  | 200,206 | 137,965         | 153,225 | 227,678       | 247,940 |
| Isle of Anglesey            | 139,328  | 195,377 | 81,833        | 121,738 | 53,602   | 82,449  | 60,583          | 133,362 | 99,932        | 149,160 |
| Isle of Wight               | 217,135  | 255,824 | 138,829       | 162,650 | 117,228  | 142,593 | 102,084         | 113,952 | 152,007       | 178,796 |
| Kent                        | 284,784  | 333,717 | 169,994       | 197,054 | 136,074  | 157,511 | 109,110         | 132,112 | 176,464       | 208,991 |
| Lancashire                  | 193,210  | 228,066 | 103,623       | 135,202 | 57,001   | 74,341  | 77,972          | 103,800 | 99,789        | 121,750 |
| Leicester                   | 196,784  | 236,664 | 113,298       | 128,582 | 92,058   | 114,283 | 86,003          | 120,140 | 109,499       | 132,991 |
| Leicestershire              | 218,115  | 245,958 | 121,200       | 145,723 | 100,734  | 117,008 | 89,396          | 104,634 | 147,551       | 172,906 |
| Lincolnshire                | 161,873  | 187,548 | 98,002        | 119,055 | 82,420   | 101,924 | 71,006          | 82,807  | 121,784       | 147,381 |
| Luton                       | 210,131  | 222,411 | 138,256       | 158,529 | 116,574  | 133,063 | 84,894          | 98,759  | 128,944       | 149,071 |
| Medway Towns                | 232,451  | 265,577 | 151,514       | 163,357 | 114,856  | 134,079 | 97,312          | 121,423 | 136,843       | 155,439 |
| Merseyside                  | 196,790  | 253,255 | 105,806       | 139,137 | 54,315   | 80,059  | 98,899          | 122,035 | 95,541        | 126,919 |
| Merthyr Tydfil              | 116,945  | 141,389 | 59,410        | 80,039  | 38,398   | 55,949  | 38,862          | –       | 51,855        | 71,370  |
| Middlesbrough               | 161,847  | 207,755 | 86,169        | 103,314 | 38,460   | 62,286  | 80,552          | 94,010  | 71,635        | 93,789  |
| Milton Keynes               | 238,089  | 253,816 | 140,318       | 159,582 | 122,232  | 135,866 | 79,169          | 100,026 | 154,685       | 173,220 |
| Monmouthshire               | 225,761  | 258,323 | 121,627       | 156,603 | 106,538  | 135,237 | 82,800          | 103,729 | 167,302       | 189,317 |
| Neath Port Talbot           | 125,825  | 148,254 | 60,958        | 83,429  | 46,995   | 69,926  | 34,222          | 59,625  | 67,928        | 87,941  |
| Newport                     | 179,225  | 218,315 | 109,065       | 131,884 | 83,115   | 105,035 | 64,660          | 80,516  | 109,999       | 139,640 |
| Norfolk                     | 191,688  | 215,533 | 123,859       | 145,565 | 103,108  | 122,113 | 93,048          | 103,547 | 142,347       | 165,579 |
| North East Lincolnshire     | 152,393  | 166,542 | 81,478        | 98,837  | 45,894   | 61,525  | 46,059          | 58,283  | 74,510        | 96,934  |
| North Lincolnshire          | 144,656  | 177,591 | 71,345        | 101,005 | 51,616   | 71,837  | 29,856          | 59,921  | 93,926        | 122,698 |
| North Somerset              | 281,710  | 281,340 | 150,082       | 176,188 | 127,244  | 147,166 | 108,356         | 129,841 | 175,218       | 186,249 |
| North Yorkshire             | 244,159  | 281,826 | 137,061       | 166,232 | 116,500  | 147,136 | 102,802         | 138,002 | 160,501       | 196,000 |
| Northamptonshire            | 224,663  | 241,002 | 124,578       | 138,839 | 100,683  | 118,843 | 87,599          | 99,856  | 146,315       | 160,256 |
| Northumberland              | 222,244  | 252,115 | 109,175       | 130,809 | 76,935   | 100,547 | 65,022          | 83,630  | 122,561       | 149,210 |
| Nottinghamshire             | 186,354  | 213,481 | 98,107        | 119,103 | 74,155   | 95,167  | 98,671          | 106,873 | 123,915       | 146,135 |
| Oxfordshire                 | 344,852  | 376,150 | 210,473       | 223,680 | 185,170  | 199,052 | 148,720         | 167,448 | 234,468       | 254,779 |
| Pembrokeshire               | 157,266  | 190,203 | 89,829        | 124,733 | 89,693   | 114,534 | 71,938          | 93,165  | 117,521       | 151,322 |
| Poole                       | 307,440  | 321,927 | 168,361       | 188,063 | 149,369  | 167,037 | 186,106         | 203,034 | 218,160       | 237,495 |
| Portsmouth                  | 298,249  | 326,947 | 158,344       | 185,485 | 139,478  | 151,634 | 106,446         | 129,451 | 138,014       | 155,381 |
| Powys                       | 174,767  | 204,627 | 97,542        | 124,369 | 78,348   | 105,847 | 61,714          | 93,645  | 129,016       | 156,602 |
| Reading                     | 308,762  | 342,820 | 193,631       | 209,934 | 152,003  | 168,231 | 135,930         | 160,396 | 172,152       | 193,619 |

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

**Table 1 (cont) - Average price of residential property sales completed**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Price (£) by Property Type**

| County or Unitary Authority | Detached |         | Semi-Detached |         | Terraced |         | Flat/Maisonette |         | Average Price |         |
|-----------------------------|----------|---------|---------------|---------|----------|---------|-----------------|---------|---------------|---------|
| Redcar and Cleveland        | 151,522  | 182,274 | 84,713        | 111,019 | 47,834   | 64,533  | 50,181          | 85,326  | 83,393        | 105,296 |
| Rhondda Cynon Taff          | 135,022  | 169,249 | 72,009        | 98,525  | 46,714   | 62,410  | 40,718          | 64,314  | 65,263        | 89,723  |
| Rutland                     | 273,923  | 303,169 | 153,150       | 177,658 | 116,790  | 159,209 | 113,345         | 175,937 | 201,846       | 234,365 |
| Shropshire                  | 214,327  | 257,395 | 126,499       | 154,883 | 107,993  | 133,333 | 83,028          | 124,633 | 153,876       | 187,626 |
| Slough                      | 267,133  | 324,871 | 184,377       | 210,270 | 160,612  | 172,871 | 115,498         | 129,398 | 163,024       | 185,561 |
| Somerset                    | 252,373  | 283,458 | 145,460       | 177,496 | 121,667  | 143,935 | 92,772          | 110,265 | 168,089       | 194,063 |
| South Gloucestershire       | 251,311  | 269,890 | 152,819       | 168,678 | 126,663  | 146,967 | 103,260         | 114,263 | 165,138       | 187,324 |
| South Yorkshire             | 161,809  | 199,950 | 85,830        | 111,489 | 61,169   | 84,583  | 88,410          | 110,178 | 91,813        | 120,044 |
| Southampton                 | 225,274  | 245,688 | 158,170       | 178,232 | 132,319  | 151,434 | 120,532         | 132,507 | 147,474       | 164,212 |
| Southend-on-sea             | 272,701  | 295,806 | 174,044       | 202,053 | 139,793  | 162,122 | 101,038         | 122,597 | 151,863       | 179,759 |
| Staffordshire               | 196,402  | 231,520 | 106,503       | 128,121 | 81,177   | 106,311 | 83,402          | 107,986 | 130,258       | 154,404 |
| Stockton-on-tees            | 164,856  | 205,058 | 83,117        | 108,387 | 53,387   | 69,030  | 109,432         | 101,832 | 99,326        | 128,272 |
| Stoke-on-trent              | 135,489  | 153,679 | 68,638        | 90,077  | 37,833   | 60,904  | 44,070          | 68,697  | 60,090        | 82,419  |
| Suffolk                     | 224,420  | 251,617 | 130,325       | 154,884 | 108,830  | 126,586 | 102,557         | 109,869 | 153,696       | 180,908 |
| Surrey                      | 475,718  | 496,905 | 238,477       | 260,102 | 205,765  | 217,046 | 169,415         | 185,089 | 287,461       | 312,670 |
| Swansea                     | 158,786  | 210,921 | 87,361        | 124,925 | 74,672   | 102,524 | 100,653         | 117,765 | 99,997        | 135,891 |
| Swindon                     | 224,732  | 234,065 | 142,526       | 154,278 | 114,314  | 131,733 | 107,985         | 105,799 | 143,175       | 156,618 |
| The Vale of Glamorgan       | 207,027  | 256,322 | 124,257       | 165,686 | 96,706   | 130,749 | 103,583         | 129,898 | 139,873       | 169,589 |
| Thurrock                    | 270,586  | 279,504 | 166,021       | 183,031 | 134,112  | 155,348 | 103,077         | 115,705 | 153,229       | 165,237 |
| Torbay                      | 218,176  | 253,926 | 147,048       | 161,226 | 119,447  | 143,675 | 100,630         | 130,050 | 144,390       | 168,062 |
| Torfaen                     | 156,466  | 186,802 | 81,508        | 109,364 | 64,206   | 90,630  | 47,000          | 65,949  | 87,243        | 112,867 |
| Tyne and Wear               | 202,085  | 221,021 | 107,662       | 135,603 | 87,507   | 112,470 | 84,205          | 101,649 | 103,427       | 127,645 |
| Warrington                  | 225,123  | 258,855 | 120,136       | 156,872 | 82,101   | 110,295 | 89,036          | 126,678 | 134,314       | 167,551 |
| Warwickshire                | 259,380  | 313,344 | 138,588       | 165,219 | 122,327  | 149,919 | 116,827         | 135,343 | 164,599       | 199,224 |
| West Berkshire              | 329,278  | 371,866 | 201,821       | 209,507 | 160,587  | 180,578 | 138,109         | 144,336 | 229,252       | 250,907 |
| West Midlands               | 233,351  | 250,557 | 118,025       | 139,373 | 93,436   | 114,320 | 98,241          | 116,440 | 121,976       | 144,214 |
| West Sussex                 | 332,328  | 359,497 | 194,893       | 221,419 | 163,094  | 182,689 | 120,879         | 140,863 | 208,314       | 231,370 |
| West Yorkshire              | 193,036  | 226,168 | 103,526       | 129,947 | 69,318   | 90,528  | 107,956         | 122,525 | 102,820       | 128,983 |
| Wiltshire                   | 289,192  | 315,707 | 155,771       | 183,421 | 137,874  | 157,225 | 117,241         | 121,738 | 195,615       | 219,943 |
| Windsor and Maidenhead      | 518,232  | 528,162 | 262,117       | 273,063 | 231,995  | 256,687 | 196,918         | 199,585 | 323,411       | 338,070 |
| Wokingham                   | 329,682  | 364,847 | 212,722       | 231,787 | 175,199  | 199,459 | 170,928         | 194,375 | 246,870       | 275,153 |
| Worcestershire              | 258,574  | 282,639 | 140,164       | 166,151 | 116,997  | 137,500 | 96,396          | 121,168 | 169,203       | 196,457 |
| Wrekin                      | 177,376  | 216,359 | 96,420        | 120,608 | 78,071   | 100,073 | 56,665          | 78,926  | 115,481       | 142,505 |
| Wrexham                     | 167,501  | 197,257 | 89,904        | 122,270 | 69,758   | 86,355  | 54,375          | 61,333  | 108,396       | 137,813 |
| York                        | 215,183  | 250,901 | 144,976       | 162,852 | 136,955  | 171,949 | 129,163         | 138,085 | 156,558       | 178,848 |
| England & Wales             | 250,715  | 284,145 | 145,576       | 170,816 | 120,685  | 143,771 | 152,446         | 172,196 | 161,665       | 187,971 |

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

**Table 2 - Average price of residential property sales completed**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Price (£) by Property Type**

| London Boroughs        | Detached  |           | Semi-Detached |           | Terraced  |           | Flat/Maisonette |         | Average Price |         |
|------------------------|-----------|-----------|---------------|-----------|-----------|-----------|-----------------|---------|---------------|---------|
| Barking and Dagenham   | 194,999   | —         | 165,610       | 197,460   | 152,809   | 173,133   | 108,434         | 139,621 | 144,832       | 168,643 |
| Barnet                 | 666,921   | 787,474   | 351,355       | 371,849   | 266,301   | 281,839   | 192,772         | 215,538 | 290,509       | 321,803 |
| Bexley                 | 308,628   | 310,914   | 209,985       | 225,009   | 163,028   | 179,181   | 119,431         | 131,890 | 178,397       | 192,788 |
| Brent                  | 391,067   | 550,525   | 301,324       | 321,731   | 279,799   | 314,664   | 177,301         | 196,374 | 236,751       | 254,537 |
| Bromley                | 459,707   | 495,365   | 252,161       | 283,771   | 206,878   | 228,037   | 162,230         | 175,067 | 240,780       | 266,982 |
| Camden                 | 1,567,11  | 1,838,818 | 790,420       | 951,138   | 651,195   | 695,115   | 320,934         | 355,622 | 404,215       | 440,597 |
| City of London         | —         | —         | —             | —         | —         | —         | 310,632         | 332,592 | 310,632       | 332,592 |
| City of Westminster    | 2,196,666 | —         | 2,119,236     | 2,050,777 | 984,185   | 1,205,994 | 402,737         | 447,318 | 479,475       | 525,314 |
| Croydon                | 402,694   | 404,191   | 240,516       | 261,926   | 188,790   | 204,107   | 135,233         | 149,413 | 205,278       | 215,648 |
| Ealing                 | 635,232   | 658,249   | 295,433       | 361,132   | 251,600   | 286,901   | 177,680         | 206,050 | 242,376       | 276,451 |
| Enfield                | 569,813   | 628,415   | 279,294       | 297,577   | 208,905   | 224,104   | 148,884         | 162,815 | 213,425       | 233,144 |
| Greenwich              | 486,085   | 481,140   | 256,308       | 258,765   | 191,498   | 217,289   | 182,977         | 195,058 | 206,921       | 222,732 |
| Hackney                | —         | 420,357   | 399,160       | 462,527   | 339,437   | 321,509   | 179,659         | 199,845 | 244,028       | 244,988 |
| Hammersmith and Fulham | —         | —         | 712,468       | 883,184   | 510,300   | 624,954   | 271,411         | 283,568 | 361,082       | 405,173 |
| Haringey               | 878,666   | 986,142   | 417,297       | 480,623   | 272,882   | 307,717   | 181,047         | 213,632 | 245,161       | 269,926 |
| Harrow                 | 558,220   | 589,168   | 286,161       | 300,183   | 238,476   | 252,962   | 181,325         | 197,581 | 264,208       | 283,525 |
| Havering               | 377,123   | 400,206   | 218,136       | 231,077   | 175,132   | 189,166   | 122,448         | 149,145 | 197,355       | 214,177 |
| Hillingdon             | 419,304   | 421,485   | 228,381       | 251,665   | 198,930   | 214,878   | 145,664         | 156,191 | 218,529       | 233,897 |
| Hounslow               | 510,223   | 621,639   | 266,876       | 318,131   | 237,706   | 261,206   | 196,574         | 204,765 | 238,333       | 258,193 |
| Islington              | 2,423,694 | —         | 644,259       | 679,220   | 502,023   | 528,684   | 249,468         | 262,396 | 347,551       | 319,680 |
| Kensington and Chelsea | 3,377,438 | —         | 2,858,454     | 3,055,387 | 1,444,946 | 1,492,738 | 486,020         | 532,360 | 687,364       | 752,524 |
| Kingston upon Thames   | 507,660   | 580,076   | 287,779       | 313,703   | 230,054   | 254,638   | 186,785         | 201,422 | 248,338       | 283,180 |
| Lambeth                | 425,778   | —         | 391,112       | 386,271   | 306,798   | 346,675   | 211,575         | 224,936 | 248,745       | 265,160 |
| Lewisham               | 411,653   | 420,663   | 264,248       | 303,946   | 212,052   | 231,443   | 152,111         | 160,642 | 192,895       | 204,890 |
| Merton                 | 887,531   | 1,115,082 | 343,551       | 453,120   | 244,840   | 281,422   | 180,876         | 200,094 | 252,021       | 307,703 |
| Newham                 | 249,999   | 268,000   | 201,601       | 215,976   | 185,663   | 203,837   | 146,962         | 170,096 | 175,663       | 191,789 |
| Redbridge              | 419,377   | 473,769   | 265,065       | 296,386   | 222,766   | 246,234   | 142,571         | 164,761 | 214,610       | 240,347 |
| Richmond upon Thames   | 599,892   | 943,251   | 473,953       | 505,350   | 368,012   | 395,024   | 245,950         | 270,047 | 352,079       | 401,781 |
| Southwark              | 510,394   | 651,194   | 400,030       | 422,137   | 267,206   | 306,953   | 215,495         | 230,404 | 243,727       | 261,341 |
| Sutton                 | 383,013   | 467,350   | 255,614       | 273,017   | 184,949   | 214,772   | 141,786         | 159,032 | 197,652       | 223,684 |
| Tower Hamlets          | —         | 576,875   | 245,000       | —         | 277,626   | 309,029   | 217,081         | 254,361 | 226,915       | 260,886 |
| Waltham Forest         | 292,832   | 382,812   | 244,987       | 273,446   | 198,791   | 221,299   | 135,147         | 150,633 | 182,314       | 200,445 |
| Wandsworth             | 1,180,241 | 1,209,354 | 657,035       | 612,167   | 393,133   | 442,120   | 234,484         | 272,500 | 313,859       | 353,579 |
| Greater London         | 534,840   | 570,342   | 299,818       | 327,576   | 266,594   | 301,585   | 220,275         | 241,347 | 262,044       | 287,470 |

**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 2003 (as at 31.10.03) July - September 2004**

**Sales by Property Type**

| County or Unitary Authority  | Detached |       | Semi-Detached |       | Terraced |        | Flat/Maisonette |        | All    |        |
|------------------------------|----------|-------|---------------|-------|----------|--------|-----------------|--------|--------|--------|
| Bath and North East Somerset | 190      | 189   | 218           | 240   | 306      | 334    | 147             | 177    | 861    | 940    |
| Bedfordshire                 | 598      | 700   | 746           | 794   | 720      | 845    | 279             | 305    | 2,343  | 2,644  |
| Blackburn with Darwen        | 114      | 130   | 181           | 181   | 537      | 512    | 21              | 27     | 853    | 850    |
| Blackpool                    | 79       | 88    | 423           | 413   | 495      | 493    | 86              | 124    | 1,083  | 1,118  |
| Blaenau Gwent                | 27       | 28    | 44            | 43    | 186      | 207    | —               | 4      | 257    | 282    |
| Bournemouth                  | 472      | 427   | 189           | 221   | 111      | 99     | 731             | 819    | 1,503  | 1,566  |
| Bracknell Forest             | 175      | 210   | 151           | 205   | 251      | 259    | 113             | 108    | 690    | 782    |
| Bridgend                     | 218      | 164   | 312           | 258   | 274      | 190    | 22              | 10     | 826    | 622    |
| Brighton and Hove            | 135      | 147   | 286           | 295   | 532      | 489    | 868             | 938    | 1,821  | 1,869  |
| Buckinghamshire              | 786      | 961   | 829           | 893   | 558      | 542    | 309             | 333    | 2,482  | 2,729  |
| Caerphilly                   | 129      | 133   | 272           | 190   | 335      | 352    | 16              | 14     | 752    | 689    |
| Cambridgeshire               | 1,311    | 1,301 | 959           | 967   | 901      | 916    | 264             | 284    | 3,435  | 3,468  |
| Cardiff                      | 252      | 292   | 460           | 468   | 817      | 736    | 362             | 375    | 1,891  | 1,871  |
| Cardiganshire                | 325      | 295   | 232           | 195   | 227      | 205    | 4               | 10     | 788    | 705    |
| Ceredigion                   | 172      | 155   | 57            | 55    | 63       | 65     | 9               | 8      | 301    | 283    |
| Cheshire                     | 1,240    | 1,323 | 1,394         | 1,428 | 1,054    | 1,156  | 324             | 377    | 4,012  | 4,284  |
| City of Bristol              | 105      | 146   | 516           | 694   | 1,012    | 980    | 635             | 651    | 2,268  | 2,471  |
| City of Derby                | 331      | 327   | 499           | 490   | 396      | 447    | 60              | 60     | 1,286  | 1,324  |
| City of Kingston Upon Hull   | 114      | 83    | 312           | 317   | 1,044    | 1,192  | 72              | 90     | 1,542  | 1,682  |
| City of Nottingham           | 178      | 245   | 441           | 487   | 574      | 609    | 178             | 275    | 1,371  | 1,616  |
| City of Peterborough         | 246      | 323   | 275           | 343   | 416      | 421    | 72              | 79     | 1,009  | 1,166  |
| City of Plymouth             | 131      | 144   | 374           | 343   | 776      | 655    | 342             | 341    | 1,623  | 1,483  |
| Conwy                        | 228      | 227   | 205           | 200   | 124      | 113    | 49              | 70     | 606    | 610    |
| Cornwall                     | 1,100    | 1,103 | 665           | 581   | 945      | 899    | 314             | 278    | 3,024  | 2,861  |
| Cumbria                      | 801      | 647   | 824           | 810   | 1,193    | 1,228  | 218             | 206    | 3,036  | 2,891  |
| Darlington                   | 146      | 140   | 220           | 231   | 289      | 276    | 37              | 53     | 692    | 700    |
| Denbighshire                 | 231      | 217   | 172           | 158   | 123      | 108    | 12              | 11     | 538    | 494    |
| Derbyshire                   | 1,190    | 1,352 | 1,372         | 1,387 | 1,104    | 1,104  | 122             | 152    | 3,788  | 3,995  |
| Devon                        | 1,577    | 1,579 | 911           | 889   | 1,569    | 1,423  | 502             | 581    | 4,559  | 4,472  |
| Dorset                       | 1,112    | 1,189 | 480           | 526   | 628      | 659    | 366             | 416    | 2,586  | 2,790  |
| Durham                       | 620      | 556   | 691           | 812   | 1,366    | 1,316  | 99              | 92     | 2,776  | 2,776  |
| East Riding of Yorkshire     | 655      | 759   | 754           | 761   | 549      | 530    | 78              | 103    | 2,036  | 2,153  |
| East Sussex                  | 947      | 1,112 | 794           | 884   | 808      | 862    | 877             | 928    | 3,426  | 3,786  |
| Essex                        | 2,177    | 2,455 | 2,358         | 2,541 | 1,856    | 2,069  | 1,301           | 1,366  | 7,692  | 8,431  |
| Flintshire                   | 222      | 233   | 299           | 285   | 146      | 109    | 4               | 8      | 671    | 635    |
| Gloucestershire              | 944      | 973   | 1,123         | 983   | 843      | 887    | 414             | 496    | 3,324  | 3,339  |
| Greater London               | 1,593    | 1,677 | 5,998         | 6,298 | 11,663   | 12,217 | 17,099          | 19,500 | 36,353 | 39,692 |

**Table 3 (cont) - Volume of sales included in property price data**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Sales by Property Type**

| County or Unitary Authority | Detached |       | Semi-Detached |       | Terraced |       | Flat/Maisonette |       | All    |        |
|-----------------------------|----------|-------|---------------|-------|----------|-------|-----------------|-------|--------|--------|
| Greater Manchester          | 1,617    | 1,875 | 4,553         | 4,687 | 6,205    | 6,394 | 1,461           | 1,719 | 13,836 | 14,675 |
| Gwynedd                     | 183      | 114   | 100           | 90    | 221      | 174   | 23              | 18    | 527    | 396    |
| Halton                      | 109      | 108   | 223           | 209   | 229      | 220   | 22              | 20    | 583    | 557    |
| Hampshire                   | 2,451    | 2,710 | 1,851         | 1,988 | 1,953    | 2,124 | 1,031           | 1,108 | 7,286  | 7,930  |
| Hartlepool                  | 100      | 117   | 148           | 145   | 310      | 428   | 43              | 36    | 601    | 726    |
| Herefordshire               | 391      | 417   | 254           | 233   | 225      | 213   | 55              | 94    | 925    | 957    |
| Hertfordshire               | 1,021    | 1,132 | 1,423         | 1,540 | 1,998    | 2,220 | 1,282           | 1,440 | 5,724  | 6,332  |
| Isle of Anglesey            | 129      | 137   | 59            | 51    | 79       | 73    | 9               | 4     | 276    | 265    |
| Isle of Wight               | 305      | 336   | 254           | 265   | 228      | 217   | 172             | 212   | 959    | 1,030  |
| Kent                        | 1,847    | 2,205 | 2,314         | 2,621 | 2,620    | 2,708 | 1,177           | 1,357 | 7,958  | 8,891  |
| Lancashire                  | 1,416    | 1,435 | 2,047         | 2,026 | 3,064    | 3,599 | 414             | 512   | 6,941  | 7,572  |
| Leicester                   | 139      | 147   | 488           | 489   | 643      | 630   | 118             | 101   | 1,388  | 1,367  |
| Leicestershire              | 1,157    | 1,278 | 1,268         | 1,391 | 814      | 758   | 174             | 193   | 3,413  | 3,620  |
| Lincolnshire                | 1,945    | 2,305 | 1,200         | 1,290 | 1,083    | 1,071 | 134             | 114   | 4,362  | 4,780  |
| Luton                       | 90       | 123   | 451           | 483   | 396      | 368   | 150             | 153   | 1,087  | 1,127  |
| Medway Towns                | 160      | 179   | 413           | 394   | 734      | 776   | 132             | 184   | 1,439  | 1,533  |
| Merseyside                  | 751      | 779   | 2,271         | 2,457 | 2,470    | 2,650 | 738             | 872   | 6,230  | 6,758  |
| Merthyr Tydfil              | 24       | 28    | 37            | 46    | 133      | 153   | 4               | —     | 198    | 227    |
| Middlesbrough               | 83       | 85    | 264           | 229   | 347      | 377   | 21              | 39    | 715    | 730    |
| Milton Keynes               | 387      | 443   | 401           | 448   | 475      | 467   | 147             | 166   | 1,410  | 1,524  |
| Monmouthshire               | 210      | 202   | 111           | 136   | 88       | 128   | 22              | 30    | 431    | 496    |
| Neath Port Talbot           | 124      | 81    | 214           | 161   | 254      | 212   | 11              | 12    | 603    | 466    |
| Newport                     | 139      | 154   | 197           | 189   | 287      | 277   | 38              | 18    | 661    | 638    |
| Norfolk                     | 1,827    | 2,093 | 1,250         | 1,255 | 1,280    | 1,291 | 341             | 376   | 4,698  | 5,015  |
| North East Lincolnshire     | 168      | 246   | 273           | 294   | 473      | 459   | 51              | 37    | 965    | 1,036  |
| North Lincolnshire          | 365      | 349   | 368           | 398   | 217      | 181   | 16              | 21    | 966    | 949    |
| North Somerset              | 376      | 355   | 359           | 371   | 326      | 341   | 230             | 296   | 1,291  | 1,363  |
| North Yorkshire             | 1,019    | 1,089 | 1,025         | 950   | 956      | 883   | 332             | 380   | 3,332  | 3,302  |
| Northamptonshire            | 1,339    | 1,391 | 1,250         | 1,410 | 1,315    | 1,420 | 302             | 386   | 4,206  | 4,607  |
| Northumberland              | 442      | 463   | 411           | 453   | 608      | 576   | 188             | 172   | 1,649  | 1,664  |
| Nottinghamshire             | 1,472    | 1,568 | 1,552         | 1,651 | 966      | 1,026 | 150             | 221   | 4,140  | 4,466  |
| Oxfordshire                 | 883      | 1,060 | 1,177         | 1,230 | 792      | 928   | 352             | 443   | 3,204  | 3,661  |
| Pembrokeshire               | 244      | 259   | 118           | 90    | 159      | 166   | 44              | 27    | 565    | 542    |
| Poole                       | 363      | 347   | 222           | 195   | 186      | 145   | 267             | 274   | 1,038  | 961    |
| Portsmouth                  | 34       | 40    | 153           | 134   | 709      | 652   | 304             | 326   | 1,200  | 1,152  |
| Powys                       | 251      | 235   | 139           | 107   | 131      | 142   | 7               | 10    | 528    | 494    |
| Reading                     | 86       | 102   | 238           | 257   | 346      | 355   | 273             | 313   | 943    | 1,027  |

**Table 3 (cont) - Volume of sales included in property price data**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Sales by Property Type (continued)**

| County or Unitary Authority | Detached |        | Semi-Detached |        | Terraced |        | Flat/Maisonette |        | All     |         |
|-----------------------------|----------|--------|---------------|--------|----------|--------|-----------------|--------|---------|---------|
| Redcar and Cleveland        | 153      | 148    | 304           | 240    | 282      | 298    | 24              | 31     | 763     | 717     |
| Rhondda Cynon Taff          | 193      | 245    | 273           | 234    | 800      | 772    | 19              | 18     | 1,285   | 1,269   |
| Rutland                     | 113      | 115    | 60            | 69     | 51       | 47     | 10              | 8      | 234     | 239     |
| Shropshire                  | 562      | 597    | 462           | 491    | 315      | 333    | 97              | 119    | 1,436   | 1,540   |
| Slough                      | 53       | 70     | 207           | 209    | 199      | 215    | 199             | 217    | 658     | 711     |
| Somerset                    | 989      | 1,028  | 822           | 797    | 892      | 943    | 310             | 375    | 3,013   | 3,143   |
| South Gloucestershire       | 343      | 443    | 481           | 490    | 455      | 479    | 99              | 111    | 1,378   | 1,523   |
| South Yorkshire             | 1,226    | 1,250  | 2,335         | 2,318  | 2,300    | 2,117  | 401             | 505    | 6,262   | 6,190   |
| Southampton                 | 151      | 170    | 354           | 371    | 289      | 377    | 414             | 449    | 1,208   | 1,367   |
| Southend-on-sea             | 130      | 180    | 319           | 300    | 296      | 238    | 378             | 409    | 1,123   | 1,127   |
| Staffordshire               | 1,316    | 1,348  | 1,437         | 1,599  | 889      | 1,028  | 198             | 269    | 3,840   | 4,244   |
| Stockton-on-tees            | 314      | 338    | 379           | 354    | 321      | 305    | 31              | 32     | 1,045   | 1,029   |
| Stoke-on-trent              | 193      | 199    | 487           | 552    | 825      | 839    | 22              | 26     | 1,527   | 1,616   |
| Suffolk                     | 1,396    | 1,656  | 1,177         | 1,275  | 1,184    | 1,210  | 354             | 256    | 4,111   | 4,397   |
| Surrey                      | 1,825    | 2,155  | 1,986         | 2,074  | 1,129    | 1,236  | 1,305           | 1,331  | 6,245   | 6,796   |
| Swansea                     | 298      | 204    | 404           | 303    | 492      | 326    | 69              | 61     | 1,263   | 894     |
| Swindon                     | 221      | 279    | 289           | 325    | 479      | 609    | 114             | 112    | 1,103   | 1,325   |
| The Vale of Glamorgan       | 247      | 162    | 218           | 196    | 260      | 246    | 54              | 94     | 779     | 698     |
| Thurrock                    | 117      | 109    | 217           | 255    | 344      | 381    | 198             | 267    | 876     | 1,012   |
| Torbay                      | 243      | 214    | 249           | 212    | 291      | 281    | 259             | 265    | 1,042   | 972     |
| Torfaen                     | 76       | 55     | 95            | 67     | 189      | 147    | 9               | 12     | 369     | 281     |
| Tyne and Wear               | 524      | 647    | 1,440         | 1,560  | 1,964    | 2,197  | 1,380           | 1,519  | 5,308   | 5,923   |
| Warrington                  | 258      | 252    | 386           | 462    | 291      | 265    | 61              | 71     | 996     | 1,050   |
| Warwickshire                | 801      | 886    | 967           | 1,123  | 871      | 837    | 292             | 339    | 2,931   | 3,185   |
| West Berkshire              | 284      | 311    | 257           | 281    | 173      | 174    | 104             | 129    | 818     | 895     |
| West Midlands               | 1,482    | 1,810  | 3,904         | 4,381  | 4,058    | 4,320  | 1,425           | 1,517  | 10,869  | 12,028  |
| West Sussex                 | 1,282    | 1,398  | 1,111         | 1,325  | 1,210    | 1,265  | 1,022           | 1,153  | 4,625   | 5,141   |
| West Yorkshire              | 1,849    | 2,137  | 3,831         | 4,004  | 5,188    | 5,303  | 835             | 1,180  | 11,703  | 12,624  |
| Wiltshire                   | 937      | 995    | 716           | 758    | 753      | 677    | 200             | 256    | 2,606   | 2,686   |
| Windsor and Maidenhead      | 190      | 254    | 168           | 217    | 129      | 163    | 118             | 151    | 605     | 785     |
| Wokingham                   | 327      | 392    | 230           | 264    | 175      | 198    | 88              | 108    | 820     | 962     |
| Worcestershire              | 983      | 1,161  | 989           | 986    | 738      | 811    | 283             | 297    | 2,993   | 3,255   |
| Wrekin                      | 272      | 302    | 254           | 297    | 242      | 260    | 50              | 75     | 818     | 934     |
| Wrexham                     | 157      | 184    | 155           | 214    | 152      | 139    | 10              | 6      | 474     | 543     |
| York                        | 257      | 211    | 379           | 368    | 363      | 346    | 130             | 170    | 1,129   | 1,095   |
| England & Wales             | 64,280   | 69,922 | 82,454        | 86,200 | 96,700   | 99,688 | 47,203          | 53,291 | 290,637 | 309,101 |

**Table 4 - Volume of sales included in property price data**  
**July - September 2003 (as at 31.10.03) July - September 2004**

**Sales by Property Type**

| London Borough         | Detached |       | Semi-Detached |       | Terraced |        | Flat/Maisonette |        | All    |        |
|------------------------|----------|-------|---------------|-------|----------|--------|-----------------|--------|--------|--------|
| Barking and Dagenham   | 11       | —     | 72            | 77    | 560      | 527    | 179             | 158    | 822    | 762    |
| Barnet                 | 121      | 143   | 405           | 452   | 263      | 254    | 653             | 744    | 1,442  | 1,593  |
| Bexley                 | 79       | 68    | 413           | 487   | 421      | 468    | 286             | 285    | 1,199  | 1,308  |
| Brent                  | 29       | 20    | 219           | 181   | 247      | 211    | 492             | 529    | 987    | 941    |
| Bromley                | 245      | 292   | 477           | 501   | 454      | 491    | 556             | 609    | 1,732  | 1,893  |
| Camden                 | 22       | 11    | 31            | 57    | 86       | 97     | 706             | 814    | 845    | 979    |
| City of London         | —        | —     | —             | —     | —        | —      | 118             | 99     | 118    | 99     |
| City of Westminster    | 3        | —     | 11            | 9     | 121      | 110    | 1,098           | 1,136  | 1,233  | 1,255  |
| Croydon                | 200      | 189   | 343           | 351   | 600      | 627    | 595             | 674    | 1,738  | 1,841  |
| Ealing                 | 42       | 28    | 271           | 305   | 489      | 487    | 547             | 591    | 1,349  | 1,411  |
| Enfield                | 59       | 60    | 249           | 329   | 570      | 604    | 540             | 561    | 1,418  | 1,554  |
| Greenwich              | 32       | 46    | 195           | 167   | 460      | 554    | 479             | 538    | 1,166  | 1,305  |
| Hackney                | —        | 7     | 27            | 23    | 201      | 210    | 363             | 494    | 591    | 734    |
| Hammersmith and Fulham | —        | —     | 40            | 28    | 285      | 291    | 631             | 636    | 956    | 955    |
| Haringey               | 9        | 13    | 87            | 40    | 318      | 408    | 460             | 589    | 874    | 1,050  |
| Harrow                 | 95       | 94    | 329           | 337   | 271      | 207    | 340             | 326    | 1,035  | 964    |
| Havering               | 95       | 118   | 325           | 385   | 314      | 402    | 225             | 283    | 959    | 1,188  |
| Hillingdon             | 125      | 140   | 517           | 497   | 321      | 313    | 328             | 375    | 1,291  | 1,325  |
| Hounslow               | 32       | 17    | 299           | 278   | 315      | 381    | 408             | 449    | 1,054  | 1,125  |
| Islington              | 9        | —     | 37            | 27    | 121      | 118    | 493             | 600    | 660    | 745    |
| Kensington and Chelsea | 9        | —     | 11            | 7     | 130      | 201    | 728             | 749    | 878    | 957    |
| Kingston upon Thames   | 64       | 90    | 255           | 263   | 192      | 212    | 376             | 351    | 887    | 916    |
| Lambeth                | 13       | —     | 77            | 107   | 326      | 370    | 866             | 1,072  | 1,282  | 1,549  |
| Lewisham               | 31       | 15    | 154           | 160   | 469      | 556    | 656             | 765    | 1,310  | 1,496  |
| Merton                 | 32       | 54    | 124           | 137   | 499      | 513    | 395             | 465    | 1,050  | 1,169  |
| Newham                 | 4        | 7     | 59            | 22    | 727      | 603    | 317             | 384    | 1,107  | 1,016  |
| Redbridge              | 44       | 46    | 201           | 253   | 602      | 634    | 334             | 379    | 1,181  | 1,312  |
| Richmond upon Thames   | 62       | 76    | 258           | 257   | 446      | 457    | 508             | 491    | 1,274  | 1,281  |
| Southwark              | 19       | 18    | 63            | 51    | 251      | 289    | 737             | 918    | 1,070  | 1,276  |
| Sutton                 | 73       | 91    | 239           | 259   | 357      | 338    | 409             | 494    | 1,078  | 1,182  |
| Tower Hamlets          | —        | 4     | 8             | —     | 136      | 133    | 716             | 1,175  | 860    | 1,312  |
| Waltham Forest         | 9        | 8     | 116           | 103   | 569      | 556    | 374             | 413    | 1,068  | 1,080  |
| Wandsworth             | 25       | 22    | 86            | 148   | 542      | 595    | 1,186           | 1,354  | 1,839  | 2,119  |
| Greater London         | 1,593    | 1,677 | 5,998         | 6,298 | 11,663   | 12,217 | 17,099          | 19,500 | 36,353 | 39,692 |

## Table 5 - Percentage of Mortgaged Properties by Region

July - September 2003    October - December 2003    January - March 2004    April - June 2004

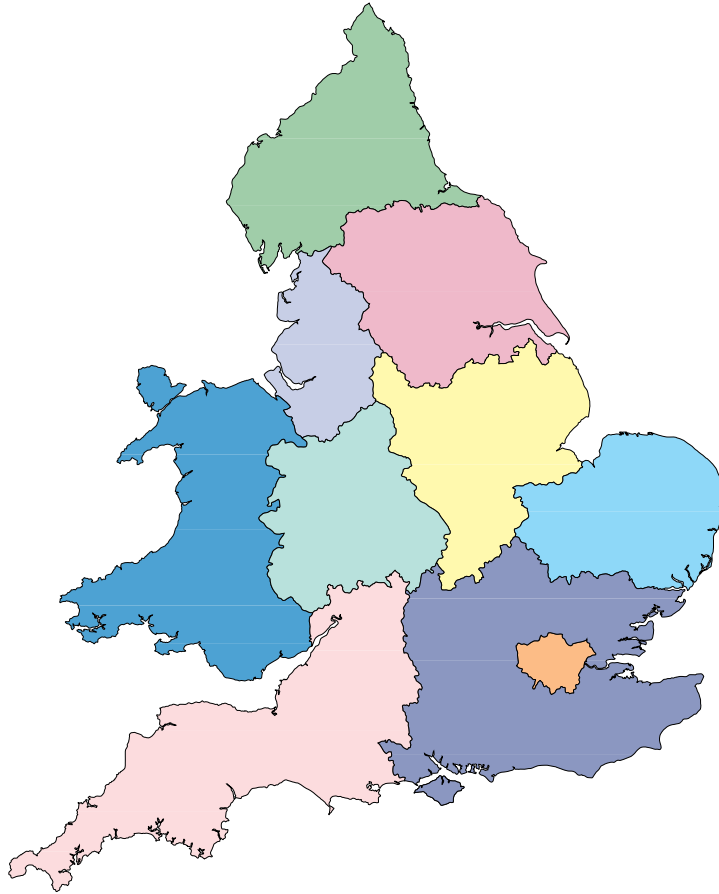
|                    | % Detached |      |      |      | % Semi-Detached |      |      |      | % Terraced |      |      |      | % Flat/Maisonette |      |      |      | % All Properties |      |      |      |
|--------------------|------------|------|------|------|-----------------|------|------|------|------------|------|------|------|-------------------|------|------|------|------------------|------|------|------|
| North              | 73.4       | 73.8 | 71.6 | 74.6 | 79.3            | 78.3 | 76.5 | 77.4 | 71.5       | 69.5 | 68.2 | 70.1 | 66.2              | 66.0 | 65.0 | 68.0 | 73.4             | 72.3 | 70.6 | 72.7 |
| North West         | 75.9       | 75.9 | 74.1 | 76.2 | 79.2            | 78.6 | 76.8 | 77.6 | 69.8       | 68.1 | 67.8 | 69.6 | 62.5              | 61.4 | 62.3 | 65.9 | 73.2             | 72.1 | 71.0 | 72.9 |
| Yorks & Humberside | 74.5       | 73.5 | 71.6 | 73.9 | 78.6            | 77.6 | 76.9 | 78.1 | 74.8       | 72.1 | 72.2 | 74.5 | 64.9              | 64.0 | 62.8 | 64.5 | 75.2             | 73.4 | 72.8 | 74.6 |
| Wales              | 66.0       | 65.8 | 66.0 | 66.7 | 75.8            | 73.5 | 75.0 | 75.8 | 72.8       | 71.5 | 71.6 | 74.7 | 60.1              | 64.2 | 62.5 | 61.3 | 70.9             | 69.9 | 70.4 | 71.9 |
| West Midlands      | 74.3       | 72.6 | 72.4 | 72.8 | 79.8            | 78.9 | 78.5 | 78.7 | 76.9       | 76.0 | 75.7 | 76.3 | 66.9              | 69.0 | 67.5 | 67.0 | 76.2             | 75.4 | 75.0 | 75.2 |
| East Midlands      | 73.3       | 72.2 | 71.4 | 72.4 | 80.3            | 77.9 | 78.2 | 79.1 | 77.8       | 75.4 | 76.4 | 77.8 | 67.0              | 68.0 | 63.1 | 68.5 | 76.5             | 74.7 | 74.6 | 75.9 |
| East Anglia        | 66.0       | 64.6 | 63.9 | 65.6 | 75.8            | 73.7 | 73.6 | 75.1 | 76.4       | 75.1 | 73.9 | 76.3 | 61.6              | 61.2 | 62.6 | 64.5 | 71.3             | 69.7 | 69.3 | 71.0 |
| South West         | 66.7       | 65.9 | 65.0 | 66.1 | 76.8            | 75.7 | 73.7 | 76.6 | 76.7       | 76.7 | 75.6 | 76.7 | 63.2              | 64.1 | 63.5 | 63.6 | 71.6             | 71.2 | 70.1 | 71.5 |
| South East         | 74.4       | 73.1 | 72.5 | 73.4 | 80.5            | 79.2 | 78.4 | 78.9 | 82.2       | 80.7 | 79.5 | 80.8 | 69.8              | 68.3 | 69.0 | 69.4 | 77.4             | 75.9 | 75.4 | 76.1 |
| Greater London     | 78.0       | 76.0 | 77.4 | 76.7 | 84.7            | 82.4 | 82.6 | 82.9 | 83.6       | 81.5 | 82.4 | 82.4 | 79.2              | 77.0 | 77.7 | 77.6 | 81.5             | 79.2 | 79.9 | 79.8 |
| England & Wales    | 72.2       | 71.3 | 70.4 | 71.7 | 79.4            | 78.1 | 77.4 | 78.3 | 76.9       | 75.2 | 74.9 | 76.3 | 71.1              | 69.8 | 70.3 | 70.7 | 75.6             | 74.2 | 73.8 | 74.8 |

Note:

Figures for the third quarter of 2004 will be available in the next report.

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

July - September 2003 (as at 31.10.03) July - September 2004

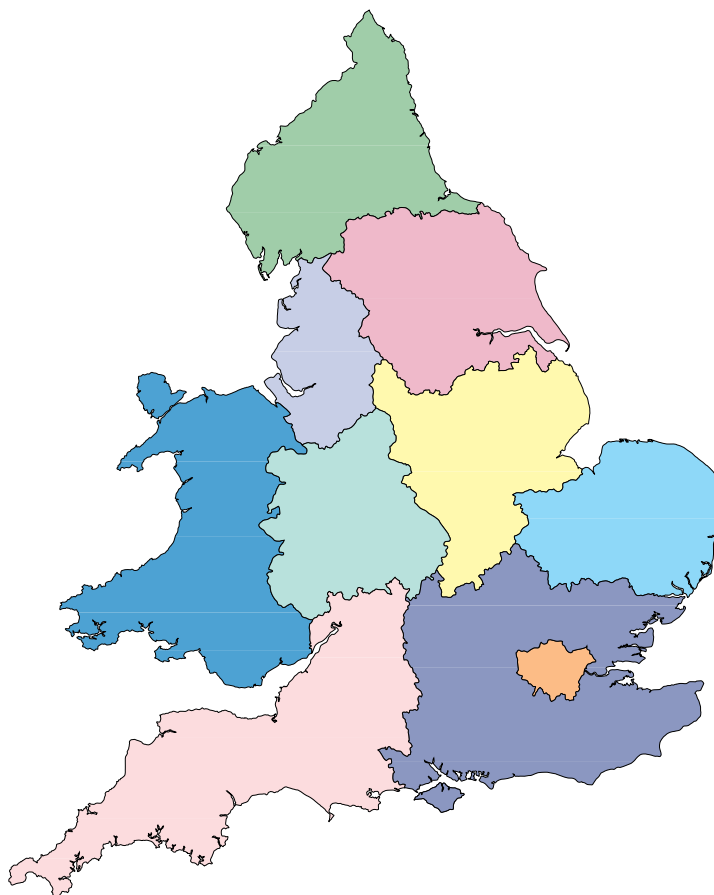


|                                                                                    |                    | Detached |          | Semi Detached |          | Terraced |          | Flat/Maisonette |          | Average Price |          |
|------------------------------------------------------------------------------------|--------------------|----------|----------|---------------|----------|----------|----------|-----------------|----------|---------------|----------|
|  | North              | £183,263 | £217,460 | £96,625       | £122,849 | £67,094  | £88,881  | £83,300         | £101,573 | £99,718       | £123,606 |
|  | North West         | £211,840 | £252,135 | £109,655      | £139,719 | £63,056  | £84,680  | £100,459        | £127,034 | £105,989      | £133,878 |
|  | Yorks & Humberside | £188,952 | £224,119 | £101,639      | £127,278 | £70,767  | £91,803  | £98,519         | £119,112 | £106,838      | £133,552 |
|  | Wales              | £163,198 | £200,053 | £93,221       | £124,816 | £73,764  | £97,610  | £92,963         | £112,126 | £105,382      | £135,162 |
|  | West Midlands      | £226,346 | £258,949 | £118,488      | £141,469 | £92,348  | £114,849 | £96,848         | £116,917 | £133,538      | £159,203 |
|  | East Midlands      | £192,583 | £218,357 | £107,299      | £128,255 | £86,809  | £106,424 | £93,456         | £109,108 | £128,428      | £151,405 |
|  | East Anglia        | £213,036 | £235,070 | £133,922      | £152,104 | £112,827 | £130,578 | £100,957        | £109,596 | £153,874      | £174,948 |
|  | South West         | £261,588 | £293,764 | £155,281      | £180,963 | £134,099 | £157,064 | £125,797        | £145,612 | £175,128      | £201,156 |
|  | South East         | £333,954 | £363,765 | £191,566      | £212,351 | £155,801 | £173,861 | £127,602        | £144,001 | £204,453      | £227,991 |
|  | Greater London     | £534,840 | £570,342 | £299,818      | £327,576 | £266,594 | £301,585 | £220,275        | £241,347 | £262,044      | £287,470 |

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 2003 (as at 31.10.03) July - September 2004



|                                                                                    |                    | Detached |        | Semi Detached |        | Terraced |        | Flat/Maisonette |        | All    |        |
|------------------------------------------------------------------------------------|--------------------|----------|--------|---------------|--------|----------|--------|-----------------|--------|--------|--------|
|  | North              | 3,183    | 3,141  | 4,681         | 4,834  | 6,680    | 7,001  | 2,041           | 2,180  | 16,585 | 17,156 |
|  | North West         | 5,584    | 5,990  | 11,478        | 11,863 | 14,345   | 15,289 | 3,127           | 3,722  | 34,534 | 36,864 |
|  | Yorks & Humberside | 5,653    | 6,124  | 9,277         | 9,410  | 11,090   | 11,011 | 1,915           | 2,486  | 27,935 | 29,031 |
|  | Wales              | 4,079    | 3,804  | 4,173         | 3,736  | 5,540    | 5,040  | 797             | 820    | 14,589 | 13,400 |
|  | West Midlands      | 6,000    | 6,720  | 8,754         | 9,662  | 8,163    | 8,641  | 2,422           | 2,736  | 25,339 | 27,759 |
|  | East Midlands      | 7,864    | 8,728  | 8,130         | 8,664  | 6,946    | 7,112  | 1,248           | 1,510  | 24,188 | 26,014 |
|  | East Anglia        | 4,780    | 5,373  | 3,661         | 3,840  | 3,781    | 3,838  | 1,031           | 995    | 13,253 | 14,046 |
|  | South West         | 9,103    | 9,411  | 7,614         | 7,625  | 9,572    | 9,411  | 4,930           | 5,448  | 31,219 | 31,895 |
|  | South East         | 16,441   | 18,954 | 18,688        | 20,268 | 18,920   | 20,128 | 12,593          | 13,894 | 66,642 | 73,244 |
|  | Greater London     | 1,593    | 1,677  | 5,998         | 6,298  | 11,663   | 12,217 | 17,099          | 19,500 | 36,353 | 39,692 |

Volumes prior to 2001 not available.

## Table 7 - Volume of sales by price range

| Price range (£)       | Jul - Sep 2003<br>(as at 31.10.03) | Jul - Sep 2004 | % Difference |
|-----------------------|------------------------------------|----------------|--------------|
|                       | Sales                              | Sales          |              |
| under 10,000          | 551                                | 163            | -70          |
| 10,000 - 20,000       | 2,892                              | 1,308          | -55          |
| 20,001 - 30,000       | 5,537                              | 2,519          | -55          |
| 30,001 - 40,000       | 7,658                              | 3,561          | -53          |
| 40,001 - 50,000       | 9,402                              | 5,081          | -46          |
| 50,001 - 60,000       | 12,398                             | 7,449          | -40          |
| 60,001 - 70,000       | 11,575                             | 8,217          | -29          |
| 70,001 - 80,000       | 15,025                             | 11,024         | -27          |
| 80,001 - 90,000       | 17,198                             | 13,712         | -20          |
| 90,001 - 100,000      | 15,808                             | 14,275         | -10          |
| 100,001 - 120,000     | 27,939                             | 27,881         | 0            |
| 120,001 - 150,000     | 45,308                             | 51,348         | 13           |
| 150,001 - 200,000     | 51,814                             | 66,954         | 29           |
| 200,001 - 300,000     | 43,068                             | 60,160         | 40           |
| 300,001 - 400,000     | 13,078                             | 18,992         | 45           |
| 400,001 - 500,000     | 5,826                              | 8,297          | 42           |
| 500,001 - 600,000     | 1,867                              | 2,831          | 52           |
| 600,001 - 800,000     | 2,062                              | 2,997          | 45           |
| 800,001 - 1,000,000   | 755                                | 1,102          | 46           |
| 1,000,001 - 1,250,000 | 380                                | 519            | 37           |
| 1,250,001 - 1,500,000 | 166                                | 312            | 88           |
| 1,500,001 - 1,750,000 | 110                                | 125            | 14           |
| 1,750,001 - 2,000,000 | 76                                 | 99             | 30           |
| over 2,000,000        | 144                                | 175            | 22           |
| <b>Total</b>          | <b>290,637</b>                     | <b>309,101</b> | <b>6</b>     |

**Table 8 - Average price and volume of sales completed**  
**April - June 2004 (updated on 31 October 2004)**

| County or Unitary Authority  | Price (£) |       | Sales         |       |          |        |                 |        |               |        |
|------------------------------|-----------|-------|---------------|-------|----------|--------|-----------------|--------|---------------|--------|
|                              | Detached  |       | Semi-Detached |       | Terraced |        | Flat/Maisonette |        | Average Price |        |
| Bath and North East Somerset | 357,160   | 172   | 201,893       | 236   | 205,807  | 334    | 199,262         | 188    | 231,483       | 930    |
| Bedfordshire                 | 271,287   | 727   | 168,981       | 919   | 141,937  | 957    | 102,742         | 368    | 177,099       | 2,971  |
| Blackburn with Darwen        | 160,230   | 186   | 100,892       | 225   | 58,968   | 623    | 70,418          | 24     | 85,946        | 1,058  |
| Blackpool                    | 190,794   | 109   | 112,280       | 511   | 82,640   | 639    | 75,947          | 131    | 101,387       | 1,390  |
| Blaenau Gwent                | 131,778   | 41    | 77,479        | 58    | 53,226   | 217    | 19,666          | 3      | 67,416        | 319    |
| Bournemouth                  | 269,339   | 524   | 178,984       | 206   | 171,067  | 105    | 163,559         | 915    | 197,499       | 1,750  |
| Bracknell Forest             | 327,026   | 233   | 200,472       | 236   | 168,355  | 314    | 136,737         | 149    | 211,101       | 932    |
| Bridgend                     | 177,314   | 215   | 106,654       | 336   | 74,926   | 278    | 65,544          | 20     | 113,190       | 849    |
| Brighton and Hove            | 350,849   | 180   | 239,580       | 328   | 232,052  | 530    | 156,536         | 1,089  | 204,603       | 2,127  |
| Buckinghamshire              | 430,713   | 1,008 | 224,242       | 996   | 180,997  | 657    | 153,148         | 522    | 269,042       | 3,183  |
| Caerphilly                   | 153,558   | 144   | 98,935        | 292   | 71,373   | 388    | 79,841          | 17     | 95,186        | 841    |
| Cambridgeshire               | 238,171   | 1,463 | 161,223       | 1,044 | 152,483  | 998    | 119,665         | 307    | 185,120       | 3,812  |
| Cardiff                      | 232,243   | 371   | 162,932       | 619   | 138,618  | 828    | 129,870         | 468    | 158,605       | 2,286  |
| Cardiganshire                | 157,004   | 350   | 92,912        | 287   | 77,614   | 263    | 90,855          | 9      | 113,143       | 909    |
| Ceredigion                   | 170,244   | 146   | 121,233       | 74    | 120,240  | 66     | 101,688         | 17     | 143,536       | 303    |
| Cheshire                     | 267,730   | 1,469 | 144,621       | 1,661 | 120,669  | 1,338  | 145,268         | 467    | 174,834       | 4,935  |
| City of Bristol              | 293,476   | 154   | 172,573       | 716   | 157,730  | 1,142  | 153,197         | 728    | 168,034       | 2,740  |
| City of Derby                | 198,381   | 414   | 113,831       | 544   | 93,432   | 451    | 103,755         | 95     | 130,351       | 1,504  |
| City of Kingston Upon Hull   | 138,962   | 125   | 88,526        | 385   | 52,477   | 1,296  | 73,527          | 110    | 66,571        | 1,916  |
| City of Nottingham           | 189,152   | 220   | 106,550       | 629   | 90,419   | 687    | 134,596         | 308    | 115,080       | 1,844  |
| City of Peterborough         | 194,787   | 418   | 123,557       | 359   | 100,850  | 524    | 90,410          | 140    | 132,742       | 1,441  |
| City of Plymouth             | 230,201   | 164   | 138,570       | 401   | 122,931  | 838    | 87,425          | 343    | 129,623       | 1,746  |
| Conwy                        | 181,662   | 294   | 125,560       | 253   | 100,948  | 150    | 90,249          | 99     | 137,251       | 796    |
| Cornwall                     | 255,431   | 1,272 | 162,785       | 775   | 146,871  | 1,142  | 140,275         | 427    | 187,691       | 3,616  |
| Cumbria                      | 213,281   | 778   | 122,863       | 913   | 86,201   | 1,275  | 106,516         | 227    | 129,092       | 3,193  |
| Darlington                   | 185,482   | 181   | 120,686       | 302   | 83,833   | 403    | 102,718         | 37     | 116,581       | 923    |
| Denbighshire                 | 163,437   | 263   | 101,048       | 197   | 82,253   | 118    | 65,425          | 18     | 123,782       | 596    |
| Derbyshire                   | 201,361   | 1,501 | 114,263       | 1,708 | 92,978   | 1,320  | 118,376         | 243    | 135,981       | 4,772  |
| Devon                        | 274,451   | 1,695 | 179,141       | 1,058 | 155,651  | 1,648  | 136,913         | 664    | 197,858       | 5,065  |
| Dorset                       | 294,436   | 1,123 | 196,447       | 544   | 167,318  | 808    | 136,535         | 470    | 216,259       | 2,945  |
| Durham                       | 179,375   | 791   | 98,935        | 893   | 67,161   | 1,642  | 91,054          | 106    | 102,029       | 3,432  |
| East Riding of Yorkshire     | 197,072   | 878   | 124,089       | 910   | 94,102   | 607    | 91,885          | 140    | 140,408       | 2,535  |
| East Sussex                  | 286,376   | 1,123 | 188,295       | 944   | 159,350  | 918    | 123,800         | 1,109  | 191,238       | 4,094  |
| Essex                        | 285,896   | 2,623 | 188,765       | 2,862 | 159,411  | 2,372  | 128,289         | 1,617  | 197,986       | 9,474  |
| Flintshire                   | 169,906   | 282   | 108,842       | 352   | 88,003   | 157    | 84,535          | 10     | 125,952       | 801    |
| Gloucestershire              | 284,415   | 1,132 | 171,782       | 1,281 | 150,020  | 1,159  | 132,311         | 585    | 190,831       | 4,157  |
| Greater London               | 576,644   | 1,759 | 309,528       | 6,706 | 286,379  | 13,485 | 239,088         | 22,275 | 277,615       | 44,225 |

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

**Table 8 (cont) - Average price and volume of sales completed**  
**April - June 2004 (updated on 31 October 2004)**

| County or Unitary Authority | Price (£) |       |               |       |          |       | Sales           |       |               |        |
|-----------------------------|-----------|-------|---------------|-------|----------|-------|-----------------|-------|---------------|--------|
|                             | Detached  |       | Semi-Detached |       | Terraced |       | Flat/Maisonette |       | Average Price |        |
| Greater Manchester          | 222,542   | 2,246 | 125,342       | 5,465 | 80,792   | 7,331 | 124,924         | 2,220 | 119,015       | 17,262 |
| Gwynedd                     | 174,195   | 173   | 112,181       | 118   | 89,885   | 246   | 103,519         | 20    | 121,284       | 557    |
| Halton                      | 193,432   | 143   | 103,522       | 249   | 75,451   | 286   | 88,127          | 34    | 109,569       | 712    |
| Hampshire                   | 313,043   | 2,657 | 196,833       | 2,138 | 162,754  | 2,476 | 147,652         | 1,537 | 213,727       | 8,808  |
| Hartlepool                  | 192,952   | 161   | 100,578       | 158   | 40,431   | 517   | 66,145          | 23    | 80,769        | 859    |
| Herefordshire               | 261,845   | 386   | 155,699       | 255   | 126,978  | 254   | 128,026         | 87    | 187,542       | 982    |
| Hertfordshire               | 424,411   | 1,247 | 247,469       | 1,806 | 198,272  | 2,492 | 159,064         | 1,798 | 239,175       | 7,343  |
| Isle of Anglesey            | 166,254   | 180   | 107,927       | 78    | 82,629   | 96    | 124,857         | 7     | 130,611       | 361    |
| Isle of Wight               | 247,133   | 360   | 163,615       | 263   | 140,670  | 217   | 102,077         | 233   | 173,633       | 1,073  |
| Kent                        | 309,830   | 2,252 | 185,833       | 2,663 | 155,463  | 3,064 | 132,790         | 1,640 | 196,146       | 9,619  |
| Lancashire                  | 218,099   | 1,851 | 124,370       | 2,497 | 72,615   | 4,042 | 108,061         | 841   | 119,017       | 9,231  |
| Leicester                   | 226,432   | 179   | 127,638       | 553   | 108,249  | 716   | 110,479         | 227   | 127,582       | 1,675  |
| Leicestershire              | 230,721   | 1,575 | 135,827       | 1,788 | 112,521  | 1,000 | 102,281         | 194   | 162,082       | 4,557  |
| Lincolnshire                | 176,748   | 2,518 | 112,831       | 1,463 | 100,841  | 1,189 | 85,667          | 195   | 139,185       | 5,365  |
| Luton                       | 232,579   | 101   | 152,359       | 516   | 128,542  | 439   | 101,756         | 239   | 141,203       | 1,295  |
| Medway Towns                | 262,406   | 190   | 162,079       | 428   | 128,609  | 876   | 116,225         | 234   | 149,933       | 1,728  |
| Merseyside                  | 214,853   | 1,076 | 125,595       | 2,837 | 73,260   | 3,196 | 118,130         | 1,072 | 115,911       | 8,181  |
| Merthyr Tydfil              | 132,387   | 37    | 70,510        | 36    | 50,181   | 166   | —               | —     | 65,970        | 239    |
| Middlesbrough               | 196,315   | 111   | 109,405       | 297   | 54,104   | 465   | 96,084          | 37    | 91,206        | 910    |
| Milton Keynes               | 260,952   | 476   | 150,873       | 617   | 130,098  | 500   | 111,189         | 169   | 170,909       | 1,762  |
| Monmouthshire               | 246,978   | 254   | 143,420       | 172   | 127,278  | 108   | 120,563         | 38    | 184,839       | 572    |
| Neath Port Talbot           | 159,487   | 150   | 83,219        | 297   | 65,395   | 307   | 46,795          | 12    | 90,440        | 766    |
| Newport                     | 208,369   | 202   | 130,326       | 231   | 101,463  | 354   | 85,943          | 41    | 134,828       | 828    |
| Norfolk                     | 203,643   | 2,353 | 137,387       | 1,413 | 116,543  | 1,494 | 96,915          | 431   | 156,244       | 5,691  |
| North East Lincolnshire     | 159,918   | 292   | 96,599        | 324   | 58,195   | 521   | 55,880          | 46    | 93,731        | 1,183  |
| North Lincolnshire          | 165,079   | 384   | 91,117        | 463   | 72,212   | 249   | 46,960          | 15    | 111,848       | 1,111  |
| North Somerset              | 272,674   | 406   | 167,051       | 382   | 146,988  | 377   | 118,901         | 303   | 181,172       | 1,468  |
| North Yorkshire             | 270,090   | 1,170 | 157,406       | 1,213 | 139,468  | 1,157 | 130,926         | 438   | 182,415       | 3,978  |
| Northamptonshire            | 227,490   | 1,632 | 133,133       | 1,762 | 111,808  | 1,718 | 100,791         | 453   | 151,588       | 5,565  |
| Northumberland              | 238,058   | 556   | 121,885       | 630   | 93,641   | 742   | 81,336          | 249   | 137,291       | 2,177  |
| Nottinghamshire             | 202,146   | 1,823 | 113,147       | 1,952 | 88,024   | 1,137 | 104,768         | 300   | 138,313       | 5,212  |
| Oxfordshire                 | 347,540   | 1,073 | 212,152       | 1,199 | 188,659  | 991   | 166,962         | 534   | 237,925       | 3,797  |
| Pembrokeshire               | 179,210   | 255   | 116,857       | 114   | 105,466  | 160   | 89,411          | 36    | 140,024       | 565    |
| Poole                       | 311,156   | 395   | 184,753       | 251   | 174,023  | 173   | 214,193         | 373   | 234,295       | 1,192  |
| Portsmouth                  | 292,125   | 58    | 183,295       | 179   | 145,069  | 758   | 126,997         | 380   | 151,254       | 1,375  |
| Powys                       | 199,219   | 282   | 120,393       | 134   | 95,834   | 144   | 64,136          | 11    | 152,046       | 571    |
| Reading                     | 348,593   | 99    | 194,594       | 270   | 159,305  | 362   | 160,267         | 355   | 185,649       | 1,086  |

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

**Table 8 (cont) - Average price and volume of sales completed**  
**April - June 2004 (updated on 31 October 2004)**

**Price (£)      Sales (continued)**

| County or Unitary Authority | Detached |        | Semi-Detached |        | Terraced |         | Flat/Maisonette |        | Average Price |         |
|-----------------------------|----------|--------|---------------|--------|----------|---------|-----------------|--------|---------------|---------|
| Redcar and Cleveland        | 174,960  | 154    | 110,792       | 282    | 62,858   | 334     | 79,237          | 39     | 101,696       | 809     |
| Rhondda Cynon Taff          | 166,734  | 293    | 92,503        | 290    | 59,816   | 904     | 75,753          | 33     | 87,008        | 1,520   |
| Rutland                     | 287,286  | 114    | 162,090       | 69     | 149,008  | 67      | 131,664         | 7      | 213,385       | 257     |
| Shropshire                  | 232,104  | 639    | 137,339       | 512    | 119,736  | 372     | 116,682         | 138    | 168,137       | 1,661   |
| Slough                      | 282,083  | 70     | 200,711       | 232    | 171,722  | 263     | 128,064         | 292    | 173,709       | 857     |
| Somerset                    | 261,692  | 1,067  | 159,871       | 954    | 140,018  | 1,191   | 109,199         | 407    | 177,659       | 3,619   |
| South Gloucestershire       | 255,066  | 467    | 164,278       | 561    | 140,394  | 552     | 112,525         | 130    | 177,428       | 1,710   |
| South Yorkshire             | 183,920  | 1,661  | 102,717       | 2,623  | 77,170   | 2,316   | 117,437         | 754    | 114,521       | 7,354   |
| Southampton                 | 243,330  | 185    | 166,236       | 364    | 146,262  | 415     | 145,330         | 585    | 162,197       | 1,549   |
| Southend-on-sea             | 268,530  | 158    | 185,949       | 335    | 152,795  | 312     | 113,591         | 462    | 161,698       | 1,267   |
| Staffordshire               | 216,391  | 1,600  | 122,643       | 1,758  | 98,837   | 1,084   | 110,339         | 332    | 147,801       | 4,774   |
| Stockton-on-tees            | 181,511  | 407    | 107,248       | 400    | 67,494   | 400     | 75,162          | 47     | 117,468       | 1,254   |
| Stoke-on-trent              | 148,666  | 263    | 83,811        | 623    | 57,064   | 939     | 78,893          | 53     | 79,381        | 1,878   |
| Suffolk                     | 226,716  | 1,712  | 143,839       | 1,388  | 125,655  | 1,365   | 112,779         | 358    | 165,806       | 4,823   |
| Surrey                      | 475,186  | 2,181  | 250,700       | 2,120  | 220,568  | 1,283   | 190,703         | 1,542  | 300,999       | 7,126   |
| Swansea                     | 191,687  | 394    | 114,699       | 428    | 91,114   | 496     | 116,597         | 65     | 128,263       | 1,383   |
| Swindon                     | 235,162  | 349    | 154,468       | 364    | 127,447  | 695     | 110,846         | 220    | 154,336       | 1,628   |
| The Vale of Glamorgan       | 251,094  | 194    | 150,176       | 263    | 122,383  | 303     | 120,854         | 127    | 158,556       | 887     |
| Thurrock                    | 274,705  | 137    | 180,982       | 258    | 147,186  | 434     | 112,787         | 320    | 160,399       | 1,149   |
| Torbay                      | 236,156  | 230    | 165,137       | 287    | 137,313  | 306     | 117,349         | 265    | 160,685       | 1,088   |
| Torfaen                     | 197,265  | 87     | 110,132       | 100    | 83,502   | 201     | 54,130          | 15     | 113,576       | 403     |
| Tyne and Wear               | 217,678  | 797    | 125,707       | 1,865  | 105,535  | 2,616   | 97,829          | 1,888  | 121,227       | 7,166   |
| Warrington                  | 251,674  | 318    | 137,000       | 559    | 103,166  | 345     | 112,623         | 63     | 155,099       | 1,285   |
| Warwickshire                | 278,923  | 984    | 157,880       | 1,355  | 136,119  | 1,024   | 131,724         | 452    | 180,161       | 3,815   |
| West Berkshire              | 349,194  | 356    | 208,511       | 295    | 173,280  | 242     | 139,210         | 130    | 240,327       | 1,023   |
| West Midlands               | 238,572  | 1,846  | 133,905       | 4,495  | 106,242  | 4,794   | 115,215         | 2,056  | 135,586       | 13,191  |
| West Sussex                 | 333,488  | 1,450  | 208,223       | 1,448  | 177,942  | 1,505   | 137,235         | 1,370  | 214,945       | 5,773   |
| West Yorkshire              | 217,962  | 2,551  | 119,325       | 4,804  | 86,152   | 5,983   | 124,952         | 1,383  | 123,464       | 14,721  |
| Wiltshire                   | 283,115  | 1,037  | 172,587       | 801    | 148,235  | 791     | 117,553         | 311    | 199,199       | 2,940   |
| Windsor and Maidenhead      | 519,059  | 269    | 285,015       | 256    | 248,609  | 184     | 200,117         | 216    | 326,011       | 925     |
| Wokingham                   | 371,155  | 457    | 217,699       | 323    | 186,860  | 228     | 159,376         | 115    | 267,914       | 1,123   |
| Worcestershire              | 264,970  | 1,184  | 156,854       | 1,157  | 134,613  | 946     | 114,775         | 393    | 181,428       | 3,680   |
| Wrekin                      | 190,756  | 363    | 113,711       | 380    | 93,174   | 368     | 75,609          | 67     | 128,870       | 1,178   |
| Wrexham                     | 175,615  | 218    | 111,103       | 231    | 90,483   | 155     | 88,322          | 9      | 128,497       | 613     |
| York                        | 232,435  | 247    | 154,638       | 428    | 147,534  | 402     | 142,828         | 307    | 163,839       | 1,384   |
| England & Wales             | 262,137  | 78,270 | 159,081       | 98,579 | 135,741  | 114,812 | 167,708         | 64,218 | 175,774       | 355,879 |

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

**Table 9 - Average price and volume of sales completed**  
**April - June 2004 (updated on 31 October 2004)**

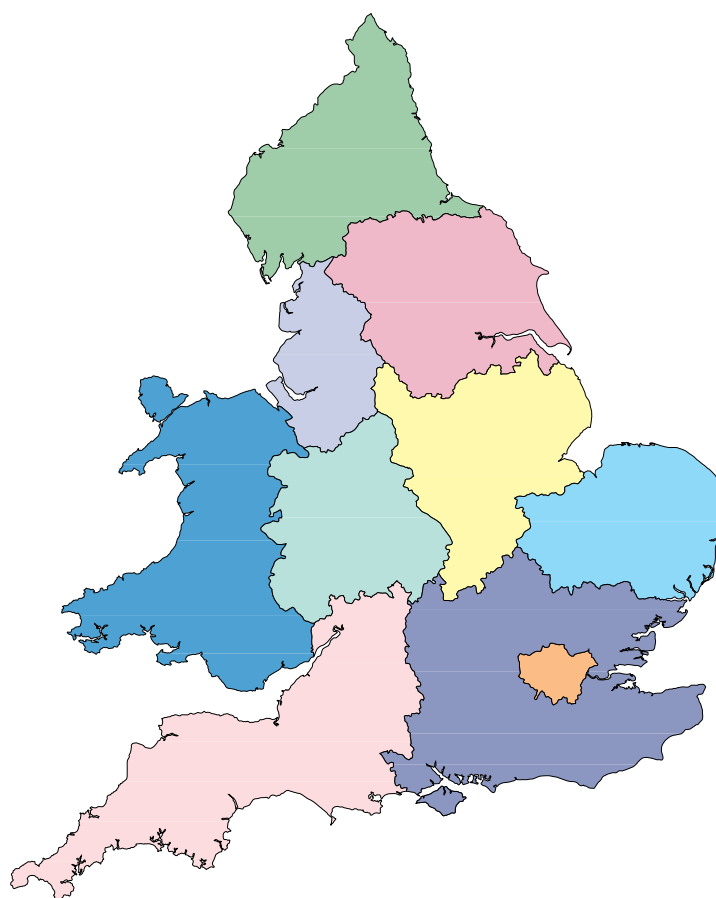
**Price (£)      Sales**

| London Borough         | Detached  |       | Semi-Detached |       | Terraced  |        | Flat/Maisonette |        | Average Price |        |
|------------------------|-----------|-------|---------------|-------|-----------|--------|-----------------|--------|---------------|--------|
| Barking and Dagenham   | 305,666   | 3     | 185,256       | 94    | 171,375   | 621    | 135,510         | 239    | 164,203       | 957    |
| Barnet                 | 881,550   | 147   | 365,322       | 490   | 280,268   | 320    | 220,243         | 828    | 325,290       | 1,785  |
| Bexley                 | 325,020   | 100   | 216,363       | 492   | 174,604   | 464    | 126,306         | 315    | 189,464       | 1,371  |
| Brent                  | 526,631   | 47    | 310,922       | 206   | 296,465   | 238    | 191,804         | 594    | 251,882       | 1,085  |
| Bromley                | 485,357   | 297   | 272,763       | 520   | 233,448   | 626    | 177,200         | 698    | 259,604       | 2,141  |
| Camden                 | 1,129,450 | 20    | 1,052,551     | 42    | 699,719   | 102    | 318,176         | 879    | 400,618       | 1,043  |
| City of London         | —         | —     | —             | —     | —         | —      | 305,699         | 80     | 305,699       | 80     |
| City of Westminster    | 2,652,916 | 6     | 1,295,470     | 17    | 1,001,423 | 146    | 450,900         | 1,300  | 524,383       | 1,469  |
| Croydon                | 411,746   | 182   | 247,309       | 386   | 197,955   | 688    | 149,007         | 729    | 209,178       | 1,985  |
| Ealing                 | 619,608   | 40    | 325,364       | 333   | 277,881   | 544    | 191,943         | 690    | 259,327       | 1,607  |
| Enfield                | 543,533   | 39    | 279,924       | 273   | 223,823   | 618    | 158,962         | 627    | 215,548       | 1,557  |
| Greenwich              | 477,469   | 33    | 248,062       | 198   | 211,996   | 567    | 170,004         | 739    | 202,152       | 1,537  |
| Hackney                | —         | —     | 418,284       | 24    | 312,302   | 236    | 202,904         | 638    | 237,411       | 898    |
| Hammersmith and Fulham | 672,500   | 4     | 835,426       | 19    | 572,778   | 325    | 299,528         | 705    | 394,951       | 1,053  |
| Haringey               | 1,086,966 | 15    | 428,904       | 98    | 291,235   | 407    | 200,936         | 646    | 263,014       | 1,166  |
| Harrow                 | 585,845   | 104   | 287,017       | 375   | 248,695   | 223    | 205,368         | 411    | 277,111       | 1,113  |
| Havering               | 400,193   | 106   | 228,658       | 423   | 186,905   | 398    | 147,026         | 306    | 209,668       | 1,233  |
| Hillingdon             | 428,629   | 125   | 235,399       | 503   | 212,379   | 338    | 160,239         | 437    | 223,658       | 1,403  |
| Hounslow               | 442,448   | 25    | 282,845       | 279   | 279,146   | 385    | 202,947         | 512    | 250,920       | 1,201  |
| Islington              | —         | —     | 696,658       | 29    | 535,968   | 124    | 254,927         | 670    | 312,836       | 823    |
| Kensington and Chelsea | 5,025,000 | 3     | 1,881,818     | 11    | 1,427,056 | 172    | 534,928         | 980    | 690,787       | 1,166  |
| Kingston upon Thames   | 588,584   | 93    | 289,983       | 288   | 242,054   | 250    | 202,976         | 483    | 266,431       | 1,114  |
| Lambeth                | 577,732   | 17    | 398,266       | 109   | 323,114   | 380    | 212,100         | 1,137  | 253,910       | 1,643  |
| Lewisham               | 500,380   | 21    | 277,027       | 167   | 221,549   | 589    | 156,021         | 807    | 197,710       | 1,584  |
| Merton                 | 1,039,936 | 36    | 397,535       | 150   | 268,731   | 573    | 200,839         | 477    | 280,624       | 1,236  |
| Newham                 | 319,983   | 3     | 226,999       | 41    | 200,775   | 735    | 172,684         | 419    | 192,146       | 1,198  |
| Redbridge              | 478,582   | 59    | 295,696       | 280   | 238,001   | 720    | 165,260         | 478    | 235,124       | 1,537  |
| Richmond upon Thames   | 892,392   | 94    | 475,668       | 290   | 383,584   | 473    | 271,529         | 575    | 390,638       | 1,432  |
| Southwark              | 577,538   | 13    | 393,766       | 72    | 306,263   | 321    | 228,789         | 1,015  | 257,840       | 1,421  |
| Sutton                 | 435,625   | 97    | 263,031       | 252   | 214,291   | 468    | 150,485         | 545    | 213,540       | 1,362  |
| Tower Hamlets          | —         | —     | 363,777       | 9     | 298,901   | 166    | 256,592         | 1,258  | 262,166       | 1,433  |
| Waltham Forest         | 305,906   | 8     | 252,510       | 128   | 210,276   | 660    | 150,511         | 479    | 192,663       | 1,275  |
| Wandsworth             | 1,244,068 | 22    | 627,298       | 108   | 411,162   | 608    | 272,693         | 1,579  | 334,781       | 2,317  |
| Greater London         | 576,644   | 1,759 | 309,528       | 6,706 | 286,379   | 13,485 | 239,088         | 22,275 | 277,615       | 44,225 |

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

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

April - June 2004 (updated on 31 October 2004)



**Price      Sales**

|                                                                                                       | Detached |        | Semi Detached |        | Terraced |        | Flat/Maisonette |        | All      |        |
|-------------------------------------------------------------------------------------------------------|----------|--------|---------------|--------|----------|--------|-----------------|--------|----------|--------|
|  North              | £203,485 | 3,936  | £116,851      | 5,740  | £82,629  | 8,394  | £95,848         | 2,653  | £116,755 | 20,723 |
|  North West         | £227,940 | 7,398  | £126,715      | 14,004 | £80,231  | 17,800 | £120,449        | 4,852  | £124,242 | 44,054 |
|  Yorks & Humberside | £210,101 | 7,308  | £118,410      | 11,150 | £86,847  | 12,531 | £121,133        | 3,193  | £126,697 | 34,182 |
|  Wales              | £186,535 | 4,825  | £117,122      | 4,960  | £89,731  | 6,105  | £111,108        | 1,077  | £126,624 | 16,967 |
|  West Midlands      | £238,478 | 7,265  | £134,633      | 10,535 | £107,132 | 9,781  | £115,888        | 3,576  | £148,060 | 31,157 |
|  East Midlands      | £205,241 | 9,976  | £121,250      | 10,468 | £101,275 | 8,285  | £108,662        | 2,022  | £142,288 | 30,751 |
|  East Anglia        | £218,159 | 5,946  | £144,256      | 4,204  | £125,692 | 4,381  | £106,424        | 1,236  | £164,002 | 15,767 |
|  South West         | £273,894 | 10,187 | £170,464      | 8,817  | £149,257 | 11,261 | £140,314        | 6,329  | £187,516 | 36,594 |
|  South East         | £341,138 | 19,670 | £202,902      | 21,995 | £168,773 | 22,789 | £143,790        | 17,005 | £214,394 | 81,459 |
|  Greater London     | £576,644 | 1,759  | £309,528      | 6,706  | £286,379 | 13,485 | £239,088        | 22,275 | £277,615 | 44,225 |

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

## Contact Details

- For:**
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  - The purchase of property price data at Local Authority and Postcode Areas, District or Sector level

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- For:**
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  - 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

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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 Team above or obtained from our website

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