

Land Registry

Residential Property Price Report

January - March 2004

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

Property Type		Average Price of Property		% Difference
		Jan-Mar 2003	Jan-Mar 2004	
Detached	Old	£234,076	£257,643	+10.07
	New	£208,639	£233,090	+11.72
	All	£230,916	£255,191	+10.51
Semi-Detached	Old	£130,749	£150,344	+14.99
	New	£141,187	£156,588	+10.91
	All	£131,142	£150,450	+14.72
Terraced	Old	£107,102	£126,328	+17.95
	New	£148,563	£167,473	+12.73
	All	£108,563	£127,760	+17.68
Flat/Maisonette	Old	£138,041	£155,648	+12.75
	New	£171,834	£187,393	+9.05
	All	£142,023	£160,152	+12.76
All	Old	£143,611	£164,519	+14.56
	New	£176,914	£193,379	+9.31
	All	£145,897	£166,404	+14.06

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

January - March 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 objectives are:

- 1) To maintain and develop a stable and effective land registration system throughout England and Wales as the cornerstone for the creation and free movement of interests in land.
- 2) On behalf of the Crown to guarantee title to registered estates and interests in land for the whole of England and Wales.
- 3) To provide ready access to up to date and guaranteed land information, so enabling confident dealings in property and security of title.
- 4) To provide a Land Charges and Agricultural Credits Service.

As part of its objective to facilitate commerce, 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 May 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
May 2004
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Table 1 - Average price of residential property sales completed

January - March 2003 (as at 30.04.03) January - March 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	278,201	341,047	190,508	203,292	161,281	190,678	153,568	167,210	187,298	221,974
Bedfordshire	243,681	264,833	147,865	160,486	120,570	133,572	85,188	96,284	155,583	170,112
Blackburn with Darwen	126,111	154,745	63,970	88,578	37,211	49,529	37,871	60,092	54,352	74,408
Blackpool	149,275	174,448	80,934	104,883	58,699	75,898	44,126	66,216	74,216	92,917
Blaenau Gwent	97,928	128,623	46,574	61,002	31,974	47,520	22,332	—	38,599	58,328
Bournemouth	247,928	247,416	156,351	178,787	142,978	158,860	139,586	148,858	173,720	181,785
Bracknell Forest	329,409	357,602	188,832	194,858	156,048	162,402	126,547	143,528	208,060	209,101
Bridgend	125,244	158,920	72,512	96,613	53,576	67,775	39,358	69,106	77,538	103,313
Brighton and Hove	323,959	342,337	204,370	219,454	211,667	223,948	137,290	146,491	181,924	189,896
Buckinghamshire	437,862	435,132	201,148	207,245	161,787	176,708	137,029	143,471	248,193	264,712
Caerphilly	136,357	158,914	68,409	87,303	55,672	66,979	53,541	60,873	74,320	91,049
Cambridgeshire	209,214	228,808	138,294	151,964	129,258	145,092	100,678	119,537	157,940	175,118
Cardiff	200,457	218,618	119,899	148,783	111,390	129,769	107,502	122,689	126,821	145,891
Carmarthenshire	123,133	147,873	62,464	81,271	49,872	64,807	46,149	84,666	77,114	104,316
Ceredigion	136,232	163,840	80,425	104,667	82,089	101,311	60,074	78,000	105,698	136,687
Cheshire	218,918	264,613	111,394	133,547	88,995	110,701	99,559	131,518	135,527	164,228
City of Bristol	239,715	300,042	147,314	165,166	132,011	143,624	162,863	154,900	149,646	160,500
City of Derby	166,438	190,389	83,523	101,239	59,952	80,003	86,388	92,509	89,803	113,993
City of Kingston Upon Hull	102,259	127,878	66,246	77,419	39,110	45,702	52,923	78,683	50,142	58,444
City of Nottingham	163,282	208,743	87,432	106,746	67,910	81,931	128,888	133,114	93,270	114,941
City of Peterborough	167,496	201,015	103,433	120,043	79,586	90,817	68,079	74,472	107,075	126,432
City of Plymouth	208,619	226,692	103,300	125,302	90,739	110,134	72,100	85,252	101,333	118,964
Conwy	137,590	176,675	94,070	118,548	77,096	90,947	69,263	99,032	101,454	131,911
Cornwall	204,189	240,187	126,426	148,340	118,394	145,966	101,781	120,784	149,413	179,653
Cumbria	165,144	201,941	92,591	114,014	59,974	74,933	88,978	101,173	96,799	117,125
Darlington	144,424	183,712	82,446	105,316	51,113	65,957	67,891	94,357	76,049	104,204
Denbighshire	113,735	152,682	74,040	94,345	54,922	74,914	42,928	55,550	85,789	114,620
Derbyshire	163,215	192,735	85,883	104,883	67,770	84,591	83,791	106,877	102,701	125,287
Devon	248,428	266,748	149,059	169,903	126,650	145,241	111,638	139,906	169,003	190,528
Dorset	263,855	282,709	168,454	185,511	139,256	155,122	118,966	134,603	189,732	208,569
Durham	135,151	170,469	70,896	87,267	43,877	57,073	62,892	85,540	71,126	88,034
East Riding of Yorkshire	166,278	194,025	87,142	113,014	63,995	84,813	54,846	89,660	103,440	134,119
East Sussex	256,985	292,722	167,649	177,318	139,219	154,780	94,799	111,461	163,285	187,514
Essex	266,473	281,336	166,998	178,591	135,895	149,688	110,327	120,545	177,818	189,384
Flintshire	145,066	167,753	77,641	97,267	60,712	81,718	56,100	58,350	99,514	116,829
Gloucestershire	249,345	277,095	140,901	160,604	118,028	141,068	102,059	120,021	157,757	182,062
Greater London	487,400	515,266	271,536	289,781	244,454	274,611	205,609	226,954	240,126	262,685

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

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

January - March 2003 (as at 30.04.03) January - March 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	188,313	219,326	92,406	115,028	53,885	69,752	105,317	120,518	87,427	106,831
Gwynedd	134,769	168,099	84,227	109,833	60,719	86,097	59,663	90,659	88,397	114,257
Halton	156,815	197,387	84,080	99,491	49,757	65,875	46,024	64,583	83,606	101,679
Hampshire	304,276	320,033	177,703	190,251	145,473	154,721	118,413	134,663	195,392	211,799
Hartlepool	126,769	157,152	61,034	87,014	34,412	39,709	40,272	55,437	55,056	71,749
Herefordshire	211,243	241,934	119,817	149,198	99,048	119,938	71,949	88,013	147,676	172,507
Hertfordshire	413,207	430,582	225,367	238,981	177,430	189,422	137,616	143,242	219,898	234,518
Isle of Anglesey	124,238	159,086	71,260	95,315	53,435	75,095	60,487	—	89,269	120,805
Isle of Wight	202,706	225,450	126,750	152,988	106,211	133,354	86,764	100,348	138,110	161,591
Kent	273,228	301,257	159,437	177,413	125,362	140,676	99,388	116,697	164,668	183,231
Lancashire	163,683	203,233	89,130	112,256	47,933	62,253	72,949	95,881	83,235	103,088
Leicester	169,795	210,769	94,646	117,472	79,318	100,515	69,099	91,879	90,963	116,523
Leicestershire	195,110	222,750	108,770	129,637	88,398	103,299	70,969	101,318	132,416	151,601
Lincolnshire	148,841	166,547	86,881	104,808	73,840	88,622	70,323	79,171	109,316	128,431
Luton	206,320	222,749	134,970	144,771	109,224	120,236	83,856	87,129	123,234	136,282
Medway Towns	231,924	255,385	132,956	155,029	106,502	122,140	86,622	101,409	123,455	144,455
Merseyside	181,070	219,337	89,067	115,690	45,726	62,682	88,695	106,174	81,793	103,867
Merthyr Tydfil	109,660	120,200	55,001	73,695	33,994	42,383	—	—	44,130	57,191
Middlesbrough	140,371	174,302	71,476	95,113	32,162	45,462	77,040	77,154	59,088	76,302
Milton Keynes	232,085	248,394	131,394	145,407	110,947	125,755	78,405	83,479	141,314	159,033
Monmouthshire	197,311	219,289	124,898	136,712	101,810	124,611	73,718	99,765	147,018	164,776
Neath Port Talbot	107,583	127,238	54,787	74,154	39,219	54,078	30,755	32,874	57,681	75,686
Newport	158,617	200,379	93,686	119,912	69,097	87,953	59,301	77,681	94,404	120,006
Norfolk	178,888	192,632	112,055	129,053	93,550	105,554	81,091	86,370	130,211	144,851
North East Lincolnshire	124,724	152,028	71,320	85,957	39,832	53,183	40,556	64,269	61,176	81,848
North Lincolnshire	120,340	156,732	60,942	80,998	43,434	58,279	28,521	31,903	77,611	97,696
North Somerset	228,167	253,756	148,658	153,171	121,566	138,705	102,527	117,566	152,021	173,276
North Yorkshire	223,738	245,474	125,239	144,496	102,821	129,771	98,108	122,977	144,476	167,180
Northamptonshire	203,495	218,653	109,779	125,513	91,216	103,764	74,739	94,348	125,914	142,725
Northumberland	180,172	225,732	90,521	106,026	60,356	82,883	50,973	64,902	98,852	121,422
Nottinghamshire	168,258	191,624	88,380	105,775	64,536	80,515	73,296	97,418	106,845	129,035
Oxfordshire	340,354	355,472	191,555	204,547	167,500	187,729	144,043	154,678	218,916	233,359
Pembrokeshire	152,138	165,848	81,208	95,981	81,360	103,665	65,143	83,651	110,466	128,874
Poole	280,477	309,681	158,145	176,849	145,533	168,526	168,064	186,827	202,876	227,996
Portsmouth	273,535	324,625	149,633	179,728	129,660	140,461	119,498	118,275	134,766	141,275
Powys	153,856	190,630	85,377	107,533	77,124	88,314	49,208	—	110,788	140,987
Reading	360,353	351,037	189,819	189,317	152,466	157,278	142,173	147,909	180,858	178,672

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

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

January - March 2003 (as at 30.04.03) January - March 2004

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	136,915	164,618	63,684	88,446	42,501	53,681	49,611	60,053	67,431	83,516
Rhondda Cynon Taff	129,596	151,331	63,941	81,408	38,730	51,867	37,225	46,345	57,210	73,579
Rutland	251,461	263,227	135,495	154,475	106,802	120,990	83,421	107,375	177,817	197,335
Shropshire	202,185	227,860	113,170	133,620	96,087	116,118	71,527	98,047	141,797	164,852
Slough	267,531	334,186	177,275	186,228	153,389	161,207	114,024	119,017	153,157	166,791
Somerset	224,295	259,695	135,914	151,004	113,319	128,519	83,745	107,857	145,703	170,752
South Gloucestershire	233,805	247,217	144,861	151,964	119,287	129,836	101,995	104,747	151,622	162,200
South Yorkshire	149,959	170,571	72,386	92,749	49,433	67,799	83,065	101,859	80,427	100,481
Southampton	208,971	215,782	144,547	158,949	128,800	142,750	111,416	122,090	136,768	149,963
Southend-on-sea	270,683	269,914	160,040	178,125	124,464	142,178	87,787	105,416	136,936	153,343
Staffordshire	183,651	210,639	94,529	115,262	68,901	90,148	71,643	94,137	114,867	136,181
Stockton-on-tees	146,586	165,252	73,300	92,718	46,035	56,615	67,134	71,852	83,166	101,777
Stoke-on-trent	120,302	134,166	59,211	73,707	34,062	47,509	48,295	50,573	52,574	68,721
Suffolk	205,938	227,359	120,930	135,993	99,631	115,654	80,867	101,511	137,641	158,783
Surrey	452,455	457,422	227,864	237,632	199,714	206,916	157,433	174,646	267,215	279,516
Swansea	134,352	172,196	76,631	94,124	58,322	85,961	82,663	124,835	82,637	111,354
Swindon	228,382	227,425	139,487	140,514	116,477	122,173	128,564	99,583	143,850	147,165
The Vale of Glamorgan	183,740	225,364	107,792	138,827	82,319	110,993	101,310	118,089	118,511	152,005
Thurrock	252,937	278,445	158,112	177,366	126,826	139,652	94,925	110,046	138,908	154,241
Torbay	206,561	260,052	135,131	157,474	110,216	134,132	85,364	108,892	128,621	161,689
Torfaen	133,619	146,232	77,266	93,438	52,555	70,370	45,963	58,555	72,059	89,649
Tyne and Wear	178,341	198,897	90,648	117,684	70,108	91,101	59,859	82,755	82,860	105,558
Warrington	226,897	235,667	106,212	121,337	76,941	91,866	75,547	87,137	124,234	136,338
Warwickshire	247,407	277,198	122,033	145,081	109,370	121,168	103,499	114,177	151,426	170,644
West Berkshire	325,079	342,754	195,108	206,917	163,441	162,569	121,765	139,140	222,930	230,049
West Midlands	207,839	228,528	105,296	124,158	82,183	98,896	91,122	108,287	108,610	126,208
West Sussex	305,002	328,838	182,239	199,073	152,578	163,494	116,416	129,067	189,716	207,866
West Yorkshire	175,220	205,182	89,323	110,955	59,523	74,681	93,038	123,567	88,838	110,883
Wiltshire	262,904	281,070	145,546	159,044	131,038	139,849	105,588	110,119	178,635	191,185
Windsor and Maidenhead	447,367	463,425	264,033	262,943	220,089	252,277	191,027	208,669	290,339	309,172
Wokingham	342,025	336,648	207,162	211,487	173,081	175,087	177,365	168,473	245,160	241,338
Worcestershire	223,052	250,658	129,074	149,133	106,972	120,898	92,124	105,858	150,669	167,473
Wrekin	162,443	188,460	85,321	105,966	70,447	83,040	38,685	73,264	94,638	125,598
Wrexham	152,225	185,010	77,490	93,278	62,300	79,491	—	52,642	96,571	121,422
York	213,211	224,872	132,072	140,225	125,326	138,207	109,323	131,333	141,571	153,312
England & Wales	230,916	255,191	131,142	150,450	108,563	127,760	142,023	160,152	145,897	166,404

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

Table 2 - Average price of residential property sales completed

January - March 2003 (as at 30.04.03) January - March 2004

Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	164,333	—	160,679	177,583	145,372	162,755	96,856	116,487	138,468	154,382
Barnet	787,813	700,848	335,346	354,598	251,606	261,680	192,397	203,459	272,364	289,032
Bexley	297,765	319,928	196,502	211,413	153,476	166,529	112,102	122,725	167,591	180,269
Brent	441,484	442,891	279,173	313,422	264,153	282,916	166,067	181,760	224,652	241,834
Bromley	421,814	465,216	247,017	257,616	201,213	215,342	152,399	174,063	233,066	248,108
Camden	1,380,111	1,307,156	667,664	778,409	588,625	655,939	286,369	311,774	366,844	379,748
City of London	—	—	—	—	—	—	344,634	315,614	344,634	315,614
City of Westminster	934,000	—	1,253,000	2,513,000	713,172	849,384	387,607	404,694	424,953	452,987
Croydon	386,422	388,004	226,619	242,076	178,977	191,055	131,261	141,306	187,462	202,403
Ealing	633,156	637,141	283,708	316,568	236,432	260,507	166,751	184,371	228,710	255,585
Enfield	476,372	475,072	274,870	280,976	196,880	208,120	143,320	148,919	199,516	205,970
Greenwich	343,621	349,191	219,247	220,201	168,903	198,857	153,528	162,209	177,207	187,206
Hackney	415,500	359,999	451,250	456,090	275,424	300,705	174,047	195,259	207,950	228,838
Hammersmith and Fulham	—	554,900	633,851	626,181	461,231	530,168	262,388	283,235	327,730	361,840
Haringey	1,002,000	999,583	436,406	442,981	247,515	283,178	176,973	182,449	224,897	251,021
Harrow	496,030	513,523	265,446	277,416	228,961	236,846	165,557	183,176	228,473	246,543
Havering	317,734	328,947	209,868	214,222	164,935	187,271	114,829	133,046	181,253	197,468
Hillingdon	401,751	384,017	223,767	229,788	182,320	201,549	140,667	150,886	204,857	211,916
Hounslow	492,638	470,681	246,140	252,253	226,666	237,708	187,484	188,509	224,254	224,505
Islington	—	977,785	515,528	538,108	442,553	510,071	231,082	249,889	281,812	320,453
Kensington and Chelsea	2,613,333	—	2,290,000	3,020,000	1,299,092	1,513,542	470,748	512,871	645,261	734,756
Kingston upon Thames	456,249	529,799	265,297	283,727	213,673	236,126	178,238	193,903	234,447	254,409
Lambeth	384,164	357,642	319,027	344,649	300,367	307,759	196,086	208,604	231,790	244,865
Lewisham	324,925	—	268,951	272,013	190,162	218,198	137,196	153,253	175,576	188,885
Merton	870,975	943,763	340,718	359,542	232,923	249,048	181,040	187,557	242,830	263,330
Newham	299,142	—	197,058	228,841	171,186	189,116	140,586	161,349	162,638	181,923
Redbridge	380,185	429,630	259,103	273,144	216,805	225,964	145,019	169,391	206,216	221,522
Richmond upon Thames	871,676	890,943	377,850	466,925	379,511	374,891	225,453	252,871	346,083	364,966
Southwark	684,062	714,368	441,249	398,562	242,790	268,239	204,600	210,117	231,796	236,396
Sutton	389,573	406,373	240,667	251,901	186,173	198,464	138,102	143,264	193,948	199,529
Tower Hamlets	—	660,333	255,000	253,750	269,751	272,038	220,671	243,720	227,689	249,281
Waltham Forest	402,200	—	232,517	251,039	189,262	205,337	132,486	141,083	172,311	188,121
Wandsworth	1,093,785	1,165,014	497,190	506,156	350,777	389,908	223,222	282,912	283,119	338,826
Greater London	487,400	515,266	271,536	289,781	244,454	274,611	205,609	226,954	240,126	262,685

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

January - March 2003 (as at 30.04.03) January - March 2004

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	115	165	123	176	264	255	118	153	620	749
Bedfordshire	474	465	509	589	610	634	234	206	1,827	1,894
Blackburn with Darwen	76	104	136	171	381	420	14	23	607	718
Blackpool	85	66	319	375	431	481	61	63	896	985
Blaenau Gwent	14	23	29	38	148	159	5	—	196	220
Bournemouth	306	337	114	162	78	89	537	595	1,035	1,183
Bracknell Forest	124	140	111	130	137	223	71	130	443	623
Bridgend	147	127	242	228	218	149	15	7	622	511
Brighton and Hove	108	117	207	223	365	398	691	875	1,371	1,613
Buckinghamshire	461	584	519	634	391	378	263	246	1,634	1,842
Caerphilly	103	118	179	189	277	287	8	13	567	607
Cambridgeshire	864	997	669	809	679	735	204	229	2,416	2,770
Cardiff	213	227	278	401	585	621	245	330	1,321	1,579
Carmarthenshire	188	259	215	169	194	181	7	12	604	621
Ceredigion	102	141	52	57	55	50	11	4	220	252
Cheshire	864	879	988	1,143	852	832	238	264	2,942	3,118
City of Bristol	89	104	371	428	733	821	437	474	1,630	1,827
City of Derby	187	240	310	421	408	341	60	64	965	1,066
City of Kingston Upon Hull	85	84	235	257	758	977	53	86	1,131	1,404
City of Nottingham	135	163	331	372	458	476	115	191	1,039	1,202
City of Peterborough	222	228	218	245	347	327	79	73	866	873
City of Plymouth	105	111	273	306	587	608	191	253	1,156	1,278
Conwy	159	199	165	183	96	108	68	62	488	552
Cornwall	808	1,006	472	527	730	867	226	258	2,236	2,658
Cumbria	518	514	573	625	870	918	122	183	2,083	2,240
Darlington	89	123	172	184	279	251	28	39	568	597
Denbighshire	183	195	132	140	96	108	14	5	425	448
Derbyshire	850	981	1,053	1,202	913	973	97	111	2,913	3,267
Devon	1,032	1,135	641	746	1,070	1,158	416	369	3,159	3,408
Dorset	695	863	399	409	429	510	302	369	1,825	2,151
Durham	417	428	545	545	951	1,120	80	75	1,993	2,168
East Riding of Yorkshire	442	565	502	526	408	400	72	68	1,424	1,559
East Sussex	683	873	532	698	684	746	728	793	2,627	3,110
Essex	1,755	1,887	1,666	2,058	1,438	1,779	1,145	1,172	6,004	6,896
Flintshire	187	169	197	218	104	112	4	7	492	506
Gloucestershire	637	747	768	843	673	729	335	371	2,413	2,690
Greater London	1,168	1,169	4,489	5,136	9,159	10,485	13,601	15,658	28,417	32,448

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

January - March 2003 (as at 30.04.03) January - March 2004

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	1,290	1,331	3,516	3,724	4,994	5,324	1,110	1,253	10,910	11,632
Gwynedd	111	110	69	81	160	180	15	21	355	392
Halton	102	89	154	186	205	211	16	15	477	501
Hampshire	1,477	1,848	1,225	1,461	1,483	1,677	846	944	5,031	5,930
Hartlepool	55	104	103	86	213	308	11	20	382	518
Herefordshire	256	271	186	181	144	178	54	62	640	692
Hertfordshire	754	922	970	1,224	1,387	1,881	1,120	1,111	4,231	5,138
Isle of Anglesey	110	102	52	42	78	62	4	—	244	206
Isle of Wight	227	284	205	214	142	191	152	178	726	867
Kent	1,397	1,567	1,717	2,137	1,984	2,420	991	1,045	6,089	7,169
Lancashire	1,031	1,049	1,477	1,561	2,507	2,853	306	397	5,321	5,860
Leicester	90	106	383	413	552	510	95	90	1,120	1,119
Leicestershire	863	884	976	1,063	596	673	78	140	2,513	2,760
Lincolnshire	1,454	1,662	913	1,012	936	846	97	117	3,400	3,637
Luton	95	86	379	389	344	320	191	114	1,009	909
Medway Towns	123	147	333	333	639	632	154	133	1,249	1,245
Merseyside	529	604	1,653	1,885	1,908	2,269	619	615	4,709	5,373
Merthyr Tydfil	15	22	28	47	127	146	—	—	170	215
Middlesbrough	57	67	173	157	259	309	11	12	500	545
Milton Keynes	295	340	406	412	397	406	170	149	1,268	1,307
Monmouthshire	96	123	63	89	63	74	8	19	230	305
Neath Port Talbot	100	106	186	184	228	224	9	8	523	522
Newport	115	115	120	160	244	243	32	34	511	552
Norfolk	1,315	1,539	892	1,024	976	1,031	245	288	3,428	3,882
North East Lincolnshire	125	169	203	246	430	430	40	31	798	876
North Lincolnshire	250	223	290	332	151	180	14	8	705	743
North Somerset	251	338	272	301	266	275	204	209	993	1,123
North Yorkshire	697	717	649	818	726	656	270	295	2,342	2,486
Northamptonshire	884	1,065	1,021	1,205	1,133	1,198	250	278	3,288	3,746
Northumberland	332	298	326	317	484	501	118	122	1,260	1,238
Nottinghamshire	987	1,132	1,145	1,269	837	760	121	141	3,090	3,302
Oxfordshire	603	690	782	867	561	668	307	366	2,253	2,591
Pembrokeshire	165	216	79	103	107	125	32	32	383	476
Poole	266	317	149	153	112	110	217	280	744	860
Portsmouth	41	16	79	93	546	566	267	263	933	938
Powys	122	176	73	99	90	103	6	—	291	378
Reading	65	59	195	204	264	272	153	212	677	747

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

January - March 2003 (as at 30.04.03) January - March 2004

Sales by Property Type (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Redcar and Cleveland	91	84	198	177	206	234	25	30	520	525
Rhondda Cynon Taff	139	165	178	196	592	644	16	14	925	1,019
Rutland	59	70	30	44	34	31	7	4	130	149
Shropshire	439	485	323	343	247	277	85	95	1,094	1,200
Slough	35	40	123	156	151	185	179	182	488	563
Somerset	583	730	562	705	694	822	288	259	2,127	2,516
South Gloucestershire	221	267	290	375	366	423	88	90	965	1,155
South Yorkshire	925	1,028	1,677	1,840	1,662	1,782	257	301	4,521	4,951
Southampton	127	138	230	285	284	258	343	351	984	1,032
Southend-on-sea	100	117	239	300	191	282	336	374	866	1,073
Staffordshire	915	942	1,081	1,188	764	845	135	152	2,895	3,127
Stockton-on-tees	190	226	262	278	248	242	16	30	716	776
Stoke-on-trent	135	168	353	399	617	601	15	13	1,120	1,181
Suffolk	886	1,143	824	1,007	922	952	206	251	2,838	3,353
Surrey	1,223	1,439	1,348	1,446	809	989	1,083	1,179	4,463	5,053
Swansea	181	198	243	243	325	335	48	48	797	824
Swindon	167	221	210	260	432	473	90	88	899	1,042
The Vale of Glamorgan	147	188	112	175	208	199	50	98	517	660
Thurrock	90	91	180	213	280	352	235	251	785	907
Torbay	141	197	152	194	209	252	188	220	690	863
Torfaen	36	47	79	64	120	136	11	9	246	256
Tyne and Wear	359	377	1,054	1,067	1,575	1,654	974	1,062	3,962	4,160
Warrington	170	172	299	331	217	236	37	33	723	772
Warwickshire	615	639	775	829	634	642	200	268	2,224	2,378
West Berkshire	201	218	192	189	121	139	79	119	593	665
West Midlands	1,161	1,223	2,908	3,423	3,241	3,410	1,139	1,394	8,449	9,450
West Sussex	877	1,116	833	1,069	954	1,133	811	956	3,475	4,274
West Yorkshire	1,324	1,537	2,742	3,125	4,017	4,307	491	848	8,574	9,817
Wiltshire	598	722	491	540	501	615	141	197	1,731	2,074
Windsor and Maidenhead	151	161	159	135	114	106	116	125	540	527
Wokingham	235	241	194	202	143	171	75	77	647	691
Worcestershire	698	693	600	727	581	630	208	243	2,087	2,293
Wrekin	169	274	188	243	244	225	68	55	669	797
Wrexham	103	156	128	167	96	113	—	7	327	443
York	133	166	226	319	240	318	108	132	707	935
England & Wales	45,059	51,106	59,659	67,889	75,168	82,531	37,376	42,388	217,262	243,914

Table 4 - Volume of sales included in property price data

January - March 2003 (as at 30.04.03) January - March 2004

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	3	—	63	58	425	577	106	163	597	798
Barnet	55	79	336	400	251	243	554	609	1,196	1,331
Bexley	60	65	346	400	291	357	247	289	944	1,111
Brent	38	23	169	213	187	186	424	458	818	880
Bromley	213	212	339	373	309	426	435	481	1,296	1,492
Camden	18	12	25	22	70	83	513	630	626	747
City of London	—	—	—	—	—	—	69	56	69	56
City of Westminster	5	—	5	3	92	101	889	957	991	1,061
Croydon	120	140	300	318	542	548	552	530	1,514	1,536
Ealing	26	43	211	266	393	475	406	491	1,036	1,275
Enfield	55	44	196	221	507	528	510	518	1,268	1,311
Greenwich	16	13	166	126	394	385	269	430	845	954
Hackney	6	3	4	11	147	170	358	450	515	634
Hammersmith and Fulham	—	5	5	19	199	225	430	558	634	807
Haringey	5	6	32	65	296	353	362	413	695	837
Harrow	46	43	228	278	180	187	331	288	785	796
Havering	85	87	279	358	325	358	215	214	904	1,017
Hillingdon	94	97	367	425	269	312	302	345	1,032	1,179
Hounslow	18	11	238	225	228	279	288	351	772	866
Islington	—	7	28	18	89	127	411	462	528	614
Kensington and Chelsea	3	—	6	6	112	173	510	669	631	848
Kingston upon Thames	58	77	194	187	166	169	274	390	692	823
Lambeth	13	7	57	86	249	269	673	725	992	1,087
Lewisham	21	—	111	117	419	417	511	616	1,062	1,150
Merton	20	34	97	91	318	429	306	340	741	894
Newham	7	—	23	38	585	593	306	294	921	925
Redbridge	39	28	160	169	502	550	336	326	1,037	1,073
Richmond upon Thames	47	45	135	181	255	330	311	405	748	961
Southwark	13	8	46	36	177	233	642	650	878	927
Sutton	65	53	173	227	240	271	339	401	817	952
Tower Hamlets	—	3	4	4	90	130	555	757	649	894
Waltham Forest	5	—	88	104	503	527	376	332	972	963
Wandsworth	14	24	58	91	349	474	791	1,060	1,212	1,649
Greater London	1,168	1,169	4,489	5,136	9,159	10,485	13,601	15,658	28,417	32,448

Table 5 - Percentage of Mortgaged Properties by Region

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

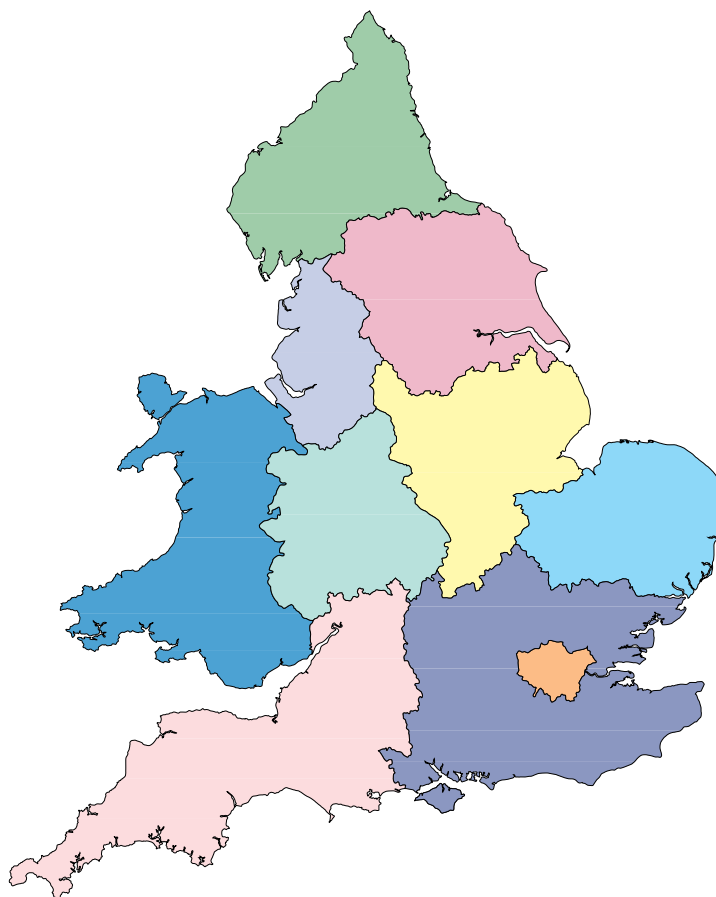
	% Detached				% Semi-Detached				% Terraced				% Flat/Maisonette				% All Properties			
North	75.5	77.9	73.4	73.8	79.9	82.0	79.3	78.3	70.4	72.7	71.5	69.5	65.4	66.8	66.2	66.0	73.4	75.6	73.4	72.3
North West	77.4	77.1	75.9	75.9	80.7	81.6	79.2	78.6	68.3	71.7	69.8	68.1	66.5	65.6	62.5	61.4	73.5	75.2	73.2	72.1
Yorks & Humberside	74.0	75.5	74.5	73.5	80.1	81.2	78.6	77.6	73.3	75.3	74.8	72.1	63.4	64.3	64.9	64.0	74.9	76.4	75.2	73.4
Wales	67.4	67.9	66.0	65.8	75.4	76.8	75.8	73.5	72.4	74.5	72.8	71.5	64.1	67.0	60.1	64.2	71.4	72.8	70.9	69.9
West Midlands	75.4	75.5	74.3	72.6	81.2	81.3	79.8	78.9	77.3	78.3	76.9	76.0	71.3	71.8	66.9	69.0	77.5	77.9	76.2	75.4
East Midlands	74.3	75.8	73.3	72.2	81.1	82.1	80.3	77.9	77.8	79.8	77.8	75.4	69.2	67.7	67.0	68.0	77.3	78.6	76.5	74.7
East Anglia	65.2	67.7	66.0	64.6	74.1	77.5	75.8	73.7	76.6	76.7	76.4	75.1	63.5	67.2	61.6	61.2	70.9	72.9	71.3	69.7
South West	65.8	66.7	66.7	65.9	76.9	77.9	76.8	75.7	78.4	78.1	76.7	76.7	65.5	64.4	63.2	64.1	72.4	72.6	71.6	71.2
South East	74.9	75.0	74.4	73.1	81.4	82.0	80.5	79.2	83.1	83.4	82.2	80.7	72.1	72.8	69.8	68.3	78.3	78.9	77.4	75.9
Greater London	80.8	77.8	78.0	76.0	85.1	85.5	84.7	82.4	84.4	84.8	83.6	81.5	81.8	81.0	79.2	77.0	83.1	82.8	81.5	79.2
England & Wales	72.9	73.5	72.2	71.3	80.3	81.2	79.4	78.1	76.8	78.0	76.9	75.2	73.5	73.1	71.1	69.8	76.3	77.1	75.6	74.2

Note:

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

Table 6 - Average price for all property types by region

January - March 2003 (as at 30.04.03) January - March 2004

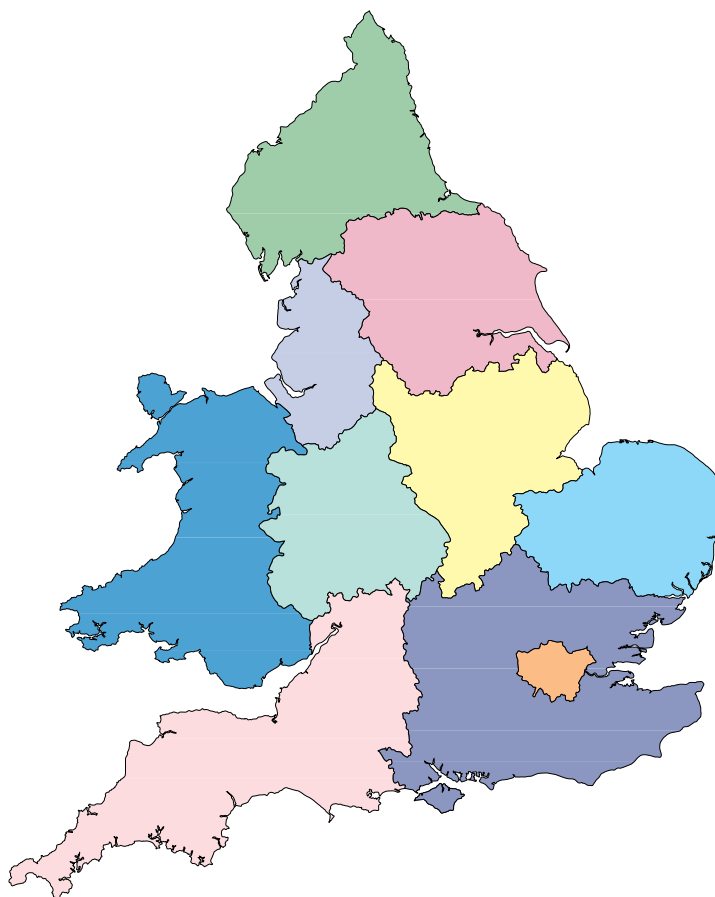


	Detached		Semi Detached		Terraced		Flat/Maisonette		Average Price	
North	£158,388	£189,466	£82,617	£105,129	£55,778	£71,160	£61,885	£82,902	£82,161	£102,330
North West	£186,509	£222,612	£92,841	£115,984	£53,824	£69,395	£93,534	£112,088	£90,644	£111,124
Yorks & Humberside	£171,532	£197,161	£87,202	£108,227	£60,227	£75,523	£87,433	£115,416	£92,629	£113,320
Wales	£144,482	£173,981	£80,642	£104,763	£63,531	£81,502	£82,847	£106,741	£90,585	£115,179
West Midlands	£205,952	£229,819	£105,424	£125,271	£81,379	£98,137	£87,522	£105,628	£118,533	£137,644
East Midlands	£172,948	£195,630	£94,830	£113,277	£75,680	£91,872	£81,730	£101,514	£111,405	£132,113
East Anglia	£193,381	£212,512	£120,886	£136,611	£102,102	£116,673	£85,072	£98,887	£137,338	£155,374
South West	£241,680	£266,573	£143,454	£159,924	£122,455	£139,774	£119,261	£132,566	£159,173	£179,412
South East	£315,790	£334,638	£179,564	£192,432	£145,792	£159,451	£119,380	£132,379	£188,792	£204,307
Greater London	£487,400	£515,266	£271,536	£289,781	£244,454	£274,611	£205,609	£226,954	£240,126	£262,685

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

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

January - March 2003 (as at 30.04.04) January - March 2004



	Detached		Semi Detached		Terraced		Flat/Maisonette		All	
North	2,108	2,221	3,406	3,436	5,085	5,537	1,385	1,573	11,984	12,767
North West	4,147	4,294	8,542	9,376	11,495	12,626	2,401	2,663	26,585	28,959
Yorks & Humberside	3,981	4,489	6,524	7,463	8,392	9,050	1,305	1,769	20,202	22,771
Wales	2,736	3,182	2,899	3,273	4,211	4,359	608	730	10,454	11,544
West Midlands	4,388	4,695	6,414	7,333	6,472	6,808	1,904	2,282	19,178	21,118
East Midlands	5,509	6,303	6,162	7,001	5,867	5,808	920	1,136	18,458	20,248
East Anglia	3,287	3,907	2,603	3,085	2,924	3,045	734	841	9,548	10,878
South West	6,014	7,260	5,287	6,125	7,144	8,007	3,778	4,185	22,223	25,577
South East	11,721	13,586	13,333	15,661	14,419	16,806	10,740	11,551	50,213	57,604
Greater London	1,168	1,169	4,489	5,136	9,159	10,485	13,601	15,658	28,417	32,448

Volumes prior to 2001 not available.

Table 7 - Volume of sales by price range

Price range (£)	Jan - Mar 2003 (as at 30.04.03)	Jan - Mar 2004	% Difference
	Sales	Sales	
under 10,000	492	294	-40
10,000 - 20,000	3,776	2,161	-43
20,001 - 30,000	6,627	3,827	-42
30,001 - 40,000	8,395	5,280	-37
40,001 - 50,000	9,313	6,354	-32
50,001 - 60,000	11,754	8,673	-26
60,001 - 70,000	10,331	8,597	-17
70,001 - 80,000	12,485	11,464	-8
80,001 - 90,000	13,628	13,487	-1
90,001 - 100,000	12,355	12,888	4
100,001 - 120,000	20,501	24,418	19
120,001 - 150,000	31,789	40,011	26
150,001 - 200,000	34,424	47,392	38
200,001 - 300,000	26,768	38,455	44
300,001 - 400,000	8,041	11,128	38
400,001 - 500,000	3,300	4,754	44
500,001 - 600,000	1,115	1,586	42
600,001 - 800,000	1,201	1,704	42
800,001 - 1,000,000	443	646	46
1,000,001 - 1,250,000	203	308	52
1,250,001 - 1,500,000	116	183	58
1,500,001 - 1,750,000	66	103	56
1,750,001 - 2,000,000	43	66	53
over 2,000,000	96	135	41
Total	217,262	243,914	12

Table 8 - Average price and volume of sales completed

October - December 2003 (updated on 30 April 2004)

County or Unitary Authority	Price (£)		Sales							
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	311,190	212	202,229	237	191,616	341	171,203	208	215,282	998
Bedfordshire	265,711	768	161,509	864	133,227	958	99,123	367	171,667	2,957
Blackburn with Darwen	155,098	190	86,047	264	48,051	749	64,886	17	73,179	1,220
Blackpool	163,357	106	97,736	513	70,820	643	65,607	114	87,552	1,376
Blaenau Gwent	109,341	39	61,592	71	40,583	223	20,708	6	52,542	339
Bournemouth	241,010	546	177,610	218	153,605	112	142,900	923	177,549	1,799
Bracknell Forest	310,675	196	199,789	171	162,191	281	137,340	117	204,837	765
Bridgend	164,116	250	90,120	418	61,931	286	62,481	19	100,307	973
Brighton and Hove	311,734	176	220,554	341	222,437	550	152,319	1,186	192,217	2,253
Buckinghamshire	413,946	1,019	212,638	1,060	173,604	707	148,812	489	257,317	3,275
Caerphilly	145,563	200	83,550	322	61,478	384	59,717	17	87,366	923
Cambridgeshire	231,851	1,538	155,065	1,150	147,331	1,087	126,474	385	178,787	4,160
Cardiff	230,226	372	147,223	602	122,312	881	122,633	533	145,474	2,388
Carmarthenshire	146,115	403	74,538	277	65,809	298	44,293	6	101,025	984
Ceredigion	158,503	226	103,623	75	99,252	97	76,374	12	132,042	410
Cheshire	248,105	1,392	134,403	1,710	107,902	1,238	138,069	454	160,921	4,794
City of Bristol	301,257	147	174,635	527	144,542	1,166	156,362	720	163,060	2,560
City of Derby	193,545	373	100,292	572	76,911	449	86,745	87	115,894	1,481
City of Kingston Upon Hull	120,576	139	76,646	386	46,393	1,232	72,219	91	59,564	1,848
City of Nottingham	186,719	215	102,756	544	79,143	531	126,414	354	111,204	1,644
City of Peterborough	187,629	333	116,522	309	91,576	515	83,065	96	122,603	1,253
City of Plymouth	225,470	147	126,560	453	109,539	802	80,850	360	117,725	1,762
Conwy	170,538	352	105,427	293	90,766	138	87,058	115	126,344	898
Cornwall	232,991	1,390	147,757	797	136,944	1,097	121,870	362	174,428	3,646
Cumbria	189,469	880	107,138	933	71,121	1,396	101,906	292	113,035	3,501
Darlington	175,803	196	103,715	298	68,617	367	102,561	79	104,946	940
Denbighshire	144,553	268	89,504	217	75,349	154	54,195	20	107,512	659
Derbyshire	189,718	1,600	103,925	1,664	83,871	1,408	105,360	162	126,528	4,834
Devon	259,115	1,785	160,388	1,100	140,250	1,880	129,862	657	182,209	5,422
Dorset	280,346	1,355	179,758	605	150,674	697	132,475	452	210,203	3,109
Durham	162,033	753	87,230	928	56,292	1,633	82,979	137	88,743	3,451
East Riding of Yorkshire	179,604	970	109,576	957	81,616	731	73,782	101	125,478	2,759
East Sussex	284,663	1,126	176,798	941	153,198	956	112,758	1,030	184,924	4,053
Essex	280,127	2,725	177,332	2,795	149,468	2,308	120,792	1,662	190,170	9,490
Flintshire	163,499	296	92,999	332	79,272	196	68,785	17	114,124	841
Gloucestershire	274,792	1,186	158,042	1,243	133,601	1,107	117,925	612	178,982	4,148
Greater London	506,079	1,736	285,536	6,972	268,238	14,166	223,996	21,720	258,653	44,594

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

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

October - December 2003 (updated on 30 April 2004)

County or Unitary Authority	Price (£)		Sales							
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	210,719	2,256	114,284	5,555	69,289	7,495	122,135	2,348	108,549	17,654
Gwynedd	156,460	228	104,071	141	79,370	289	81,577	22	110,411	680
Halton	190,482	204	96,318	271	65,375	313	82,741	38	107,224	826
Hampshire	314,963	2,721	188,332	2,214	154,206	2,637	136,568	1,542	207,506	9,114
Hartlepool	183,895	179	81,758	172	39,842	385	65,137	27	83,981	763
Herefordshire	237,086	470	134,416	297	120,001	283	91,971	88	169,952	1,138
Hertfordshire	409,582	1,308	238,331	1,678	189,646	2,437	145,460	1,722	230,693	7,145
Isle of Anglesey	147,239	165	90,493	100	65,825	113	116,583	6	108,025	384
Isle of Wight	218,052	396	146,422	329	121,639	286	103,954	255	154,675	1,266
Kent	295,187	2,333	176,185	2,764	140,648	3,198	116,897	1,436	184,288	9,731
Lancashire	196,723	2,139	108,528	2,789	61,210	4,040	91,751	657	107,121	9,625
Leicester	190,129	151	117,043	598	93,499	758	101,519	171	111,402	1,678
Leicestershire	228,877	1,498	126,548	1,475	103,636	925	97,599	214	157,166	4,112
Lincolnshire	165,811	2,546	103,105	1,415	86,096	1,350	77,936	162	127,335	5,473
Luton	225,008	126	143,992	524	120,426	447	95,513	202	136,202	1,299
Medway Towns	252,864	179	154,280	443	117,623	885	101,981	190	139,706	1,697
Merseyside	204,973	1,116	112,946	3,013	60,807	3,416	109,996	1,197	103,917	8,742
Merthyr Tydfil	121,417	67	61,521	66	42,398	212	36,250	4	61,114	349
Middlesbrough	178,359	150	92,830	302	40,284	438	63,219	33	80,736	923
Milton Keynes	251,584	564	141,917	495	125,328	570	91,137	203	164,891	1,832
Monmouthshire	227,256	245	134,016	178	117,522	110	108,841	50	167,928	583
Neath Port Talbot	128,474	175	67,491	295	50,820	337	38,995	13	73,203	820
Newport	193,796	206	117,225	244	87,635	381	81,640	44	120,578	875
Norfolk	193,812	2,425	127,393	1,465	104,787	1,527	90,305	416	146,443	5,833
North East Lincolnshire	149,554	282	83,684	350	51,849	608	63,148	76	81,905	1,316
North Lincolnshire	154,264	370	81,800	416	54,361	219	38,825	14	101,624	1,019
North Somerset	242,877	438	153,558	455	132,385	373	118,018	333	165,684	1,599
North Yorkshire	246,195	1,146	140,394	1,192	122,289	1,236	111,039	511	160,925	4,085
Northamptonshire	222,213	1,827	126,209	1,734	104,023	1,675	95,388	399	148,559	5,635
Northumberland	223,287	540	108,153	468	80,582	813	65,933	223	122,997	2,044
Nottinghamshire	189,943	1,908	103,043	1,837	78,425	1,138	100,457	270	129,647	5,153
Oxfordshire	339,831	1,103	199,597	1,355	181,896	989	151,792	510	228,101	3,957
Pembrokeshire	159,253	346	94,137	152	88,991	217	98,075	24	123,241	739
Poole	301,963	427	172,532	246	156,263	178	184,368	313	220,707	1,164
Portsmouth	308,223	38	169,711	152	140,800	834	127,300	388	144,708	1,412
Powys	176,036	339	101,250	185	83,369	143	47,636	11	134,002	678
Reading	340,866	114	192,684	250	156,100	374	143,112	292	181,747	1,030

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

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

October - December 2003 (updated on 30 April 2004)

Price (£) Sales (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	164,244	193	89,812	328	54,674	368	84,875	31	91,205	920
Rhondda Cynon Taff	144,474	347	84,575	319	51,209	922	40,082	17	77,887	1,605
Rutland	279,141	144	151,145	58	125,558	41	110,878	7	219,547	250
Shropshire	220,580	723	130,113	535	111,202	372	103,517	128	161,381	1,758
Slough	303,976	71	194,575	218	164,078	282	120,700	248	171,188	819
Somerset	246,771	1,194	148,858	1,073	124,246	1,273	98,240	368	165,989	3,908
South Gloucestershire	243,354	428	150,472	554	128,578	577	99,120	150	161,834	1,709
South Yorkshire	168,548	1,913	90,167	2,797	65,861	2,742	96,736	490	101,060	7,942
Southampton	226,107	154	159,441	347	135,473	381	136,025	525	151,510	1,407
Southend-on-sea	290,783	172	179,871	329	138,852	350	108,252	584	154,014	1,435
Staffordshire	209,693	1,635	113,281	1,813	87,514	1,219	92,018	276	137,630	4,943
Stockton-on-tees	175,252	403	92,457	448	56,853	327	96,414	61	110,185	1,239
Stoke-on-trent	135,337	283	77,562	595	46,322	831	52,634	37	71,530	1,746
Suffolk	224,053	1,790	131,486	1,489	111,998	1,460	101,025	367	156,175	5,106
Surrey	442,461	2,173	242,931	2,208	207,602	1,341	175,623	1,761	278,702	7,483
Swansea	161,021	353	94,802	474	75,980	537	104,388	59	104,523	1,423
Swindon	224,791	352	145,548	349	122,206	711	112,033	192	148,579	1,604
The Vale of Glamorgan	230,488	303	131,906	246	100,220	314	100,522	111	148,782	974
Thurrock	266,288	137	174,058	267	141,256	403	113,337	400	153,451	1,207
Torbay	233,291	268	150,843	372	127,125	376	110,523	308	151,417	1,324
Torfaen	189,582	122	101,783	105	72,244	247	54,566	15	107,319	489
Tyne and Wear	201,954	792	113,194	1,831	90,372	2,599	91,938	1,886	109,099	7,108
Warrington	234,165	358	127,706	544	98,691	411	92,585	82	144,414	1,395
Warwickshire	268,985	1,019	144,885	1,226	122,478	1,001	114,754	437	169,555	3,683
West Berkshire	349,680	351	190,071	315	170,997	185	144,716	153	235,444	1,004
West Midlands	235,913	2,038	123,316	4,766	97,258	5,051	114,854	2,315	128,839	14,170
West Sussex	325,360	1,643	199,791	1,475	167,213	1,656	126,702	1,449	207,256	6,223
West Yorkshire	208,319	2,628	107,559	4,533	75,927	6,217	121,748	1,624	113,637	15,002
Wiltshire	273,900	1,152	163,477	812	137,459	946	112,907	320	190,230	3,230
Windsor and Maidenhead	486,477	270	259,850	256	228,096	201	201,243	214	304,765	941
Wokingham	345,037	408	219,326	308	176,001	229	149,404	132	249,167	1,077
Worcestershire	256,047	1,247	146,072	1,146	117,067	928	110,203	456	170,924	3,777
Wrekin	186,239	368	103,820	324	84,274	383	65,624	77	121,097	1,152
Wrexham	168,811	269	96,839	234	72,843	163	54,325	6	119,449	672
York	225,780	222	141,662	400	132,895	391	125,624	271	150,151	1,284
England & Wales	247,458	82,253	147,041	99,868	123,894	118,828	156,174	63,940	163,739	364,889

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

Table 9 - Average price and volume of sales completed

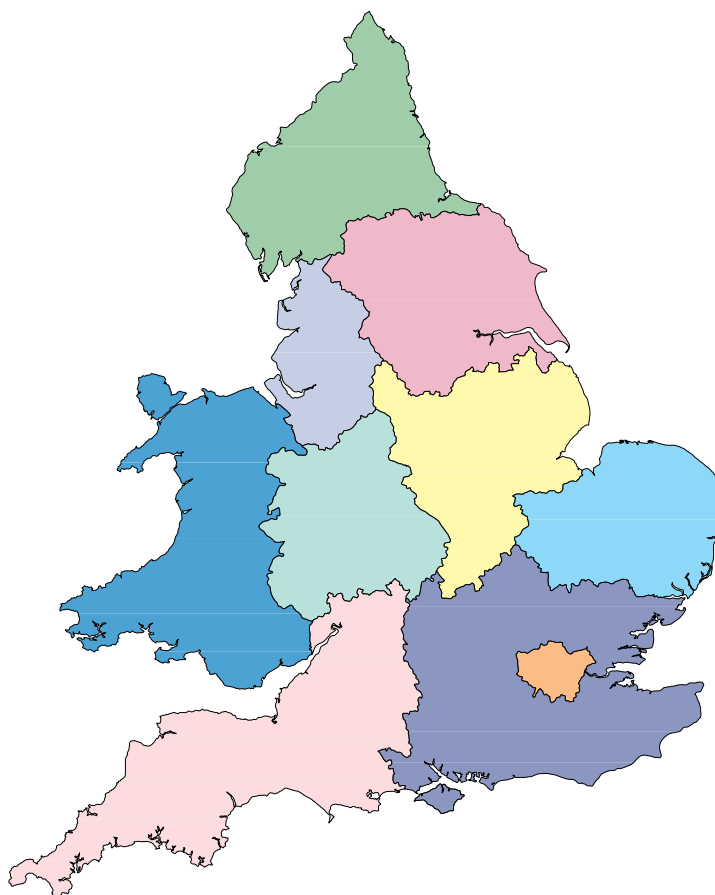
October - December 2003 (updated on 30 April 2004)

London Borough	Price (£)		Sales							
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	192,331	3	182,192	83	159,230	729	118,219	217	152,550	1,032
Barnet	642,421	131	346,162	499	273,924	336	209,350	840	290,578	1,806
Bexley	311,522	94	211,384	488	164,770	504	124,940	356	180,278	1,442
Brent	490,910	49	300,017	249	281,832	261	177,778	606	240,387	1,165
Bromley	444,514	262	259,840	607	217,881	568	163,685	635	242,221	2,072
Camden	1,875,254	12	1,094,530	22	596,262	91	302,638	758	374,000	883
City of London	—	—	—	—	—	—	326,086	109	326,086	109
City of Westminster	—	—	1,347,266	6	1,009,917	142	412,585	1,347	473,073	1,495
Croydon	400,063	207	244,696	429	188,745	746	139,779	818	201,332	2,200
Ealing	588,177	55	300,285	312	265,815	550	180,774	759	244,299	1,676
Enfield	512,270	76	290,544	294	206,969	710	153,361	750	211,104	1,830
Greenwich	392,244	31	222,798	193	196,947	559	172,149	564	194,762	1,347
Hackney	—	—	389,214	32	292,699	232	188,058	527	226,887	791
Hammersmith and Fulham	—	—	573,709	21	546,306	309	266,059	649	361,112	979
Haringey	1,015,100	5	398,712	105	272,762	436	187,963	596	243,337	1,142
Harrow	543,292	102	282,829	380	243,311	287	189,649	380	265,263	1,149
Havering	391,125	116	219,928	464	181,022	449	133,961	309	201,861	1,338
Hillingdon	393,552	138	227,109	559	200,415	394	149,167	454	212,265	1,545
Hounslow	374,403	31	275,673	344	237,464	398	202,861	557	236,047	1,330
Islington	—	—	699,285	7	453,188	151	252,573	642	294,348	800
Kensington and Chelsea	3,611,111	9	1,880,000	12	1,416,505	197	492,357	932	689,555	1,150
Kingston upon Thames	500,529	87	286,683	304	229,334	241	195,773	434	254,158	1,066
Lambeth	525,833	3	358,798	71	312,083	353	208,367	1,083	240,317	1,510
Lewisham	398,451	23	262,268	159	212,549	528	154,563	902	187,659	1,612
Merton	1,036,260	30	326,303	131	254,210	580	176,891	454	252,371	1,195
Newham	265,625	4	223,260	48	190,649	855	186,604	563	190,369	1,470
Redbridge	464,524	52	269,335	278	223,394	795	149,374	476	217,196	1,601
Richmond upon Thames	753,639	71	443,877	255	356,989	463	254,365	591	349,502	1,380
Southwark	758,500	6	360,705	81	273,844	329	219,724	855	245,261	1,271
Sutton	377,186	101	238,269	283	194,376	463	143,704	560	196,159	1,407
Tower Hamlets	369,125	4	254,285	7	288,228	161	237,316	1,111	244,208	1,283
Waltham Forest	322,562	16	255,730	139	201,308	731	141,117	472	187,386	1,358
Wandsworth	977,520	18	482,865	110	384,029	618	260,772	1,414	313,320	2,160
Greater London	506,079	1,736	285,536	6,972	268,238	14,166	223,996	21,720	258,653	44,594

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

Table 10 - Average price for all property types by region

October - December 2003 (updated on 30 April 2004)



Price Sales

		Detached		Semi Detached		Terraced		Flat/Maisonette		All	
	North	£187,401	4,086	£102,079	5,708	£70,679	8,326	£90,171	2,769	£104,674	20,889
	North West	£211,282	7,761	£114,339	14,659	£68,312	18,305	£114,270	4,907	£112,356	45,632
	Yorks & Humberside	£194,574	7,670	£105,298	11,031	£75,956	13,376	£111,791	3,178	£114,173	35,255
	Wales	£170,209	5,571	£100,652	5,346	£76,825	6,642	£102,341	1,127	£113,022	18,686
	West Midlands	£230,602	7,783	£124,037	10,702	£96,868	10,068	£110,128	3,814	£139,572	32,367
	East Midlands	£196,667	10,262	£111,715	9,897	£90,181	8,275	£101,970	1,826	£134,048	30,260
	East Anglia	£211,981	6,086	£135,224	4,413	£115,676	4,589	£103,884	1,264	£155,883	16,352
	South West	£259,222	11,027	£158,218	9,041	£135,787	11,636	£129,084	6,278	£175,854	37,982
	South East	£328,942	20,271	£193,459	22,099	£158,868	23,445	£134,353	17,057	£204,648	82,872
	Greater London	£506,079	1,736	£285,536	6,972	£268,238	14,166	£223,996	21,720	£258,653	44,594

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 6008

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: 020 7166 4506

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
Land Registry
Lincoln's Inn Fields
London WC2A 3PH

tel: 020 7166 4543

020 7166 4487

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