

Land Registry

Residential Property Price Report

April - June 2004

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

Property Type		Average Price of Property		% Difference
		Apr-Jun 2003	Apr-Jun 2004	
Detached	Old	£238,793	£264,604	+10.81
	New	£217,060	£240,341	+10.73
	All	£235,614	£261,970	+11.19
Semi-Detached	Old	£134,721	£158,342	+17.53
	New	£151,904	£167,744	+10.43
	All	£135,501	£158,732	+17.14
Terraced	Old	£109,822	£133,227	+21.31
	New	£156,755	£175,339	+11.86
	All	£111,888	£134,996	+20.65
Flat/Maisonette	Old	£137,381	£163,493	+19.01
	New	£177,230	£185,890	+4.89
	All	£143,631	£167,171	+16.39
All	Old	£146,761	£173,482	+18.21
	New	£184,277	£198,340	+7.63
	All	£149,935	£175,401	+16.98

Please Note:

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

Residential Property Price Report

April - June 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 August 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
August 2004
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Table 1 - Average price of residential property sales completed

April - June 2003 (as at 31.07.03) April - June 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	305,591	356,726	178,812	200,611	183,308	198,924	177,761	204,435	207,978	228,926
Bedfordshire	277,091	268,575	156,230	169,370	124,053	139,215	97,545	101,350	169,466	175,400
Blackburn with Darwen	139,002	164,524	71,401	96,973	39,020	59,234	45,722	67,351	62,559	85,124
Blackpool	148,283	190,623	85,099	110,730	62,405	81,814	52,894	74,075	76,465	100,518
Blaenau Gwent	91,138	133,181	49,436	78,225	34,838	51,735	—	—	41,646	66,078
Bournemouth	239,505	270,059	160,273	176,148	153,130	167,818	138,111	159,237	171,330	196,440
Bracknell Forest	336,813	327,352	192,714	200,695	161,963	165,962	128,682	134,642	208,085	211,974
Bridgend	139,636	173,991	74,262	103,643	57,474	71,855	60,772	61,830	85,930	109,272
Brighton and Hove	314,242	336,599	209,838	235,810	213,791	232,384	147,292	154,435	188,046	203,157
Buckinghamshire	418,008	447,428	213,965	226,711	164,185	178,867	160,012	153,553	259,774	284,802
Caerphilly	134,916	153,825	74,641	96,789	53,837	71,441	39,640	78,517	75,312	95,346
Cambridgeshire	218,904	234,843	146,724	160,860	134,758	148,214	115,511	116,501	166,132	182,771
Cardiff	232,747	231,189	135,320	161,185	117,259	136,715	119,208	129,287	139,644	158,177
Carmarthenshire	120,663	158,541	65,377	91,680	56,593	76,151	44,916	90,855	83,390	112,111
Ceredigion	140,944	170,748	83,934	121,092	94,128	117,345	66,916	97,913	113,353	142,131
Cheshire	232,678	257,438	122,949	143,242	96,039	119,634	117,982	139,911	148,040	169,758
City of Bristol	266,133	284,955	161,709	174,106	138,445	154,814	152,619	151,343	153,711	166,748
City of Derby	171,740	193,235	89,676	113,634	65,256	91,559	61,472	94,584	97,242	128,407
City of Kingston Upon Hull	112,851	139,054	68,552	87,089	41,462	51,436	50,954	74,527	54,635	65,582
City of Nottingham	167,994	191,825	96,349	103,471	75,429	89,407	125,248	135,455	100,409	114,045
City of Peterborough	181,017	192,569	106,329	121,978	85,196	98,046	67,890	87,818	112,655	129,958
City of Plymouth	229,775	230,857	116,036	139,159	98,576	122,159	77,644	84,484	107,707	129,929
Conwy	153,742	186,043	93,938	124,340	76,207	94,654	76,218	88,106	108,686	138,315
Cornwall	216,490	257,761	132,940	162,172	120,360	146,692	110,003	136,722	157,156	188,276
Cumbria	170,298	208,335	96,727	122,178	61,503	83,796	95,091	102,395	100,948	125,795
Darlington	167,416	186,293	93,270	120,252	54,649	83,566	79,486	94,542	90,544	115,142
Denbighshire	125,348	161,348	82,277	101,284	64,647	84,192	44,425	65,925	96,364	123,623
Derbyshire	176,014	200,345	90,721	112,843	72,407	92,351	94,538	119,038	110,637	135,043
Devon	239,935	276,794	150,761	178,044	130,750	155,142	118,008	133,258	168,592	199,060
Dorset	263,754	294,571	172,817	194,298	146,098	166,625	125,653	132,799	193,796	216,160
Durham	152,054	177,004	75,879	98,092	48,001	67,011	78,094	86,139	77,469	100,078
East Riding of Yorkshire	168,018	197,046	94,568	123,024	73,698	93,721	52,872	90,379	111,681	140,309
East Sussex	297,815	290,297	167,348	187,103	142,346	158,862	102,262	123,901	177,061	193,356
Essex	274,188	284,051	173,010	187,726	141,180	157,901	117,665	126,491	181,751	197,767
Flintshire	151,121	169,031	85,655	109,182	68,027	88,000	68,607	88,983	103,809	126,130
Gloucestershire	271,575	283,672	148,343	169,541	127,976	149,916	111,727	131,772	171,721	190,703
Greater London	515,720	579,802	281,597	310,332	255,104	287,440	207,469	239,445	246,710	280,431

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

Table 1 (cont) - Average price of residential property sales completed
April - June 2003 (as at 31.07.03) April - June 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	192,304	221,602	97,383	125,103	59,614	80,119	103,075	122,260	91,218	118,093
Gwynedd	145,662	174,878	89,902	108,257	66,287	89,599	50,082	101,410	94,775	123,385
Halton	152,100	184,372	84,741	103,397	53,611	74,408	76,030	86,392	84,160	105,242
Hampshire	300,976	311,831	180,832	197,286	150,592	161,445	120,735	146,684	197,127	213,769
Hartlepool	146,574	186,798	69,343	98,580	36,440	39,140	73,879	63,441	68,958	79,006
Herefordshire	214,746	259,265	128,757	155,397	106,819	128,503	77,984	131,553	151,292	188,892
Hertfordshire	410,466	420,185	231,637	246,436	181,198	195,047	137,611	152,834	224,096	237,026
Isle of Anglesey	135,762	164,958	70,394	103,935	57,569	83,726	77,375	124,583	96,442	129,146
Isle of Wight	206,468	249,515	135,702	162,113	117,423	135,721	93,083	102,771	144,300	173,463
Kent	271,095	308,071	164,722	185,132	130,745	152,588	106,248	131,734	169,000	195,260
Lancashire	179,446	215,021	93,127	123,813	55,348	72,144	74,457	106,245	90,660	116,897
Leicester	190,332	226,499	104,028	128,356	88,493	107,326	94,928	109,029	104,292	126,864
Leicestershire	207,658	228,073	117,984	134,751	95,917	113,226	86,330	100,936	142,149	160,361
Lincolnshire	159,726	176,228	96,188	112,520	78,482	100,210	65,092	85,773	117,788	139,159
Luton	218,026	230,169	136,337	151,619	114,399	127,518	80,080	97,828	127,969	140,764
Medway Towns	228,137	259,959	143,219	159,348	110,603	127,887	95,370	112,046	131,574	148,416
Merseyside	195,645	216,132	97,405	125,703	49,379	72,384	90,028	114,279	87,331	114,596
Merthyr Tydfil	102,904	128,479	51,270	68,307	38,421	49,736	—	—	50,843	64,863
Middlesbrough	149,150	194,628	74,124	107,778	33,648	54,302	57,967	95,314	56,923	90,744
Milton Keynes	229,588	257,243	133,632	147,673	111,527	127,310	75,795	106,384	148,031	167,537
Monmouthshire	199,818	240,566	112,484	141,741	95,467	127,853	92,618	126,068	147,312	182,493
Neath Port Talbot	109,691	157,858	58,908	80,338	45,764	64,777	30,106	45,683	61,669	89,215
Newport	164,420	208,443	107,934	127,933	76,634	100,242	62,236	88,658	101,380	135,566
Norfolk	182,982	202,184	117,408	137,276	98,343	114,881	82,094	97,270	136,702	155,870
North East Lincolnshire	134,414	159,243	75,915	96,250	43,336	57,413	41,667	55,522	69,399	93,556
North Lincolnshire	135,049	163,578	66,929	90,860	44,878	71,008	41,931	40,445	86,014	110,170
North Somerset	245,385	274,512	147,199	169,442	121,590	142,453	97,715	117,275	159,829	180,565
North Yorkshire	227,247	269,767	128,997	155,504	106,107	139,731	98,839	131,924	145,791	181,815
Northamptonshire	212,913	226,434	119,361	132,875	97,198	110,968	83,627	96,654	137,664	150,862
Northumberland	197,432	239,070	94,078	119,904	73,957	93,935	59,213	73,403	108,707	136,184
Nottinghamshire	181,183	202,408	93,794	112,758	67,991	85,739	86,001	100,792	116,251	138,011
Oxfordshire	334,441	347,753	200,815	212,465	175,587	187,495	146,344	155,810	223,920	238,089
Pembrokeshire	147,515	179,303	88,921	117,462	78,061	104,199	57,107	87,923	108,028	139,392
Poole	276,722	313,077	156,690	184,876	165,175	175,097	170,915	212,242	202,379	235,699
Portsmouth	269,415	288,436	154,530	186,803	128,440	144,055	103,946	116,902	128,658	150,312
Powys	162,361	198,190	85,817	119,250	83,996	95,730	44,500	68,181	117,630	149,434
Reading	345,336	352,348	188,642	192,701	158,313	157,851	160,716	153,412	186,556	186,886

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

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

April - June 2003 (as at 31.07.03) April - June 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	146,879	164,802	77,971	110,693	49,285	62,976	51,235	85,994	79,472	98,295
Rhondda Cynon Taff	128,895	162,020	66,734	89,578	43,304	59,376	59,968	68,402	63,174	83,269
Rutland	237,076	277,283	143,652	162,348	123,420	151,290	86,400	131,950	173,697	210,592
Shropshire	219,669	230,038	117,781	137,738	108,277	118,968	89,152	118,276	150,539	167,802
Slough	283,520	280,052	173,367	198,230	153,669	167,981	114,486	122,727	154,375	170,999
Somerset	234,295	260,169	136,886	158,475	117,125	139,764	87,461	110,227	151,865	177,065
South Gloucestershire	229,457	252,940	150,538	164,864	128,180	138,989	99,508	110,349	155,756	176,629
South Yorkshire	164,424	181,458	75,929	102,077	53,879	75,630	92,972	113,530	86,832	111,947
Southampton	219,559	246,716	157,699	166,572	138,540	148,366	123,569	138,245	147,228	161,338
Southend-on-sea	257,163	275,291	170,057	186,884	133,592	152,107	97,690	111,089	144,756	164,084
Staffordshire	190,963	213,286	100,153	121,618	80,759	96,767	86,957	106,548	124,453	145,899
Stockton-on-tees	152,470	180,514	80,521	106,554	50,562	64,377	63,927	72,996	90,462	116,578
Stoke-on-trent	127,568	150,325	61,748	83,741	36,662	56,196	42,782	72,520	55,974	79,044
Suffolk	203,792	224,204	126,325	143,861	102,606	125,549	91,786	109,492	143,614	164,690
Surrey	447,674	474,675	231,756	248,299	207,592	215,343	165,833	189,626	266,993	300,647
Swansea	146,753	190,406	75,349	113,720	66,091	90,850	83,417	117,421	89,976	126,148
Swindon	227,685	234,349	138,029	153,553	119,378	125,989	101,245	108,678	142,350	153,887
The Vale of Glamorgan	192,509	246,146	119,708	149,558	94,991	119,801	95,935	120,598	129,198	156,882
Thurrock	259,832	271,398	163,266	183,251	135,571	146,658	109,235	112,279	147,507	161,146
Torbay	220,742	238,583	135,872	166,031	111,413	139,290	96,637	117,343	134,538	163,264
Torfaen	153,009	189,930	81,081	106,364	64,321	83,341	41,675	54,419	83,642	111,012
Tyne and Wear	208,955	216,839	99,700	125,344	81,423	102,012	70,848	95,515	96,891	119,238
Warrington	221,447	243,009	111,763	134,462	77,501	99,859	88,429	103,478	123,854	150,697
Warwickshire	249,866	279,692	136,254	156,771	112,935	133,809	105,140	128,792	158,950	179,036
West Berkshire	322,160	353,679	189,016	204,453	166,912	169,627	136,522	140,897	221,692	237,564
West Midlands	220,721	238,766	113,177	133,708	86,972	106,128	100,688	111,910	115,687	135,660
West Sussex	326,836	331,441	193,488	207,173	160,344	176,893	118,842	137,046	199,325	214,230
West Yorkshire	186,919	215,108	97,084	118,979	65,656	85,275	106,777	121,075	97,435	121,894
Wiltshire	256,448	281,265	153,142	170,037	133,339	147,981	109,416	116,869	178,768	198,035
Windsor and Maidenhead	549,810	524,635	257,826	266,160	245,282	250,895	200,620	202,317	313,780	329,016
Wokingham	330,068	362,561	211,145	218,309	169,514	186,336	149,910	158,790	239,899	265,839
Worcestershire	231,196	260,901	133,554	155,980	113,314	133,630	92,565	114,453	154,953	179,991
Wrekin	175,880	188,645	93,980	112,521	79,329	89,304	49,736	66,274	110,949	126,619
Wrexham	165,224	176,599	87,388	109,234	65,480	90,650	72,115	82,316	105,971	125,973
York	197,377	235,085	135,514	155,285	128,929	145,099	118,261	141,510	144,555	164,186
England & Wales	235,614	261,970	135,501	158,732	111,888	134,996	143,631	167,171	149,935	175,401

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

Table 2 - Average price of residential property sales completed

April - June 2003 (as at 31.07.03) April - June 2004

Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	171,750	290,000	161,604	180,451	150,233	167,211	106,492	130,852	142,892	161,111
Barnet	649,496	890,864	331,043	364,291	260,583	283,997	184,241	214,828	280,107	330,677
Bexley	314,478	309,286	207,488	215,982	159,343	174,734	118,466	126,206	175,450	188,296
Brent	498,786	500,632	277,346	305,698	271,439	293,715	170,081	191,482	228,776	252,787
Bromley	436,924	494,171	265,214	274,599	205,766	229,760	155,146	180,020	236,404	265,076
Camden	1,054,590	1,122,475	1,036,184	1,010,818	589,330	672,206	307,248	316,528	399,979	408,707
City of London	—	—	—	—	—	—	336,746	305,760	336,746	305,760
City of Westminster	1,875,000	1,731,375	1,414,000	1,285,847	1,029,473	942,841	384,551	456,092	459,517	528,394
Croydon	415,310	412,032	239,808	248,423	185,959	198,104	131,390	148,596	193,593	210,898
Ealing	558,744	592,196	297,376	325,780	248,946	273,890	171,824	183,868	239,836	257,811
Enfield	506,901	510,355	268,719	274,451	200,457	224,478	144,205	156,170	196,877	214,998
Greenwich	414,707	472,416	210,444	244,580	193,472	216,081	170,490	168,548	191,809	206,618
Hackney	1,646,748	—	336,131	414,514	273,749	317,090	192,063	204,120	230,736	240,302
Hammersmith and Fulham	600,987	625,666	751,050	798,292	477,571	561,865	266,879	299,987	346,103	393,307
Haringey	1,115,000	1,084,606	352,123	432,034	267,144	289,903	176,079	199,118	241,404	267,107
Harrow	544,654	574,828	273,653	289,291	226,712	241,591	192,658	200,220	259,231	275,042
Havering	314,677	400,588	209,177	226,493	168,573	185,754	122,437	139,799	185,499	208,020
Hillingdon	365,113	441,533	227,364	234,714	191,103	207,826	135,984	157,008	205,534	224,647
Hounslow	516,692	429,183	269,579	287,104	241,654	278,503	187,381	199,235	229,276	253,307
Islington	348,000	—	573,111	703,892	447,697	536,952	244,816	248,182	284,857	312,614
Kensington and Chelsea	5,311,250	4,758,368	1,773,562	1,828,922	1,393,605	1,433,137	443,795	529,692	642,483	702,553
Kingston upon Thames	488,214	563,362	273,889	288,737	225,806	244,128	178,090	200,855	240,487	265,751
Lambeth	578,062	570,507	351,366	400,381	282,098	322,422	194,199	212,191	227,584	256,028
Lewisham	452,025	495,676	237,258	274,556	206,909	220,526	141,845	155,477	182,365	197,495
Merton	828,331	1,025,073	321,982	403,811	245,197	270,077	177,871	197,044	249,770	286,938
Newham	—	319,983	196,839	221,817	178,966	198,971	172,528	170,917	176,858	191,050
Redbridge	457,047	466,766	284,113	299,086	217,382	238,684	147,237	165,448	206,423	237,376
Richmond upon Thames	822,266	942,365	452,245	472,721	371,036	383,533	222,129	267,642	350,932	394,247
Southwark	550,166	548,964	378,038	396,888	264,636	303,686	204,499	220,669	231,445	253,554
Sutton	374,517	448,847	256,600	265,694	191,599	206,035	144,380	147,499	201,249	212,741
Tower Hamlets	—	—	283,000	362,000	273,912	298,700	235,530	261,241	241,254	266,516
Waltham Forest	323,500	329,138	241,707	250,185	195,898	208,694	130,763	150,761	175,561	192,491
Wandsworth	1,009,625	1,101,313	476,635	579,021	384,797	421,155	226,768	268,652	289,232	337,982
Greater London	515,720	579,802	281,597	310,332	255,104	287,440	207,469	239,445	246,710	280,431

Note:

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

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

Table 3 - Volume of sales included in property price data

April - June 2003 (as at 31.07.03) April - June 2004

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	153	149	158	210	252	301	136	166	699	826
Bedfordshire	490	600	597	787	642	804	218	298	1,947	2,489
Blackburn with Darwen	108	150	143	172	398	525	9	20	658	867
Blackpool	82	95	424	455	520	552	95	109	1,121	1,211
Blaenau Gwent	21	30	44	48	203	181	—	—	268	259
Bournemouth	364	464	144	179	86	93	652	749	1,246	1,485
Bracknell Forest	142	215	140	211	193	279	91	124	566	829
Bridgend	205	177	278	288	257	240	18	18	758	723
Brighton and Hove	113	161	212	292	408	474	721	921	1,454	1,848
Buckinghamshire	628	784	614	697	451	467	282	286	1,975	2,234
Caerphilly	128	134	246	251	326	331	13	17	713	733
Cambridgeshire	1,013	1,265	774	914	754	851	292	248	2,833	3,278
Cardiff	270	329	348	531	676	701	416	366	1,710	1,927
Carmarthenshire	225	282	182	239	182	223	6	9	595	753
Ceredigion	134	118	60	63	86	56	6	15	286	252
Cheshire	1,010	1,167	1,156	1,403	937	1,089	258	353	3,361	4,012
City of Bristol	96	135	394	612	881	993	452	559	1,823	2,299
City of Derby	244	347	443	466	402	375	55	53	1,144	1,241
City of Kingston Upon Hull	132	107	296	339	874	1,116	79	71	1,381	1,633
City of Nottingham	138	191	366	530	473	591	160	248	1,137	1,560
City of Peterborough	217	349	283	309	343	449	81	120	924	1,227
City of Plymouth	88	157	300	368	594	757	260	294	1,242	1,576
Conwy	192	247	188	222	109	115	72	73	561	657
Cornwall	946	1,128	573	679	819	1,021	257	353	2,595	3,181
Cumbria	642	667	739	823	1,017	1,133	220	192	2,618	2,815
Darlington	127	145	210	269	279	352	29	28	645	794
Denbighshire	209	225	142	162	105	103	14	14	470	504
Derbyshire	1,006	1,279	1,237	1,456	1,022	1,137	128	166	3,393	4,038
Devon	1,099	1,529	691	944	1,205	1,444	405	541	3,400	4,458
Dorset	820	1,019	403	487	554	730	330	397	2,107	2,633
Durham	506	638	663	746	1,247	1,404	99	84	2,515	2,872
East Riding of Yorkshire	629	742	641	779	528	501	75	106	1,873	2,128
East Sussex	725	1,005	634	844	694	819	766	920	2,819	3,588
Essex	1,698	2,315	1,775	2,504	1,654	2,052	1,160	1,302	6,287	8,173
Flintshire	202	246	243	297	132	136	12	9	589	688
Gloucestershire	713	966	821	1,079	754	976	317	461	2,605	3,482
Greater London	1,155	1,577	4,727	5,839	8,986	11,484	14,043	17,743	28,911	36,643

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

April - June 2003 (as at 31.07.03) April - June 2004

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	1,412	1,889	3,990	4,564	5,733	6,176	1,168	1,681	12,303	14,310
Gwynedd	151	162	88	92	228	194	17	18	484	466
Halton	99	105	186	211	216	244	29	21	530	581
Hampshire	1,655	2,305	1,430	1,872	1,702	2,134	908	1,245	5,695	7,556
Hartlepool	110	143	123	138	269	447	33	19	535	747
Herefordshire	274	338	176	217	160	208	86	69	696	832
Hertfordshire	826	1,029	1,056	1,539	1,623	2,097	1,067	1,365	4,572	6,030
Isle of Anglesey	126	147	44	60	96	82	4	6	270	295
Isle of Wight	244	326	257	233	183	186	157	214	841	959
Kent	1,563	1,992	2,002	2,369	2,289	2,712	1,011	1,338	6,865	8,411
Lancashire	1,140	1,484	1,742	2,143	2,782	3,430	449	651	6,113	7,708
Leicester	118	146	408	476	554	633	138	162	1,218	1,417
Leicestershire	978	1,334	1,084	1,573	690	865	107	156	2,859	3,928
Lincolnshire	1,617	2,210	1,051	1,277	964	1,023	137	151	3,769	4,661
Luton	97	91	328	445	359	376	138	186	922	1,098
Medway Towns	150	163	369	382	666	795	133	166	1,318	1,506
Merseyside	601	829	1,971	2,320	2,288	2,599	698	740	5,558	6,488
Merthyr Tydfil	36	32	41	37	152	143	—	—	229	212
Middlesbrough	56	91	219	251	385	381	28	34	688	757
Milton Keynes	364	398	369	524	405	419	141	138	1,279	1,479
Monmouthshire	152	218	100	143	53	92	32	32	337	485
Neath Port Talbot	113	136	227	267	274	269	14	9	628	681
Newport	117	181	207	194	307	293	29	29	660	697
Norfolk	1,534	2,066	1,015	1,231	990	1,307	246	328	3,785	4,932
North East Lincolnshire	194	258	277	283	517	450	34	38	1,022	1,029
North Lincolnshire	284	320	334	387	175	226	8	11	801	944
North Somerset	352	349	306	334	321	346	225	251	1,204	1,280
North Yorkshire	822	982	900	1,018	897	976	346	371	2,965	3,347
Northamptonshire	1,119	1,398	1,067	1,550	1,251	1,501	260	330	3,697	4,779
Northumberland	387	440	410	506	552	615	185	176	1,534	1,737
Nottinghamshire	1,198	1,568	1,356	1,710	895	966	137	196	3,586	4,440
Oxfordshire	706	926	938	1,008	662	825	314	413	2,620	3,172
Pembrokeshire	207	214	119	96	151	139	27	30	504	479
Poole	256	368	157	217	142	159	209	333	764	1,077
Portsmouth	29	60	108	153	593	663	273	291	1,003	1,167
Powys	187	230	102	108	137	136	7	8	433	482
Reading	80	94	182	228	261	330	221	218	744	870

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

April - June 2003 (as at 31.07.03) April - June 2004

Sales by Property Type (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Redcar and Cleveland	135	108	263	226	265	274	25	25	688	633
Rhondda Cynon Taff	202	222	297	248	717	781	27	26	1,243	1,277
Rutland	61	98	51	63	36	51	6	6	154	218
Shropshire	432	566	384	451	271	324	95	118	1,182	1,459
Slough	30	52	159	173	160	193	170	203	519	621
Somerset	713	933	633	868	846	1,053	309	331	2,501	3,185
South Gloucestershire	246	399	339	488	371	468	109	107	1,065	1,462
South Yorkshire	1,068	1,298	1,882	2,214	1,955	1,903	338	466	5,243	5,881
Southampton	126	161	266	326	264	358	406	468	1,062	1,313
Southend-on-sea	118	147	224	314	216	268	351	383	909	1,112
Staffordshire	1,110	1,369	1,217	1,493	848	938	192	252	3,367	4,052
Stockton-on-tees	277	338	346	319	325	321	29	38	977	1,016
Stoke-on-trent	154	222	427	537	687	793	17	35	1,285	1,587
Suffolk	1,224	1,476	1,054	1,230	1,027	1,185	257	287	3,562	4,178
Surrey	1,238	1,911	1,492	1,862	900	1,107	1,163	1,267	4,793	6,147
Swansea	254	311	309	358	400	427	53	53	1,016	1,149
Swindon	174	306	240	326	467	608	75	167	956	1,407
The Vale of Glamorgan	210	172	176	239	264	269	78	100	728	780
Thurrock	102	116	167	236	305	376	273	257	847	985
Torbay	173	217	211	269	267	278	238	227	889	991
Torfaen	47	73	73	87	133	167	12	13	265	340
Tyne and Wear	478	629	1,295	1,572	1,708	2,182	1,182	1,408	4,663	5,791
Warrington	176	244	349	462	252	263	36	35	813	1,004
Warwickshire	728	792	885	1,123	713	851	247	323	2,573	3,089
West Berkshire	207	279	191	248	146	208	77	104	621	839
West Midlands	1,246	1,565	3,341	3,842	3,530	4,027	1,408	1,471	9,525	10,905
West Sussex	957	1,287	927	1,285	1,119	1,325	907	1,196	3,910	5,093
West Yorkshire	1,620	2,139	3,313	4,115	4,734	5,095	711	1,001	10,378	12,350
Wiltshire	702	922	618	728	580	714	178	254	2,078	2,618
Windsor and Maidenhead	126	222	159	195	111	146	117	156	513	719
Wokingham	253	402	192	283	137	196	85	92	667	973
Worcestershire	756	1,046	768	1,009	621	852	246	319	2,391	3,226
Wrekin	223	313	241	324	226	317	53	50	743	1,004
Wrexham	134	167	165	194	112	140	10	6	421	507
York	176	207	287	350	264	336	98	227	825	1,120
England & Wales	51,900	66,865	68,969	84,707	83,942	98,086	40,821	50,328	245,632	299,986

Table 4 - Volume of sales included in property price data

April - June 2003 (as at 31.07.03) April - June 2004

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	4	4	62	85	451	529	126	178	643	796
Barnet	93	131	361	417	207	289	508	638	1,169	1,475
Bexley	64	84	371	434	321	413	274	267	1,030	1,198
Brent	26	39	187	184	166	203	395	452	774	878
Bromley	181	272	358	469	349	535	442	563	1,330	1,839
Camden	11	20	30	40	84	100	455	702	580	862
City of London	—	—	—	—	—	—	109	69	109	69
City of Westminster	3	8	5	19	104	135	911	1,106	1,023	1,268
Croydon	119	164	271	341	542	603	559	611	1,491	1,719
Ealing	45	40	221	274	366	461	447	533	1,079	1,308
Enfield	46	36	189	237	448	532	559	506	1,242	1,311
Greenwich	24	33	141	168	459	479	410	517	1,034	1,197
Hackney	5	—	19	23	126	182	375	497	525	702
Hammersmith and Fulham	4	3	14	14	198	285	413	583	629	885
Haringey	9	14	70	92	302	350	358	501	739	957
Harrow	67	88	276	328	170	188	264	331	777	935
Havering	74	86	292	370	243	343	196	231	805	1,030
Hillingdon	99	106	378	425	240	274	296	335	1,013	1,140
Hounslow	13	24	230	235	232	307	379	368	854	934
Islington	3	—	9	27	97	108	464	540	573	675
Kensington and Chelsea	4	3	4	13	90	158	457	831	555	1,005
Kingston upon Thames	51	88	207	259	150	223	278	421	686	991
Lambeth	8	13	62	88	223	340	678	898	971	1,339
Lewisham	19	17	82	143	397	511	478	663	976	1,334
Merton	29	36	97	137	311	473	311	385	748	1,031
Newham	—	3	25	34	634	607	424	310	1,083	954
Redbridge	20	52	149	234	490	572	371	377	1,030	1,235
Richmond upon Thames	43	82	189	250	269	425	348	474	849	1,231
Southwark	6	14	44	59	197	248	553	761	800	1,082
Sutton	65	81	197	221	258	394	346	432	866	1,128
Tower Hamlets	—	—	8	7	93	142	589	993	690	1,142
Waltham Forest	4	9	113	109	436	561	378	398	931	1,077
Wandsworth	16	27	66	103	333	514	892	1,272	1,307	1,916
Greater London	1,155	1,577	4,727	5,839	8,986	11,484	14,043	17,743	28,911	36,643

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Table 5 - Percentage of Mortgaged Properties by Region

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

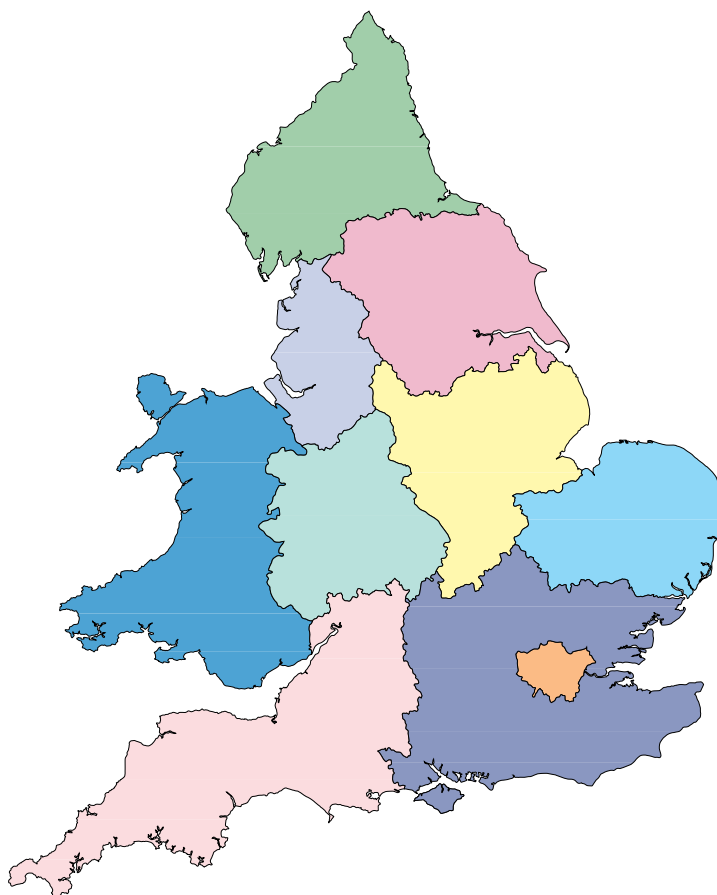
	% Detached				% Semi-Detached				% Terraced				% Flat/Maisonette				% All Properties			
North	77.9	73.4	73.8	71.6	82.0	79.3	78.3	76.5	72.7	71.5	69.5	68.2	66.8	66.2	66.0	65.0	75.6	73.4	72.3	70.6
North West	77.1	75.9	75.9	74.1	81.6	79.2	78.6	76.8	71.7	69.8	68.1	67.8	65.6	62.5	61.4	62.3	75.2	73.2	72.1	71.0
Yorks & Humberside	75.5	74.5	73.5	71.6	81.2	78.6	77.6	76.9	75.3	74.8	72.1	72.2	64.3	64.9	64.0	62.8	76.4	75.2	73.4	72.8
Wales	67.9	66.0	65.8	66.0	76.8	75.8	73.5	75.0	74.5	72.8	71.5	71.6	67.0	60.1	64.2	62.5	72.8	70.9	69.9	70.4
West Midlands	75.5	74.3	72.6	72.4	81.3	79.8	78.9	78.5	78.3	76.9	76.0	75.7	71.8	66.9	69.0	67.5	77.9	76.2	75.4	75.0
East Midlands	75.8	73.3	72.2	71.4	82.1	80.3	77.9	78.2	79.8	77.8	75.4	76.4	67.7	67.0	68.0	63.1	78.6	76.5	74.7	74.6
East Anglia	67.7	66.0	64.6	63.9	77.5	75.8	73.7	73.6	76.7	76.4	75.1	73.9	67.2	61.6	61.2	62.6	72.9	71.3	69.7	69.3
South West	66.7	66.7	65.9	65.0	77.9	76.8	75.7	73.7	78.1	76.7	76.7	75.6	64.4	63.2	64.1	63.5	72.6	71.6	71.2	70.1
South East	75.0	74.4	73.1	72.5	82.0	80.5	79.2	78.4	83.4	82.2	80.7	79.5	72.8	69.8	68.3	69.0	78.9	77.4	75.9	75.4
Greater London	77.8	78.0	76.0	77.4	85.5	84.7	82.4	82.6	84.8	83.6	81.5	82.4	81.0	79.2	77.0	77.7	82.8	81.5	79.2	79.9
England & Wales	73.5	72.2	71.3	70.4	81.2	79.4	78.1	77.4	78.0	76.9	75.2	74.9	73.1	71.1	69.8	70.3	77.1	75.6	74.2	73.8

Note:

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

Table 6 - Average price for all property types by region

April - June 2003 (as at 31.07.03) April - June 2004

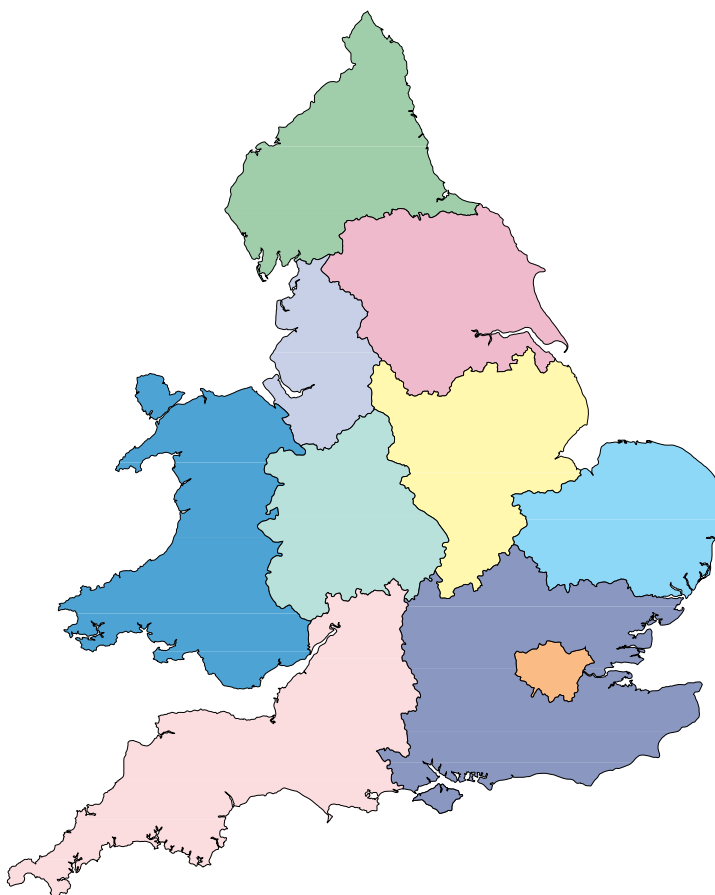


		Detached		Semi Detached		Terraced		Flat/Maisonette		Average Price	
	North	£173,053	£201,225	£89,547	£116,176	£61,154	£80,870	£72,595	£92,972	£91,179	£114,695
	North West	£196,606	£224,508	£98,982	£126,164	£59,257	£79,403	£94,065	£117,312	£96,253	£122,260
	Yorks & Humberside	£179,687	£208,779	£93,798	£117,660	£65,444	£85,803	£96,432	£118,984	£99,740	£125,285
	Wales	£153,806	£185,868	£86,785	£115,530	£68,722	£88,653	£93,957	£110,545	£98,186	£125,328
	West Midlands	£214,560	£236,729	£112,928	£134,058	£87,293	£106,380	£96,307	£113,184	£125,817	£147,541
	East Midlands	£184,558	£203,922	£102,012	£120,629	£81,703	£100,486	£89,379	£107,064	£120,759	£141,561
	East Anglia	£198,387	£215,850	£126,670	£144,042	£107,118	£123,702	£94,763	£104,536	£144,427	£162,718
	South West	£246,070	£274,176	£147,863	£169,543	£128,444	£148,252	£120,903	£138,602	£164,036	£187,495
	South East	£322,565	£339,824	£185,357	£201,541	£151,254	£166,583	£125,830	£140,987	£194,924	£213,828
	Greater London	£515,720	£579,802	£281,597	£310,332	£255,104	£287,440	£207,469	£239,445	£246,710	£280,431

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 2003 (as at 31.07.03) April - June 2004



	Detached		Semi Detached		Terraced		Flat/Maisonette		All	
North	2,718	3,199	4,268	4,850	6,047	7,109	1,830	2,004	14,863	17,162
North West	4,628	5,963	9,961	11,730	13,126	14,878	2,742	3,610	30,457	36,181
Yorks & Humberside	4,925	6,053	7,930	9,485	9,944	10,603	1,689	2,291	24,488	28,432
Wales	3,522	4,053	3,679	4,224	5,100	5,218	869	851	13,170	14,346
West Midlands	4,923	6,211	7,439	8,996	7,056	8,310	2,344	2,637	21,762	26,154
East Midlands	6,479	8,571	7,063	9,101	6,287	7,142	1,128	1,468	20,957	26,282
East Anglia	3,988	5,156	3,126	3,684	3,114	3,792	874	983	11,102	13,615
South West	6,895	9,041	5,988	7,788	8,139	9,941	4,152	5,190	25,174	31,960
South East	12,667	17,041	14,788	19,010	16,143	19,609	11,150	13,551	54,748	69,211
Greater London	1,155	1,577	4,727	5,839	8,986	11,484	14,043	17,743	28,911	36,643

Volumes prior to 2001 not available.

Table 7 - Volume of sales by price range

Price range (£)	Apr - Jun 2003 (as at 31.07.03)	Apr - Jun 2004	% Difference
	Sales	Sales	
under 10,000	411	231	-44
10,000 - 20,000	3,331	1,849	-44
20,001 - 30,000	6,258	3,156	-50
30,001 - 40,000	8,381	4,427	-47
40,001 - 50,000	9,714	5,981	-38
50,001 - 60,000	12,212	8,264	-32
60,001 - 70,000	10,916	9,059	-17
70,001 - 80,000	13,463	12,421	-8
80,001 - 90,000	15,416	15,364	0
90,001 - 100,000	13,864	15,448	11
100,001 - 120,000	23,761	29,310	23
120,001 - 150,000	37,380	51,124	37
150,001 - 200,000	41,196	62,648	52
200,001 - 300,000	32,400	52,262	61
300,001 - 400,000	9,460	15,678	66
400,001 - 500,000	3,840	6,562	71
500,001 - 600,000	1,270	2,183	72
600,001 - 800,000	1,290	2,219	72
800,001 - 1,000,000	504	823	63
1,000,001 - 1,250,000	200	382	91
1,250,001 - 1,500,000	139	239	72
1,500,001 - 1,750,000	73	120	64
1,750,001 - 2,000,000	48	76	58
over 2,000,000	105	160	52
Total	245,632	299,986	22

Table 8 - Average price and volume of sales completed
January - March 2004 (updated on 31 July 2004)

County or Unitary Authority	Price (£)		Sales							
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	343,953	187	202,676	194	192,165	290	170,830	179	223,464	850
Bedfordshire	263,087	547	162,092	669	135,301	769	97,796	261	170,044	2,246
Blackburn with Darwen	155,881	134	88,506	208	49,190	530	70,667	26	74,839	898
Blackpool	174,937	79	105,497	433	76,039	551	67,814	71	93,662	1,134
Blaenau Gwent	132,324	31	59,661	45	47,550	198	—	—	59,130	274
Bournemouth	246,427	381	175,841	186	163,974	100	149,949	694	181,526	1,361
Bracknell Forest	306,172	158	193,948	145	165,201	248	144,719	155	198,157	706
Bridgend	158,555	151	97,777	262	70,626	174	64,062	14	104,401	601
Brighton and Hove	338,537	133	226,879	254	225,093	460	147,257	1,028	190,707	1,875
Buckinghamshire	431,418	751	206,333	844	177,468	501	142,650	356	260,128	2,452
Caerphilly	157,473	135	88,073	219	68,026	339	63,195	12	91,299	705
Cambridgeshire	226,845	1,126	152,509	880	145,039	829	119,468	256	174,848	3,091
Cardiff	223,094	276	150,689	479	129,782	705	124,800	428	147,598	1,888
Carmarthenshire	148,598	316	79,430	200	66,503	221	81,615	13	104,802	750
Ceredigion	165,916	167	107,296	71	104,860	57	91,800	5	139,207	300
Cheshire	265,107	1,015	135,093	1,305	111,771	980	136,072	357	165,024	3,657
City of Bristol	300,243	125	164,567	511	143,293	921	155,584	584	160,887	2,141
City of Derby	194,679	272	101,617	459	79,955	372	94,896	73	115,872	1,176
City of Kingston Upon Hull	129,430	99	78,014	285	45,533	1,134	89,710	138	59,820	1,656
City of Nottingham	196,094	184	106,802	421	83,781	570	138,540	222	114,213	1,397
City of Peterborough	199,329	286	124,623	267	92,328	401	79,527	89	128,844	1,043
City of Plymouth	213,875	131	124,959	323	110,669	661	84,519	287	118,251	1,402
Conwy	181,737	248	121,929	209	92,256	130	99,254	178	130,999	765
Cornwall	242,460	1,105	147,943	593	136,218	976	125,927	304	176,924	2,978
Cumbria	204,877	615	116,154	725	74,647	1,055	104,760	225	119,288	2,620
Darlington	184,327	142	104,603	215	66,264	289	94,250	41	104,336	687
Denbighshire	149,785	238	94,983	167	78,800	119	53,821	7	115,377	531
Derbyshire	192,508	1,126	105,552	1,381	85,937	1,118	107,181	147	125,759	3,772
Devon	266,607	1,294	170,358	850	145,338	1,307	137,128	429	190,355	3,880
Dorset	284,811	964	185,150	441	155,671	566	134,643	425	209,325	2,396
Durham	167,565	532	88,411	651	57,465	1,318	92,941	98	89,091	2,599
East Riding of Yorkshire	189,524	653	114,458	587	86,820	464	86,983	107	132,820	1,811
East Sussex	293,135	946	178,650	755	155,472	823	111,951	912	186,915	3,436
Essex	284,935	2,111	179,421	2,314	151,002	2,008	121,511	1,390	190,309	7,823
Flintshire	177,315	208	98,268	256	81,309	132	57,806	8	121,247	604
Gloucestershire	277,457	873	161,937	992	141,185	847	120,205	449	182,353	3,161
Greater London	514,621	1,337	289,261	5,877	272,396	12,226	227,250	19,358	260,773	38,798

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

Table 8 (cont) - Average price and volume of sales completed
January - March 2004 (updated on 31 July 2004)

County or Unitary Authority	Price (£)						Sales			
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	216,885	1,577	114,944	4,303	70,190	6,309	125,314	1,755	107,529	13,944
Gwynedd	165,932	142	112,284	101	88,193	241	93,452	24	114,961	508
Halton	197,751	108	102,770	218	65,190	255	94,085	33	103,403	614
Hampshire	324,402	2,115	190,448	1,653	155,645	1,951	135,468	1,108	213,078	6,827
Hartlepool	158,497	122	85,292	101	38,475	371	56,802	24	70,532	618
Herefordshire	240,814	331	147,477	217	120,906	206	92,694	82	172,511	836
Hertfordshire	434,414	1,075	239,271	1,391	190,407	2,151	144,146	1,320	235,752	5,937
Isle of Anglesey	160,306	124	92,727	60	72,199	84	—	—	117,561	268
Isle of Wight	222,923	317	152,679	239	135,675	228	104,148	218	160,474	1,002
Kent	302,987	1,784	177,525	2,344	141,396	2,729	119,239	1,270	183,826	8,127
Lancashire	203,216	1,337	113,520	1,876	60,350	3,422	101,891	519	104,006	7,154
Leicester	215,780	123	118,104	475	99,919	591	96,276	124	117,007	1,313
Leicestershire	223,085	1,056	130,766	1,219	103,558	784	102,207	172	152,817	3,231
Lincolnshire	167,016	1,907	104,508	1,157	87,896	1,014	79,211	131	128,040	4,209
Luton	227,222	101	143,980	449	119,959	376	86,080	134	136,071	1,060
Medway Towns	247,418	158	156,579	374	121,714	748	100,257	161	142,149	1,441
Merseyside	219,824	775	115,312	2,277	62,609	2,811	110,582	920	104,771	6,783
Merthyr Tydfil	121,641	24	74,593	50	43,182	159	—	—	58,004	233
Middlesbrough	177,469	85	92,974	189	44,109	427	73,892	20	73,466	721
Milton Keynes	249,313	413	147,247	480	126,170	464	83,626	169	161,416	1,526
Monmouthshire	217,885	157	141,992	101	130,535	93	107,824	27	168,254	378
Neath Port Talbot	129,811	126	73,216	216	53,114	258	32,881	11	75,673	611
Newport	202,330	150	118,644	196	89,070	305	80,629	38	121,675	689
Norfolk	193,065	1,783	130,681	1,148	106,512	1,198	89,321	350	145,818	4,479
North East Lincolnshire	151,060	189	86,500	266	53,469	488	57,164	31	81,544	974
North Lincolnshire	157,650	261	80,467	381	58,310	202	35,453	9	98,361	853
North Somerset	249,582	387	152,763	336	139,414	315	116,944	254	171,467	1,292
North Yorkshire	250,044	840	143,969	915	129,606	768	126,660	349	169,050	2,872
Northamptonshire	218,453	1,233	125,733	1,365	104,984	1,376	95,657	368	142,938	4,342
Northumberland	225,638	368	108,186	374	82,417	584	67,873	160	122,805	1,486
Nottinghamshire	192,133	1,315	106,066	1,469	81,637	883	96,540	181	129,424	3,848
Oxfordshire	350,740	822	207,707	1,029	188,680	778	155,783	433	233,927	3,062
Pembrokeshire	162,944	260	95,619	116	102,036	151	89,444	38	127,900	565
Poole	304,169	345	179,330	182	166,613	123	184,589	345	222,867	995
Portsmouth	374,381	19	183,165	103	139,758	647	122,602	299	143,315	1,068
Powys	185,883	223	110,674	125	92,747	129	47,833	3	140,404	480
Reading	333,114	71	190,545	227	156,881	311	148,491	252	177,833	861

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

Table 8 (cont) - Average price and volume of sales completed
January - March 2004 (updated on 31 July 2004)

Price (£) Sales (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	165,411	108	89,630	206	52,200	285	61,918	35	84,183	634
Rhondda Cynon Taff	145,169	189	86,290	219	52,159	747	56,329	20	73,552	1,175
Rutland	263,227	92	146,684	46	117,588	43	115,492	7	195,899	188
Shropshire	227,497	542	134,634	390	116,028	314	102,202	113	164,674	1,359
Slough	303,081	48	187,661	201	160,228	231	121,155	247	163,969	727
Somerset	253,143	825	151,886	782	129,271	919	108,370	302	169,429	2,828
South Gloucestershire	244,391	302	153,685	422	131,525	469	108,376	122	162,409	1,315
South Yorkshire	172,409	1,264	92,496	2,174	67,610	2,108	107,941	448	101,750	5,994
Southampton	209,850	148	161,306	326	142,266	299	124,411	412	149,737	1,185
Southend-on-sea	266,714	133	178,480	328	142,801	307	106,945	445	152,881	1,213
Staffordshire	211,257	1,140	115,352	1,370	90,696	993	96,927	195	137,325	3,698
Stockton-on-tees	165,729	270	93,823	335	56,473	294	84,274	42	102,359	941
Stoke-on-trent	136,603	196	74,227	481	48,513	703	51,130	15	69,784	1,395
Suffolk	225,451	1,319	135,965	1,135	114,269	1,078	101,638	290	158,123	3,822
Surrey	460,862	1,650	239,198	1,652	208,136	1,117	178,775	1,438	280,885	5,857
Swansea	174,944	264	96,070	304	86,117	393	133,032	58	114,770	1,019
Swindon	220,897	245	142,026	281	123,213	535	101,247	106	146,256	1,167
The Vale of Glamorgan	228,350	223	138,203	205	112,466	249	117,500	118	152,356	795
Thurrock	249,304	109	176,425	250	140,561	388	110,961	314	151,423	1,061
Torbay	261,469	211	158,852	217	133,594	274	108,713	255	160,885	957
Torfaen	161,808	72	91,164	85	71,588	149	57,100	10	96,952	316
Tyne and Wear	201,020	506	118,181	1,285	91,166	1,980	84,440	1,336	107,088	5,107
Warrington	237,674	213	121,855	386	94,530	280	94,607	47	138,850	926
Warwickshire	275,997	785	147,174	960	124,460	758	117,499	340	173,139	2,843
West Berkshire	338,082	263	203,667	225	164,233	167	141,230	149	227,874	804
West Midlands	230,960	1,472	124,108	4,042	98,810	4,130	112,774	1,775	126,971	11,419
West Sussex	336,838	1,241	199,463	1,196	166,069	1,297	130,285	1,119	209,716	4,853
West Yorkshire	201,663	1,811	110,394	3,639	75,603	5,000	123,602	1,163	110,970	11,613
Wiltshire	284,781	813	160,347	611	141,291	705	112,449	226	193,003	2,355
Windsor and Maidenhead	471,487	189	264,782	159	261,637	132	207,334	156	311,465	636
Wokingham	336,346	294	215,901	243	179,247	206	170,128	98	243,695	841
Worcestershire	250,244	790	150,489	844	122,314	707	107,711	307	167,768	2,648
Wrekin	191,392	321	106,422	301	84,516	256	78,610	77	126,868	955
Wrexham	183,794	190	92,531	194	79,078	134	84,666	3	122,308	521
York	233,242	194	139,514	371	138,308	374	155,031	185	157,844	1,124
England & Wales	254,721	59,731	150,519	78,260	127,236	96,340	161,212	52,631	166,355	286,962

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

Table 9 - Average price and volume of sales completed
January - March 2004 (updated on 31 July 2004)

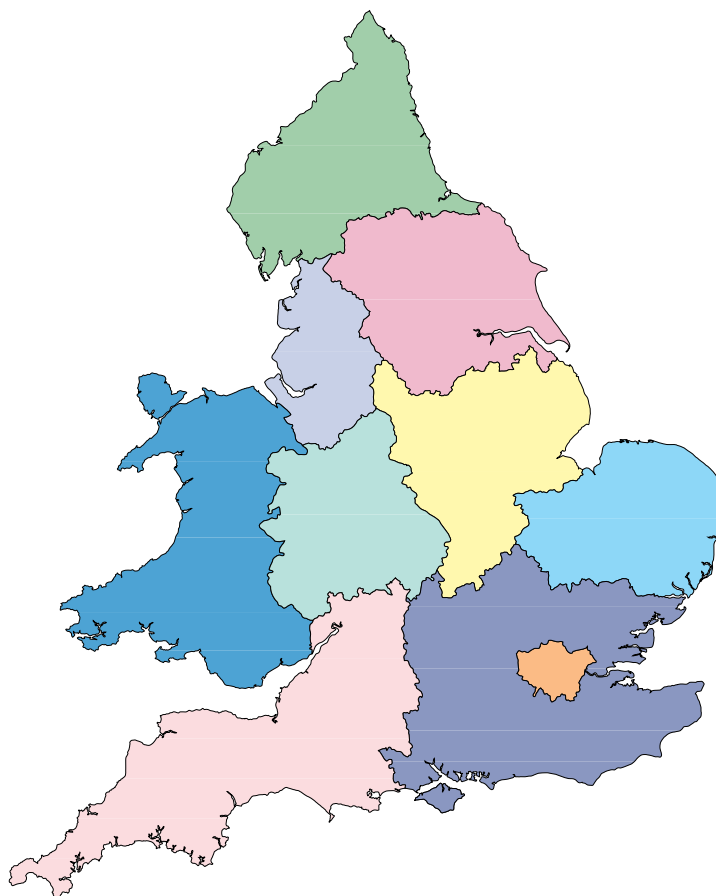
Price (£) Sales

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	—	—	178,783	78	162,272	682	118,887	216	153,990	976
Barnet	670,537	96	357,326	479	262,225	292	210,380	768	289,708	1,635
Bexley	324,401	73	210,564	455	164,963	410	123,402	324	179,956	1,262
Brent	443,420	25	311,475	245	283,282	221	179,631	542	239,460	1,033
Bromley	469,493	234	258,893	425	216,983	489	177,165	583	247,997	1,731
Camden	1,394,947	12	993,812	24	719,180	83	310,544	745	383,840	864
City of London	—	—	—	—	—	—	244,518	133	244,518	133
City of Westminster	—	—	1,645,571	7	874,971	111	419,971	1,138	467,013	1,256
Croydon	386,027	168	242,164	357	192,719	621	140,968	635	202,413	1,781
Ealing	625,144	42	312,900	310	262,163	551	186,219	638	250,821	1,541
Enfield	498,897	47	283,984	246	208,957	578	150,240	615	206,247	1,486
Greenwich	339,527	18	221,617	152	196,891	474	164,525	545	187,376	1,189
Hackney	585,250	5	428,840	16	293,357	204	207,225	621	234,420	846
Hammersmith and Fulham	554,900	5	680,879	17	537,473	268	285,873	658	365,503	948
Haringey	1,028,416	6	433,305	73	277,960	405	182,032	511	244,617	995
Harrow	491,781	56	275,379	308	239,218	219	182,180	347	245,120	930
Havering	330,061	96	214,234	415	187,260	421	134,590	274	195,943	1,206
Hillingdon	386,247	109	229,592	496	200,632	353	151,370	432	210,211	1,390
Hounslow	440,100	15	254,452	258	235,772	326	202,472	471	228,482	1,070
Islington	1,212,000	5	507,664	21	498,168	158	251,824	556	318,170	740
Kensington and Chelsea	—	—	2,594,000	5	1,467,096	191	505,644	826	695,545	1,022
Kingston upon Thames	551,919	80	286,488	209	236,333	190	196,066	463	254,471	942
Lambeth	398,416	6	347,264	92	309,818	309	207,162	889	242,469	1,296
Lewisham	396,650	3	266,088	137	217,968	499	152,947	741	188,220	1,380
Merton	921,803	41	378,960	101	249,917	503	178,592	410	260,663	1,055
Newham	303,333	3	243,072	41	190,121	711	163,046	412	182,714	1,167
Redbridge	474,938	35	274,328	209	226,542	675	168,341	397	223,180	1,316
Richmond upon Thames	877,804	54	461,297	196	373,072	363	252,454	468	362,062	1,081
Southwark	839,158	6	396,374	42	270,964	280	212,791	853	236,294	1,181
Sutton	400,847	64	253,040	241	198,352	309	144,750	474	199,025	1,088
Tower Hamlets	660,333	3	242,000	5	278,195	146	229,218	956	236,883	1,110
Waltham Forest	435,500	5	251,240	118	205,192	641	142,431	431	188,067	1,195
Wandsworth	1,218,898	25	511,778	99	385,732	543	284,920	1,286	336,405	1,953
Greater London	514,621	1,337	289,261	5,877	272,396	12,226	227,250	19,358	260,773	38,798

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

Table 10 - Average price for all property types by region

January - March 2004 (updated on 31 July 2004)



Price Sales

		Detached		Semi Detached		Terraced		Flat/Maisonette		All	
	North	£190,357	2,748	£106,019	4,081	£70,706	6,603	£85,191	1,981	£103,250	15,413
	North West	£221,433	5,238	£116,296	11,006	£69,093	15,138	£117,308	3,728	£111,737	35,110
	Yorks & Humberside	£196,703	5,311	£107,843	8,618	£76,067	10,538	£118,835	2,430	£113,933	26,897
	Wales	£175,102	3,914	£105,897	3,880	£82,384	5,167	£108,788	1,015	£116,792	13,976
	West Midlands	£230,658	5,577	£125,534	8,605	£98,679	8,067	£109,525	2,904	£138,381	25,153
	East Midlands	£196,037	7,308	£113,611	7,992	£92,511	6,751	£103,030	1,425	£132,560	23,476
	East Anglia	£211,352	4,514	£137,558	3,430	£116,384	3,506	£99,897	985	£155,393	12,435
	South West	£266,052	8,188	£160,563	6,921	£139,307	9,008	£133,294	4,961	£179,030	29,078
	South East	£336,759	15,596	£193,582	17,850	£160,533	19,336	£134,030	13,844	£205,132	66,626
	Greater London	£514,621	1,337	£289,261	5,877	£272,396	12,226	£227,250	19,358	£260,773	38,798

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

Contact Details

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

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

tel: 0151 473 6248

tel: 0151 473 6137

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: 0151 473 6248

e-mail: 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

Press Office
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