

Land Registry

Residential Property Price Report

October - December 2003

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

Property Type		Average Price of Property		% Difference
		Oct-Dec 2002	Oct-Dec 2003	
Detached	Old	£227,258	£251,914	+10.85
	New	£198,751	£228,172	+14.80
	All	£222,911	£248,943	+11.68
Semi-Detached	Old	£127,882	£146,844	+14.83
	New	£132,731	£156,165	+17.66
	All	£128,103	£147,196	+14.90
Terraced	Old	£105,745	£121,574	+14.97
	New	£148,893	£160,310	+7.67
	All	£107,669	£123,231	+14.45
Flat/Maisonette	Old	£138,523	£149,113	+7.64
	New	£165,310	£183,201	+10.82
	All	£142,071	£154,598	+8.82
All	Old	£142,861	£161,253	+12.87
	New	£171,326	£190,750	+11.34
	All	£145,251	£163,584	+12.62

Please Note:

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

Residential Property Price Report

October - December 2003

Background Information

HM Land Registry is a self-financing, government trading fund and executive agency which makes no call on moneys voted by Parliament. Its objectives are:

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

As part of its objective to facilitate commerce, the Land Registry publishes quarterly Residential Property Price Reports.

Published Data

- Volume of sales for the current period can be accurately compared with the equivalent period in 2002 as the figures for both average prices and volumes for the earlier period are reproduced from the report issued in February 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 21 years or less

Peter Collis
Chief Land Registrar and Chief Executive
February 2004
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Table 1 - Average price of residential property sales completed

October - December 2002 (as at 31.01.03) October - December 2003

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	315,786	314,592	174,546	204,345	167,019	194,285	160,545	170,280	200,804	218,101
Bedfordshire	242,261	263,288	146,905	160,507	113,536	131,212	88,554	97,506	152,645	171,446
Blackburn with Darwen	135,569	156,869	68,744	85,267	37,927	48,919	72,984	67,723	62,135	71,825
Blackpool	136,858	154,988	73,650	97,249	56,413	69,532	47,144	61,586	69,318	85,771
Blaenau Gwent	87,918	106,004	49,196	58,501	31,430	40,226	15,386	23,050	41,529	50,585
Bournemouth	221,853	241,086	151,095	175,322	123,484	151,777	128,668	141,943	157,900	176,767
Bracknell Forest	300,882	307,064	185,768	198,737	155,600	161,814	139,024	137,071	201,020	204,275
Bridgend	121,049	166,847	69,729	88,564	51,165	61,523	42,828	62,410	75,395	98,523
Brighton and Hove	315,522	317,225	210,922	218,111	204,179	219,690	136,858	152,219	179,184	193,300
Buckinghamshire	427,485	431,077	197,712	215,926	166,030	176,663	142,071	152,427	260,605	270,616
Caerphilly	121,497	145,689	65,840	82,250	49,427	61,423	39,650	57,000	67,983	86,000
Cambridgeshire	210,738	232,739	134,092	154,433	127,950	144,985	107,234	120,836	158,907	177,825
Cardiff	198,737	234,395	123,885	145,762	104,658	122,560	98,112	120,032	126,037	145,318
Carmarthenshire	114,981	144,826	57,758	71,557	48,519	64,193	37,915	42,065	73,864	97,847
Ceredigion	119,786	157,563	88,183	103,554	77,368	98,047	49,500	75,000	102,389	129,144
Cheshire	212,008	247,482	110,783	133,534	85,523	105,304	113,356	133,641	135,080	158,817
City of Bristol	279,035	305,580	160,192	175,607	128,423	144,417	154,519	154,917	151,313	163,357
City of Derby	147,311	187,501	82,165	99,959	58,803	76,520	66,360	72,392	88,767	113,126
City of Kingston Upon Hull	100,397	115,586	63,149	76,428	38,926	46,293	47,169	67,063	49,775	58,463
City of Nottingham	152,913	185,407	83,613	100,077	62,276	78,850	110,852	122,122	88,495	107,436
City of Peterborough	170,718	184,527	96,661	113,713	76,032	89,441	70,840	80,896	104,918	119,462
City of Plymouth	185,566	218,636	107,818	126,816	88,342	109,931	61,372	79,328	96,431	117,434
Conwy	137,788	164,059	83,542	107,061	63,552	88,481	69,938	83,959	99,354	123,463
Cornwall	200,096	235,148	122,305	147,772	114,920	135,979	102,536	122,526	147,620	175,644
Cumbria	157,270	187,139	85,989	107,563	60,180	70,619	73,267	103,877	92,651	111,647
Darlington	157,675	175,587	80,053	103,483	47,573	68,691	84,595	99,295	77,103	103,807
Denbighshire	112,823	138,393	69,494	88,288	54,939	74,476	38,764	51,336	84,736	104,478
Derbyshire	152,003	189,045	82,807	103,453	64,963	82,074	82,610	99,145	98,136	124,665
Devon	229,926	258,415	138,896	160,475	119,711	138,882	112,258	128,983	160,345	181,618
Dorset	249,911	280,812	162,044	179,718	135,885	149,231	117,981	131,183	184,158	210,399
Durham	126,339	159,885	68,602	84,397	43,904	55,242	58,328	72,789	69,422	85,612
East Riding of Yorkshire	156,081	176,740	86,696	109,520	62,911	80,173	57,207	70,747	102,605	123,117
East Sussex	261,779	281,966	158,478	176,192	132,320	152,140	94,381	109,187	163,110	184,315
Essex	255,695	280,994	160,686	176,416	129,722	148,699	103,928	118,724	173,195	190,671
Flintshire	132,079	161,564	74,534	94,023	58,159	77,321	52,040	64,268	90,798	113,477
Gloucestershire	246,532	270,154	142,655	157,765	124,938	132,964	106,770	113,618	163,688	177,271
Greater London	493,978	520,023	270,525	287,070	244,106	271,187	208,671	222,148	241,838	260,659

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

Table 1 (cont) - Average price of residential property sales completed
October - December 2002 (as at 31.01.03) October - December 2003

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	178,179	207,029	92,936	114,010	54,842	68,199	104,195	118,978	88,064	106,333
Gwynedd	129,774	160,465	81,904	106,153	55,203	79,830	56,172	83,795	85,565	112,040
Halton	148,313	182,394	75,958	93,540	47,571	63,857	55,368	65,153	80,021	102,111
Hampshire	293,618	313,537	173,513	187,312	144,561	153,563	118,314	133,833	194,360	207,517
Hartlepool	119,967	185,009	62,397	78,852	32,109	39,703	47,290	59,081	61,967	80,977
Herefordshire	208,148	236,145	118,432	135,274	94,421	119,806	74,318	90,354	147,875	171,310
Hertfordshire	396,075	421,511	220,942	241,953	170,825	187,521	134,705	143,079	212,810	233,564
Isle of Anglesey	116,605	148,370	62,762	88,241	49,520	66,315	42,260	124,900	83,986	107,942
Isle of Wight	189,350	222,759	124,565	147,623	104,381	123,059	88,069	101,835	133,921	157,330
Kent	258,096	297,223	156,383	176,016	123,009	139,182	103,954	113,989	163,635	184,477
Lancashire	161,319	195,917	85,789	107,892	47,523	60,123	71,588	89,320	83,492	104,587
Leicester	166,953	184,272	94,222	117,062	75,230	92,848	76,607	97,910	92,633	110,493
Leicestershire	193,185	226,567	105,371	126,319	83,274	102,743	71,396	93,505	130,929	156,096
Lincolnshire	138,546	165,514	82,914	102,792	67,784	84,042	65,413	76,504	104,899	126,643
Luton	194,477	225,219	127,350	143,367	102,607	120,573	77,792	92,215	116,661	136,610
Medway Towns	209,676	250,312	135,615	154,560	105,183	117,919	89,703	98,992	122,450	139,332
Merseyside	174,677	210,791	89,925	113,370	47,747	60,136	83,563	105,189	83,550	101,673
Merthyr Tydfil	104,656	118,704	53,633	59,806	35,253	42,267	—	29,000	52,028	59,623
Middlesbrough	143,511	178,864	70,778	92,142	33,282	41,318	53,201	60,450	62,399	80,541
Milton Keynes	226,506	252,021	124,536	142,834	109,877	123,642	74,100	88,392	143,065	164,287
Monmouthshire	183,497	225,064	100,704	126,343	88,335	110,203	65,878	87,329	134,860	164,320
Neath Port Talbot	109,902	121,157	50,083	65,043	36,228	49,348	36,372	37,394	57,051	68,001
Newport	170,712	197,232	88,016	116,323	64,926	86,600	57,377	73,601	99,267	121,294
Norfolk	173,877	193,960	110,709	127,485	92,038	103,550	81,440	87,881	130,842	146,581
North East Lincolnshire	118,632	145,975	65,210	84,651	39,712	51,779	38,067	67,670	63,095	80,885
North Lincolnshire	121,388	154,886	58,972	81,339	39,966	56,331	32,154	37,962	77,603	102,195
North Somerset	233,927	244,184	136,725	154,221	109,466	131,688	93,793	119,913	151,592	167,164
North Yorkshire	207,618	247,118	120,413	138,206	97,420	121,460	88,036	107,128	136,004	161,012
Northamptonshire	195,759	221,568	107,536	125,547	88,013	102,659	84,871	92,318	128,676	148,129
Northumberland	171,786	221,991	87,714	105,777	63,869	79,056	56,699	63,617	99,518	121,044
Nottinghamshire	169,532	189,122	85,312	102,913	58,934	76,751	71,211	94,551	109,915	128,817
Oxfordshire	317,470	342,159	185,925	199,792	172,943	182,634	144,976	151,990	212,167	229,675
Pembrokeshire	136,460	167,917	76,661	94,571	73,287	88,807	88,101	103,300	100,759	125,157
Poole	284,167	301,633	150,441	171,676	138,022	154,431	153,555	184,447	195,594	220,756
Portsmouth	239,509	328,802	155,716	172,053	125,073	139,953	112,358	129,256	127,881	145,174
Powys	146,230	177,132	77,951	99,939	69,720	80,090	40,437	42,000	103,789	133,641
Reading	298,914	336,572	184,384	194,852	154,701	156,114	154,736	141,909	178,691	182,417

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

Table 1 (cont) - Average price of residential property sales completed
October - December 2002 (as at 31.01.03) October - December 2003

Price (£) by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	133,873	157,545	69,055	89,910	43,589	53,698	64,454	76,164	77,239	87,773
Rhondda Cynon Taff	116,768	141,326	64,218	76,325	37,962	50,431	17,305	36,475	56,445	73,549
Rutland	233,120	275,202	134,014	158,316	103,020	124,165	66,899	110,878	181,402	217,385
Shropshire	197,774	224,878	107,271	129,255	96,210	111,510	72,743	93,901	137,728	162,840
Slough	239,438	295,486	173,175	194,507	151,004	166,207	119,060	116,752	149,933	170,595
Somerset	224,033	246,845	128,842	148,673	106,682	123,952	82,295	97,071	146,532	166,080
South Gloucestershire	223,892	248,609	142,346	148,371	115,726	128,169	94,838	100,405	147,912	162,934
South Yorkshire	139,270	168,423	69,566	89,051	48,601	64,663	79,704	92,285	79,192	99,275
Southampton	216,676	225,082	141,365	159,883	135,935	134,719	115,870	135,294	137,179	151,643
Southend-on-sea	247,746	294,618	153,177	182,189	121,380	138,801	91,898	112,118	130,634	160,528
Staffordshire	181,800	208,412	90,987	112,941	69,899	86,255	73,552	89,503	115,896	136,169
Stockton-on-tees	141,501	171,168	68,229	90,514	44,191	55,749	77,832	88,979	85,953	106,144
Stoke-on-trent	116,652	137,462	59,092	76,296	34,057	44,990	41,973	52,720	55,629	70,500
Suffolk	202,632	222,163	117,732	131,652	97,055	111,468	77,523	97,857	140,210	155,423
Surrey	431,040	439,855	230,205	241,262	195,051	204,195	157,159	170,603	263,558	278,620
Swansea	126,019	160,182	73,351	95,000	59,126	75,002	84,511	103,102	82,585	103,101
Swindon	217,047	227,522	137,743	146,288	116,326	120,636	97,001	111,222	140,129	148,853
The Vale of Glamorgan	196,525	229,226	103,016	132,689	80,478	100,211	95,508	101,979	120,942	148,358
Thurrock	243,080	269,613	146,926	175,581	121,969	141,964	89,840	109,724	141,416	154,081
Torbay	194,996	233,602	131,943	152,457	102,792	126,247	96,516	109,292	129,569	152,256
Torfaen	136,352	189,563	76,174	98,347	53,522	70,410	36,615	51,750	72,422	106,615
Tyne and Wear	170,497	197,726	84,580	112,068	71,757	89,502	65,616	85,347	84,351	105,963
Warrington	208,938	233,377	107,925	128,037	77,358	92,041	80,383	87,045	119,465	140,431
Warwickshire	244,723	269,414	122,118	143,717	106,844	121,039	100,608	112,209	149,865	168,049
West Berkshire	313,223	344,526	183,163	188,729	154,918	173,510	130,689	147,251	216,669	236,377
West Midlands	204,170	239,185	102,522	123,307	78,499	96,546	87,037	108,434	107,293	128,142
West Sussex	301,220	325,707	181,857	199,711	149,949	165,294	111,519	124,540	188,603	206,886
West Yorkshire	164,716	204,761	84,869	106,591	59,119	73,961	95,797	115,268	87,449	110,336
Wiltshire	248,634	276,013	144,561	163,408	126,906	137,426	96,180	111,311	174,349	191,882
Windsor and Maidenhead	546,341	490,868	251,045	261,914	234,507	232,614	183,960	196,660	322,101	310,668
Wokingham	337,627	341,623	211,309	215,642	164,225	174,476	142,673	149,659	242,490	247,101
Worcestershire	224,481	254,546	124,959	145,810	100,373	116,304	88,632	109,274	149,743	169,953
Wrekin	159,019	181,515	86,169	103,417	69,342	81,654	50,283	58,911	99,363	118,275
Wrexham	146,132	170,464	77,438	96,189	59,570	71,444	42,246	51,150	96,346	118,548
York	206,996	218,644	126,699	140,849	116,062	133,220	132,641	125,082	140,696	150,860
England & Wales	222,911	248,943	128,103	147,196	107,669	123,231	142,071	154,598	145,251	163,584

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

Table 2 - Average price of residential property sales completed

October - December 2002 (as at 31.01.03) October - December 2003

Price (£) by Property Type

London Boroughs	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	248,890	—	158,900	178,426	139,116	158,890	98,661	118,123	133,230	152,864
Barnet	602,340	666,650	318,881	354,242	244,514	276,191	175,889	202,627	254,479	294,634
Bexley	284,239	305,371	190,349	210,062	151,913	164,121	106,856	122,871	163,266	179,668
Brent	443,487	490,770	288,767	302,784	265,072	288,160	164,378	177,969	227,775	243,433
Bromley	438,247	453,363	238,128	267,986	188,802	213,488	147,428	160,503	226,040	245,710
Camden	1,602,875	2,054,671	1,040,906	1,015,877	591,875	613,849	312,161	299,398	399,660	378,336
City of London	—	—	—	—	—	—	308,350	326,100	308,350	326,100
City of Westminster	1,452,335	—	1,220,301	1,601,250	833,572	972,778	389,591	410,815	449,429	471,389
Croydon	381,574	402,506	224,361	245,252	172,217	188,774	125,079	135,620	182,722	201,968
Ealing	564,842	575,141	295,682	300,394	247,963	266,144	177,096	183,247	238,510	246,557
Enfield	483,764	501,729	256,761	296,863	190,683	204,860	138,820	147,326	193,877	209,933
Greenwich	305,067	421,259	212,683	223,661	179,955	199,838	160,485	165,969	180,967	195,561
Hackney	334,642	—	332,605	379,831	280,768	294,730	184,599	187,148	216,312	227,058
Hammersmith and Fulham	777,500	—	544,650	621,133	476,915	544,541	270,482	261,043	344,804	357,931
Haringey	876,700	1,515,000	477,872	410,784	265,589	278,200	181,757	192,824	238,895	251,139
Harrow	532,792	571,559	254,231	286,852	223,653	238,756	168,456	189,229	236,004	267,568
Havering	314,414	384,603	189,797	218,248	156,893	179,291	116,699	124,282	173,511	199,892
Hillingdon	348,243	382,609	213,325	227,357	179,895	197,576	136,163	150,795	196,750	212,587
Hounslow	362,690	375,759	248,046	276,229	228,538	240,905	182,802	193,294	218,722	235,664
Islington	531,250	—	638,235	688,900	467,044	458,169	252,356	241,706	301,589	285,971
Kensington and Chelsea	—	3,279,500	1,832,135	1,820,000	1,317,099	1,445,081	445,435	480,748	581,561	689,917
Kingston upon Thames	498,830	518,789	267,646	285,243	222,465	228,724	182,618	193,254	242,559	254,344
Lambeth	587,443	458,125	354,177	354,287	302,791	318,509	205,084	213,495	243,163	248,394
Lewisham	405,806	375,652	226,387	257,882	192,965	211,597	134,871	152,977	170,132	186,884
Merton	867,860	1,130,218	350,371	324,702	240,514	259,340	176,311	172,730	245,540	257,546
Newham	276,400	262,500	202,967	219,804	168,594	189,303	134,256	183,662	160,058	188,504
Redbridge	418,751	439,201	263,666	273,887	201,872	223,016	137,495	147,977	200,032	215,669
Richmond upon Thames	828,079	788,595	432,924	461,041	336,306	357,849	227,467	248,599	337,140	355,361
Southwark	908,636	778,916	323,173	362,568	250,160	272,870	197,022	213,410	223,932	244,723
Sutton	381,079	376,271	228,814	239,138	181,884	195,645	132,730	142,932	186,720	196,973
Tower Hamlets	—	333,333	249,753	285,000	269,309	286,675	224,939	232,321	231,376	239,816
Waltham Forest	306,531	344,142	238,307	256,259	184,840	199,682	125,565	139,140	170,270	186,852
Wandsworth	1,159,092	1,007,835	459,747	463,438	365,611	387,149	228,756	250,914	291,467	310,608
Greater London	493,978	520,023	270,525	287,070	244,106	271,187	208,671	222,148	241,838	260,659

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
October - December 2002 (as at 31.01.03) **October - December 2003**

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Bath and North East Somerset	195	191	236	212	286	304	163	173	880	880
Bedfordshire	614	648	780	735	773	785	317	269	2,484	2,437
Blackburn with Darwen	129	137	179	208	446	628	13	15	767	988
Blackpool	112	90	394	449	581	555	80	98	1,167	1,192
Blaenau Gwent	35	27	55	60	187	177	6	5	283	269
Bournemouth	458	470	202	197	124	103	809	786	1,593	1,556
Bracknell Forest	211	172	143	149	248	245	123	96	725	662
Bridgend	183	199	290	356	238	257	29	15	740	827
Brighton and Hove	143	152	250	298	430	474	902	943	1,725	1,867
Buckinghamshire	749	762	672	755	500	477	299	306	2,220	2,300
Caerphilly	152	158	265	282	394	323	9	15	820	778
Cambridgeshire	1,270	1,298	948	970	884	919	289	323	3,391	3,510
Cardiff	318	293	445	482	697	734	260	380	1,720	1,889
Carmarthenshire	257	310	232	228	261	248	6	4	756	790
Ceredigion	163	169	72	69	64	82	4	9	303	329
Cheshire	1,280	1,143	1,355	1,459	1,167	1,045	355	339	4,157	3,986
City of Bristol	119	124	516	456	935	981	506	550	2,076	2,111
City of Derby	342	301	527	494	505	376	63	52	1,437	1,223
City of Kingston Upon Hull	114	108	315	313	907	1,010	55	58	1,391	1,489
City of Nottingham	196	173	449	474	525	467	149	228	1,319	1,342
City of Peterborough	320	256	350	245	459	418	144	70	1,273	989
City of Plymouth	142	134	330	429	703	739	306	316	1,481	1,618
Conwy	261	259	248	236	100	112	86	69	695	676
Cornwall	1,177	1,222	666	689	961	958	299	292	3,103	3,161
Cumbria	763	732	830	804	1,212	1,221	228	242	3,033	2,999
Darlington	117	161	212	258	346	319	22	60	697	798
Denbighshire	225	214	173	175	102	128	14	11	514	528
Derbyshire	1,228	1,292	1,513	1,414	1,234	1,172	130	128	4,105	4,006
Devon	1,554	1,580	855	985	1,489	1,677	609	548	4,507	4,790
Dorset	1,089	1,217	518	540	673	625	418	390	2,698	2,772
Durham	567	592	688	777	1,206	1,372	84	106	2,545	2,847
East Riding of Yorkshire	695	820	712	844	540	653	97	85	2,044	2,402
East Sussex	931	991	712	833	758	836	949	840	3,350	3,500
Essex	2,430	2,349	2,228	2,413	1,974	1,935	1,253	1,342	7,885	8,039
Flintshire	239	239	276	273	141	156	20	11	676	679
Gloucestershire	968	1,031	1,006	1,071	886	960	434	508	3,294	3,570
Greater London	1,569	1,467	5,805	5,905	11,700	11,688	17,748	17,125	36,822	36,185

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

October - December 2002 (as at 31.01.03) October - December 2003

Sales by Property Type

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Greater Manchester	1,780	1,815	4,733	4,532	6,277	6,240	1,554	1,613	14,344	14,200
Gwynedd	182	178	80	105	236	230	20	21	518	534
Halton	134	152	203	225	230	257	35	12	602	646
Hampshire	2,381	2,322	1,814	1,913	2,157	2,228	1,198	1,185	7,550	7,648
Hartlepool	119	140	154	140	226	334	15	22	514	636
Herefordshire	390	408	267	254	217	240	55	61	929	963
Hertfordshire	1,052	1,051	1,377	1,385	1,979	1,972	1,548	1,308	5,956	5,716
Isle of Anglesey	151	123	66	75	95	86	6	5	318	289
Isle of Wight	332	357	273	287	209	257	211	212	1,025	1,113
Kent	2,154	2,009	2,404	2,430	2,715	2,712	1,269	1,179	8,542	8,330
Lancashire	1,586	1,649	1,994	2,369	3,426	3,388	402	510	7,408	7,916
Leicester	156	128	455	484	612	627	104	124	1,327	1,363
Leicestershire	1,234	1,263	1,218	1,278	774	779	148	150	3,374	3,470
Lincolnshire	2,034	2,168	1,201	1,200	991	1,151	133	132	4,359	4,651
Luton	110	119	444	431	424	374	189	168	1,167	1,092
Medway Towns	169	142	413	381	740	730	226	147	1,548	1,400
Merseyside	769	768	2,395	2,385	2,384	2,752	685	742	6,233	6,647
Merthyr Tydfil	46	53	49	61	149	174	—	4	244	292
Middlesbrough	88	115	257	252	309	350	32	25	686	742
Milton Keynes	426	457	415	430	484	485	171	147	1,496	1,519
Monmouthshire	202	206	103	139	97	91	26	30	428	466
Neath Port Talbot	138	117	258	246	254	278	10	10	660	651
Newport	192	170	201	197	297	304	30	29	720	700
Norfolk	1,960	2,091	1,165	1,243	1,172	1,291	312	337	4,609	4,962
North East Lincolnshire	212	245	268	307	486	559	39	63	1,005	1,174
North Lincolnshire	344	310	329	335	218	187	16	12	907	844
North Somerset	427	376	408	403	327	319	265	263	1,427	1,361
North Yorkshire	975	1,009	966	1,019	978	1,060	355	403	3,274	3,491
Northamptonshire	1,537	1,512	1,358	1,434	1,486	1,396	319	272	4,700	4,614
Northumberland	482	438	373	357	617	662	197	191	1,669	1,648
Nottinghamshire	1,650	1,637	1,603	1,597	1,058	989	129	171	4,440	4,394
Oxfordshire	810	923	1,098	1,155	789	826	380	392	3,077	3,296
Pembrokeshire	206	260	108	126	155	189	39	18	508	593
Poole	351	389	210	220	165	161	288	275	1,014	1,045
Portsmouth	41	28	117	144	700	723	378	329	1,236	1,224
Powys	197	259	93	142	160	109	8	7	458	517
Reading	94	101	209	218	290	330	231	237	824	886

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

October - December 2002 (as at 31.01.03) October - December 2003

Sales by Property Type (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Redcar and Cleveland	194	148	266	273	247	312	39	24	746	757
Rhondda Cynon Taff	191	266	257	263	687	789	21	14	1,156	1,332
Rutland	126	121	51	49	45	36	5	7	227	213
Shropshire	577	613	461	457	357	321	89	90	1,484	1,481
Slough	44	52	175	175	222	225	267	180	708	632
Somerset	961	1,040	767	928	974	1,096	344	314	3,046	3,378
South Gloucestershire	308	370	395	477	451	489	126	124	1,280	1,460
South Yorkshire	1,433	1,494	2,187	2,254	2,132	2,248	351	351	6,103	6,347
Southampton	119	141	338	304	366	330	489	445	1,312	1,220
Southend-on-sea	133	162	315	286	299	309	514	438	1,261	1,195
Staffordshire	1,466	1,325	1,495	1,519	1,069	1,008	241	217	4,271	4,069
Stockton-on-tees	339	310	360	373	288	270	52	42	1,039	995
Stoke-on-trent	222	229	478	453	687	688	28	23	1,415	1,393
Suffolk	1,445	1,541	1,135	1,300	1,159	1,236	234	306	3,973	4,383
Surrey	1,819	1,905	1,921	1,917	1,297	1,130	1,426	1,402	6,463	6,354
Swansea	292	264	333	386	414	425	54	45	1,093	1,120
Swindon	265	308	282	319	636	627	106	152	1,289	1,406
The Vale of Glamorgan	216	252	214	210	259	274	79	84	768	820
Thurrock	167	108	212	224	339	340	224	297	942	969
Torbay	246	245	226	319	315	331	248	265	1,035	1,160
Torfaen	66	96	108	82	203	180	22	14	399	372
Tyne and Wear	548	587	1,466	1,505	2,002	2,112	1,192	1,372	5,208	5,576
Warrington	246	257	451	427	323	328	82	51	1,102	1,063
Warwickshire	813	821	1,000	1,030	795	844	308	331	2,916	3,026
West Berkshire	297	295	297	268	164	147	100	111	858	821
West Midlands	1,729	1,632	3,953	3,920	4,168	4,069	1,413	1,710	11,263	11,331
West Sussex	1,355	1,410	1,143	1,256	1,435	1,402	1,160	1,217	5,093	5,285
West Yorkshire	1,928	2,096	3,836	3,766	5,136	5,196	770	1,054	11,670	12,112
Wiltshire	938	1,009	667	704	722	809	199	258	2,526	2,780
Windsor and Maidenhead	220	220	214	188	142	167	157	153	733	728
Wokingham	311	353	234	272	156	190	101	113	802	928
Worcestershire	1,089	1,066	932	1,022	792	807	314	366	3,127	3,261
Wrekin	291	295	293	274	286	301	100	60	970	930
Wrexham	178	203	168	180	134	134	14	3	494	520
York	190	184	327	331	269	319	173	137	959	971
England & Wales	67,188	68,387	81,483	84,147	97,489	99,488	49,343	49,383	295,503	301,405

Table 4 - Volume of sales included in property price data

October - December 2002 (as at 31.01.03) October - December 2003

Sales by Property Type

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		All	
Barking and Dagenham	5	—	72	65	457	566	148	146	682	777
Barnet	112	110	396	417	278	284	785	658	1,571	1,469
Bexley	73	81	459	427	407	412	295	295	1,234	1,215
Brent	37	41	210	194	267	214	485	477	999	926
Bromley	261	228	453	522	410	471	580	514	1,704	1,735
Camden	20	12	30	19	87	78	686	641	823	750
City of London	—	—	—	—	—	—	79	94	79	94
City of Westminster	16	—	9	4	126	124	1,193	1,101	1,344	1,229
Croydon	176	180	400	382	670	645	774	665	2,020	1,872
Ealing	41	42	269	255	479	424	542	566	1,331	1,287
Enfield	66	64	257	246	621	603	605	591	1,549	1,504
Greenwich	31	25	172	165	550	461	427	414	1,180	1,065
Hackney	7	—	19	24	191	177	484	392	701	593
Hammersmith and Fulham	4	—	20	18	270	269	557	567	851	854
Haringey	10	3	52	87	415	353	523	467	1,000	910
Harrow	77	83	326	329	275	234	376	317	1,054	963
Havering	77	98	309	381	354	374	176	230	916	1,083
Hillingdon	123	116	482	478	307	327	354	354	1,266	1,275
Hounslow	25	25	262	290	318	337	401	402	1,006	1,054
Islington	4	—	21	5	113	123	542	524	680	652
Kensington and Chelsea	—	10	14	8	115	172	750	788	879	978
Kingston upon Thames	79	73	266	268	224	204	374	366	943	911
Lambeth	12	4	97	65	337	302	919	828	1,365	1,199
Lewisham	23	22	111	130	513	434	663	711	1,310	1,297
Merton	28	26	121	119	481	485	400	372	1,030	1,002
Newham	5	3	32	41	699	674	307	422	1,043	1,140
Redbridge	54	31	237	215	645	624	449	355	1,385	1,225
Richmond upon Thames	61	63	206	224	391	413	450	487	1,108	1,187
Southwark	11	6	56	76	213	261	694	623	974	966
Sutton	88	88	239	237	381	402	469	467	1,177	1,194
Tower Hamlets	—	3	8	3	120	121	730	812	858	939
Waltham Forest	16	14	116	118	536	592	400	377	1,068	1,101
Wandsworth	27	16	84	93	450	528	1,131	1,102	1,692	1,739
Greater London	1,569	1,467	5,805	5,905	11,700	11,688	17,748	17,125	36,822	36,185

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Table 5 - Percentage of Mortgaged Properties by Region

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

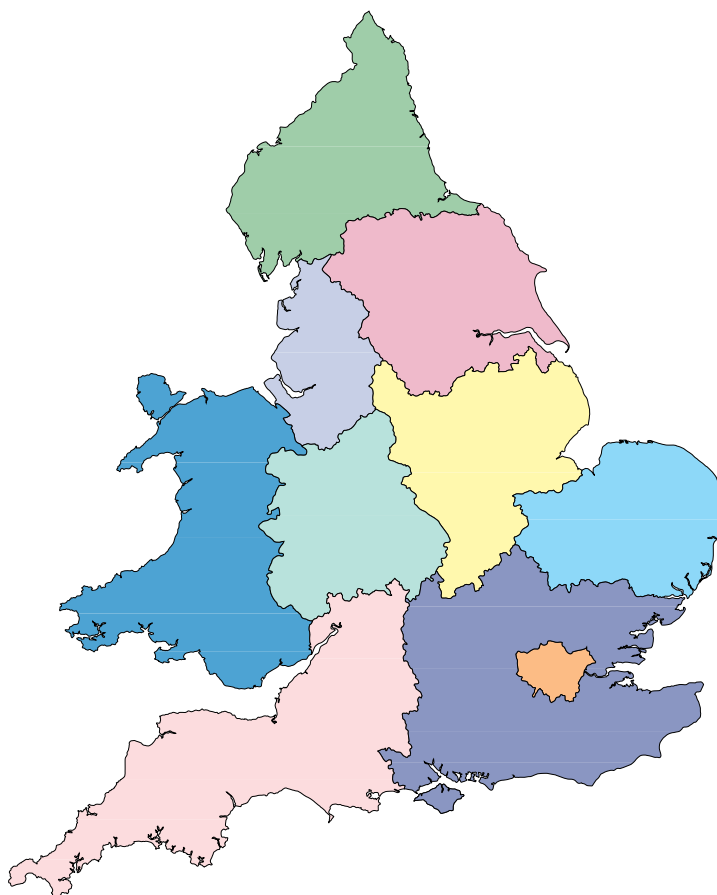
	% Detached				% Semi-Detached				% Terraced				% Flat/Maisonette				% All Properties			
North	76.8	75.5	77.9	73.4	81.5	79.9	82.0	79.3	73.2	70.4	72.7	71.5	68.7	65.4	66.8	66.2	75.7	73.4	75.6	73.4
North West	77.7	77.4	77.1	75.9	81.9	80.7	81.6	79.2	70.2	68.3	71.7	69.8	66.6	66.5	65.6	62.5	74.9	73.5	75.2	73.2
Yorks & Humberside	75.1	74.0	75.5	74.5	80.9	80.1	81.2	78.6	76.2	73.3	75.3	74.8	66.9	63.4	64.3	64.9	76.7	74.9	76.4	75.2
Wales	68.0	67.4	67.9	66.0	77.1	75.4	76.8	75.8	73.4	72.4	74.5	72.8	61.5	64.1	67.0	60.1	72.2	71.4	72.8	70.9
West Midlands	75.4	75.4	75.5	74.3	82.4	81.2	81.3	79.8	78.4	77.3	78.3	76.9	69.7	71.3	71.8	66.9	78.1	77.5	77.9	76.2
East Midlands	74.8	74.3	75.8	73.3	81.8	81.1	82.1	80.3	78.3	77.8	79.8	77.8	68.4	69.2	67.7	67.0	77.7	77.3	78.6	76.5
East Anglia	65.3	65.2	67.7	66.0	76.7	74.1	77.5	75.8	77.0	76.6	76.7	76.4	62.3	63.5	67.2	61.6	71.4	70.9	72.9	71.3
South West	65.4	65.8	66.7	66.7	76.2	76.9	77.9	76.8	77.8	78.4	78.1	76.7	64.7	65.5	64.4	63.2	71.6	72.4	72.6	71.6
South East	75.1	74.9	75.0	74.4	81.6	81.4	82.0	80.5	83.1	83.1	83.4	82.2	72.0	72.1	72.8	69.8	78.4	78.3	78.9	77.4
Greater London	80.5	80.8	77.8	78.0	85.5	85.1	85.5	84.7	85.0	84.4	84.8	83.6	81.8	81.8	81.0	79.2	83.3	83.1	82.8	81.5
England & Wales	73.1	72.9	73.5	72.2	81.0	80.3	81.2	79.4	77.9	76.8	78.0	76.9	73.5	73.5	73.1	71.1	76.9	76.3	77.1	75.6

Note:

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

Table 6 - Average price for all property types by region

October - December 2002 (as at 31.01.03) October - December 2003

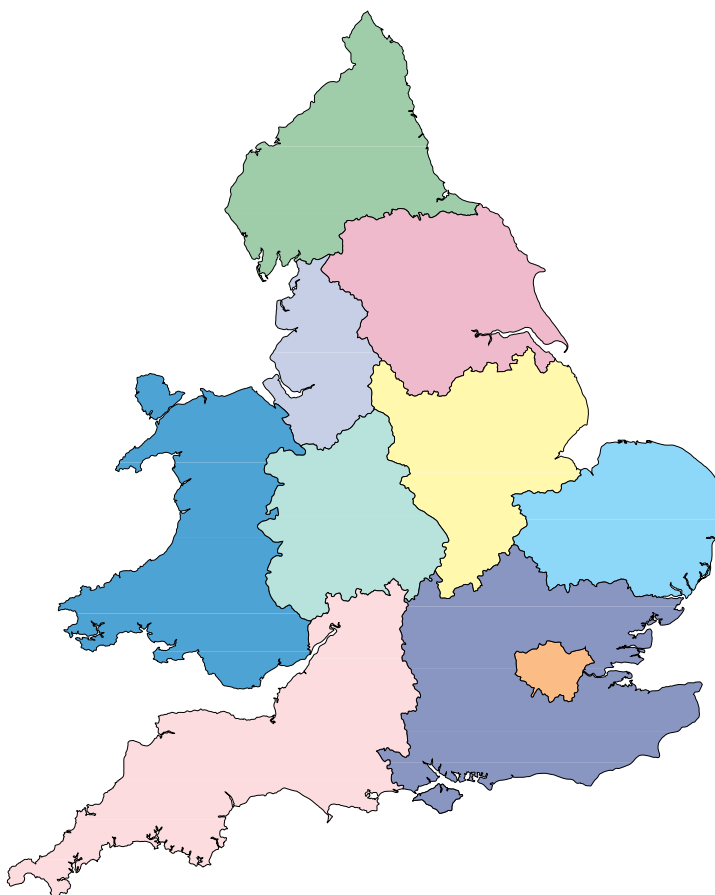


		Detached		Semi Detached		Terraced		Flat/Maisonette		Average Price	
	North	£151,432	£184,938	£78,806	£100,812	£56,787	£69,738	£65,461	£84,661	£82,940	£102,074
	North West	£179,390	£210,735	£92,432	£114,038	£54,356	£67,183	£94,020	£110,382	£91,458	£110,136
	Yorks & Humberside	£160,539	£193,355	£84,334	£104,612	£59,164	£74,742	£89,484	£105,786	£91,281	£112,351
	Wales	£140,199	£170,837	£78,802	£98,861	£60,303	£76,017	£75,938	£99,381	£89,342	£111,272
	West Midlands	£202,283	£231,375	£102,989	£124,123	£79,370	£96,144	£84,887	£105,210	£118,504	£139,227
	East Midlands	£167,380	£195,374	£91,528	£111,193	£71,646	£88,726	£80,898	£97,008	£110,853	£132,893
	East Anglia	£191,365	£211,581	£117,719	£134,984	£100,262	£114,411	£86,559	£100,630	£138,346	£155,364
	South West	£233,632	£259,651	£140,736	£158,163	£119,079	£135,150	£114,180	£127,812	£157,043	£176,093
	South East	£306,561	£329,396	£176,767	£193,006	£143,746	£157,659	£119,176	£132,144	£187,830	£205,109
	Greater London	£493,978	£520,023	£270,525	£287,070	£244,106	£271,187	£208,671	£222,148	£241,838	£260,659

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

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

October - December 2002 (as at 31.01.03) October - December 2003



		Detached		Semi Detached		Terraced		Flat/Maisonette		All	
	North	3,217	3,223	4,606	4,739	6,453	6,952	1,859	2,084	16,135	16,998
	North West	6,036	6,011	11,704	12,054	14,834	15,193	3,206	3,380	35,780	36,638
	Yorks & Humberside	5,891	6,266	8,940	9,169	10,666	11,232	1,856	2,163	27,353	28,830
	Wales	4,090	4,315	4,094	4,373	5,324	5,480	765	803	14,273	14,971
	West Midlands	6,577	6,389	8,879	8,929	8,371	8,278	2,548	2,858	26,375	26,454
	East Midlands	8,503	8,595	8,375	8,424	7,230	6,993	1,180	1,264	25,288	25,276
	East Anglia	4,995	5,186	3,598	3,758	3,674	3,864	979	1,036	13,246	13,844
	South West	9,198	9,706	7,284	7,949	9,647	10,179	5,120	5,214	31,249	33,048
	South East	17,112	17,229	18,198	18,847	19,590	19,629	14,082	13,456	68,982	69,161
	Greater London	1,569	1,467	5,805	5,905	11,700	11,688	17,748	17,125	36,822	36,185

Volumes prior to 2001 not available.

Table 7 - Volume of sales by price range

Price range (£)	Oct - Dec 2002 (as at 31.01.03)	Oct - Dec 2003	% Difference
	Sales	Sales	
under 10,000	643	291	-55
10,000 - 20,000	4,739	2,616	-45
20,001 - 30,000	8,305	5,056	-39
30,001 - 40,000	11,645	6,726	-42
40,001 - 50,000	12,999	8,437	-35
50,001 - 60,000	16,493	11,606	-30
60,001 - 70,000	14,281	10,963	-23
70,001 - 80,000	17,461	14,622	-16
80,001 - 90,000	18,597	17,133	-8
90,001 - 100,000	17,342	16,551	-5
100,001 - 120,000	27,948	30,096	8
120,001 - 150,000	43,272	48,644	12
150,001 - 200,000	45,573	56,735	24
200,001 - 300,000	36,209	46,805	29
300,001 - 400,000	11,108	13,842	25
400,001 - 500,000	4,517	5,925	31
500,001 - 600,000	1,529	1,860	22
600,001 - 800,000	1,597	1,978	24
800,001 - 1,000,000	615	759	23
1,000,001 - 1,250,000	259	314	21
1,250,001 - 1,500,000	143	193	35
1,500,001 - 1,750,000	73	71	-3
1,750,001 - 2,000,000	59	59	0
over 2,000,000	96	123	28
Total	295,503	301,405	2

Table 8 - Average price and volume of sales completed
July - September 2003 (updated on 31 January 2004)

County or Unitary Authority	Price (£)		Sales							
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Bath and North East Somerset	321,604	203	201,177	237	202,625	354	165,338	168	220,863	962
Bedfordshire	268,000	663	161,022	839	130,133	821	95,269	328	170,075	2,651
Blackburn with Darwen	135,762	154	80,745	211	43,703	591	78,847	24	67,005	980
Blackpool	149,421	93	90,648	486	67,835	545	58,758	98	82,389	1,222
Blaenau Gwent	105,564	35	57,191	57	40,348	223	—	—	50,642	315
Bournemouth	248,904	508	165,980	203	154,453	119	140,237	833	177,591	1,663
Bracknell Forest	340,905	195	199,384	166	166,527	275	134,080	122	213,360	758
Bridgend	150,607	252	81,801	340	59,741	308	50,815	25	92,363	925
Brighton and Hove	349,802	156	234,064	314	217,282	584	154,205	1,012	198,942	2,066
Buckinghamshire	450,285	948	213,868	963	171,738	659	147,467	432	269,722	3,002
Caerphilly	140,902	170	75,939	291	59,437	378	45,354	18	80,904	857
Cambridgeshire	238,459	1,488	155,442	1,089	143,927	1,036	116,218	321	180,609	3,934
Cardiff	220,382	312	140,897	550	122,796	925	117,991	454	139,851	2,241
Carmarthenshire	128,959	391	71,062	276	59,191	255	43,387	9	91,859	931
Ceredigion	144,090	211	88,982	64	97,515	80	57,100	9	122,014	364
Cheshire	257,851	1,415	129,791	1,576	99,813	1,211	122,882	454	160,239	4,656
City of Bristol	290,427	132	167,703	561	143,803	1,099	157,811	742	160,834	2,534
City of Derby	176,812	396	93,276	550	73,756	454	59,622	78	107,886	1,478
City of Kingston Upon Hull	119,083	136	75,589	349	45,710	1,160	79,391	115	59,505	1,760
City of Nottingham	185,476	211	104,473	501	82,050	653	133,498	277	110,861	1,642
City of Peterborough	181,089	303	116,406	314	87,074	491	74,838	87	117,729	1,195
City of Plymouth	200,881	136	120,097	396	104,487	834	73,044	398	108,329	1,764
Conwy	160,561	267	99,137	238	79,435	147	82,352	64	116,497	716
Cornwall	225,217	1,220	143,070	748	127,639	1,029	112,482	369	164,773	3,366
Cumbria	188,890	896	103,928	938	68,882	1,313	87,210	248	111,576	3,395
Darlington	166,698	161	96,592	257	66,225	339	95,303	45	97,757	802
Denbighshire	134,560	269	88,883	208	60,386	136	42,642	14	101,266	627
Derbyshire	184,477	1,451	99,205	1,594	78,234	1,254	107,958	152	121,394	4,451
Devon	256,224	1,734	162,118	1,000	141,204	1,743	122,756	591	182,533	5,068
Dorset	271,209	1,194	172,993	529	149,840	684	134,201	411	203,330	2,818
Durham	154,087	757	79,934	779	54,166	1,576	68,663	103	84,401	3,215
East Riding of Yorkshire	178,807	782	103,313	853	78,969	616	66,871	82	120,909	2,333
East Sussex	288,857	1,029	175,369	870	148,835	879	111,885	992	183,454	3,770
Essex	282,117	2,437	175,477	2,626	143,759	2,098	115,736	1,514	187,337	8,675
Flintshire	165,963	257	90,271	346	67,656	181	51,690	5	109,494	789
Gloucestershire	281,952	1,053	154,021	1,235	129,897	981	112,558	472	178,473	3,741
Greater London	523,178	1,742	297,108	6,678	263,630	13,268	221,669	20,595	259,172	42,283

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

Table 8 (cont) - Average price and volume of sales completed
July - September 2003 (updated on 31 January 2004)

County or Unitary Authority	Price (£)						Sales			
	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Greater Manchester	204,609	1,937	111,192	5,276	65,435	7,050	109,940	1,884	102,274	16,147
Gwynedd	154,583	221	92,854	120	72,234	259	55,952	23	104,817	623
Halton	161,900	137	89,975	255	60,192	249	76,890	29	93,047	670
Hampshire	317,851	2,700	187,115	2,040	155,835	2,200	126,108	1,199	213,042	8,139
Hartlepool	160,842	139	73,406	161	39,180	347	87,388	47	74,752	694
Herefordshire	244,300	469	133,153	292	111,022	262	76,145	71	171,802	1,094
Hertfordshire	415,161	1,179	236,607	1,577	183,953	2,311	139,645	1,493	228,081	6,560
Isle of Anglesey	135,480	179	78,718	86	57,536	87	83,659	11	101,781	363
Isle of Wight	220,190	322	139,239	271	119,481	247	101,186	203	152,145	1,043
Kent	285,462	2,048	171,145	2,543	136,653	2,898	111,455	1,385	176,948	8,874
Lancashire	191,339	1,780	104,010	2,440	58,667	3,512	80,995	495	102,163	8,227
Leicester	198,469	169	113,859	581	92,069	750	92,164	151	110,637	1,651
Leicestershire	220,213	1,340	121,755	1,417	100,735	927	89,350	199	149,053	3,883
Lincolnshire	162,710	2,229	97,649	1,348	82,762	1,223	71,502	171	122,260	4,971
Luton	223,607	90	138,268	520	115,028	446	84,480	177	128,369	1,233
Medway Towns	233,541	191	151,802	475	115,594	832	102,054	170	138,031	1,668
Merseyside	195,576	967	105,506	2,753	55,502	2,895	103,319	1,038	97,675	7,653
Merthyr Tydfil	118,781	40	61,246	45	39,371	147	38,862	4	56,993	236
Middlesbrough	160,697	93	86,003	303	39,297	393	80,649	27	71,844	816
Milton Keynes	245,666	441	140,331	461	122,666	525	81,674	171	157,320	1,598
Monmouthshire	226,188	236	121,019	120	111,859	101	84,391	30	167,828	487
Neath Port Talbot	122,411	153	61,757	245	47,564	295	34,222	11	68,561	704
Newport	181,029	176	109,108	230	82,685	330	69,395	46	111,808	782
Norfolk	191,488	2,049	124,669	1,387	104,087	1,462	92,249	385	142,526	5,283
North East Lincolnshire	151,671	209	80,958	307	45,827	526	66,853	67	76,770	1,109
North Lincolnshire	145,290	433	71,684	422	50,883	240	43,480	21	95,239	1,116
North Somerset	246,158	428	149,930	405	129,431	380	109,195	263	165,298	1,476
North Yorkshire	246,258	1,159	139,478	1,166	117,275	1,080	105,673	415	161,926	3,820
Northamptonshire	225,623	1,534	124,714	1,446	101,475	1,507	89,047	394	146,374	4,881
Northumberland	217,062	521	106,365	471	76,656	721	69,718	231	120,659	1,944
Nottinghamshire	186,714	1,736	98,028	1,765	74,893	1,111	100,400	207	124,745	4,819
Oxfordshire	342,392	1,004	208,715	1,345	185,355	902	151,441	432	232,717	3,683
Pembrokeshire	155,178	324	93,714	134	87,175	172	73,665	50	119,872	680
Poole	309,936	398	168,375	241	149,947	198	184,908	295	219,232	1,132
Portsmouth	286,485	36	159,508	161	140,332	774	110,635	353	138,720	1,324
Powys	172,449	336	97,488	167	76,576	150	56,666	9	130,241	662
Reading	328,401	87	188,124	251	152,746	380	140,618	308	172,655	1,026

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

Table 8 (cont) - Average price and volume of sales completed
July - September 2003 (updated on 31 January 2004)

Price (£) Sales (continued)

County or Unitary Authority	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Redcar and Cleveland	153,245	177	85,345	368	49,795	342	57,406	38	84,046	925
Rhondda Cynon Taff	142,496	228	72,652	300	47,066	882	42,761	17	67,641	1,427
Rutland	279,351	129	153,363	67	126,270	66	117,168	11	204,887	273
Shropshire	213,315	630	126,182	510	107,938	347	87,035	109	153,936	1,596
Slough	268,767	63	184,460	233	160,984	242	114,820	246	162,137	784
Somerset	253,038	1,118	145,478	924	122,037	995	93,043	352	168,633	3,389
South Gloucestershire	251,717	387	153,835	551	128,525	506	109,056	153	165,245	1,597
South Yorkshire	162,657	1,581	87,044	2,839	61,881	2,732	91,653	503	93,983	7,655
Southampton	224,600	159	158,343	389	134,742	327	120,617	478	147,097	1,353
Southend-on-sea	270,912	146	173,809	352	138,366	322	100,295	433	150,611	1,253
Staffordshire	197,496	1,513	107,520	1,674	81,262	1,032	83,615	213	130,973	4,432
Stockton-on-tees	166,090	386	83,296	451	53,331	369	94,560	39	100,437	1,245
Stoke-on-trent	135,822	228	70,115	571	39,098	925	51,975	30	61,989	1,754
Suffolk	223,621	1,569	129,839	1,339	109,472	1,345	103,609	421	153,097	4,674
Surrey	474,230	1,994	237,646	2,232	206,558	1,252	172,254	1,546	284,874	7,024
Swansea	157,757	345	88,383	464	74,638	568	103,051	78	100,253	1,455
Swindon	223,801	240	143,477	330	116,520	555	99,826	163	141,304	1,288
The Vale of Glamorgan	211,153	280	123,278	240	96,754	277	106,419	71	141,781	868
Thurrock	266,190	134	166,245	245	134,110	394	103,325	239	152,108	1,012
Torbay	219,484	261	147,200	281	116,769	317	102,495	283	144,195	1,142
Torfaen	163,081	79	84,480	115	65,386	212	47,000	9	88,876	415
Tyne and Wear	202,735	665	108,781	1,700	88,838	2,336	89,368	1,817	105,808	6,518
Warrington	221,618	333	120,892	477	86,743	349	92,549	89	136,197	1,248
Warwickshire	261,385	944	137,876	1,116	122,488	1,012	119,694	356	165,457	3,428
West Berkshire	337,972	313	200,793	305	161,131	202	137,209	120	229,830	940
West Midlands	232,867	1,781	118,345	4,597	93,138	4,851	103,122	1,835	122,459	13,064
West Sussex	328,150	1,439	195,315	1,232	165,114	1,378	122,164	1,177	207,453	5,226
West Yorkshire	195,211	2,311	104,420	4,494	71,254	5,979	112,288	1,215	105,926	13,999
Wiltshire	289,196	1,033	156,554	811	137,786	833	116,976	235	195,045	2,912
Windsor and Maidenhead	521,193	215	258,111	200	236,010	161	204,123	150	319,965	726
Wokingham	335,588	353	214,318	258	179,079	198	170,259	97	249,149	906
Worcestershire	254,319	1,127	141,815	1,099	117,704	823	95,503	353	168,447	3,402
Wrekin	184,797	343	97,454	308	78,768	279	58,328	54	120,454	984
Wrexham	168,059	209	90,572	184	68,218	169	68,526	15	111,519	577
York	215,246	302	144,048	445	134,877	418	129,775	176	155,350	1,341
England & Wales	248,098	74,262	144,594	94,160	120,599	110,183	153,601	57,247	161,145	335,857

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

Table 9 - Average price and volume of sales completed
July - September 2003 (updated on 31 January 2004)

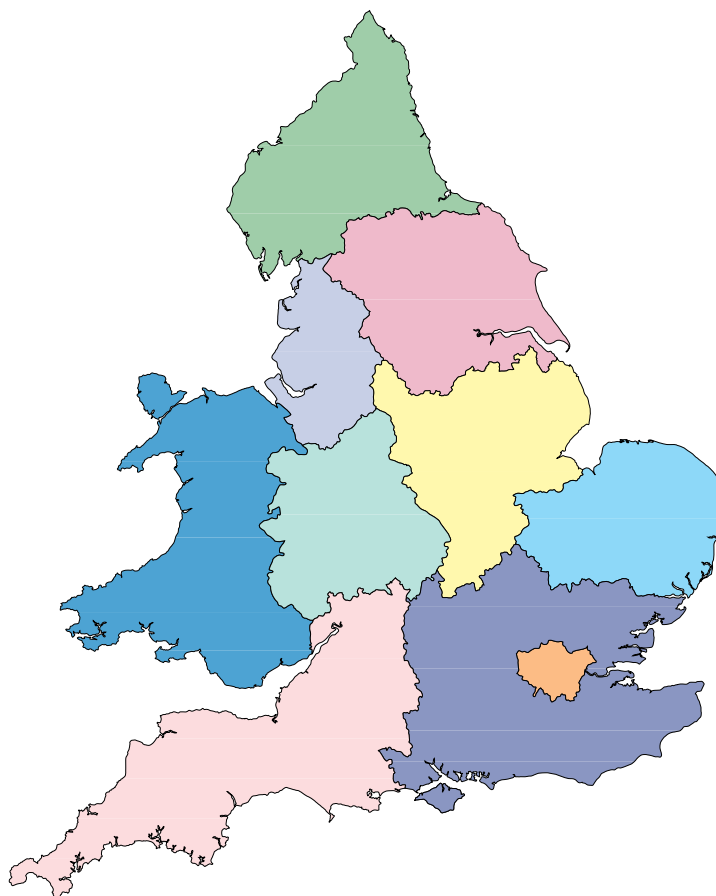
Price (£) Sales

London Borough	Detached		Semi-Detached		Terraced		Flat/Maisonette		Average Price	
Barking and Dagenham	195,454	11	164,760	88	153,005	666	112,785	235	145,055	1,000
Barnet	661,995	136	354,094	450	262,215	310	203,306	780	291,909	1,676
Bexley	305,483	91	209,629	460	163,012	469	118,302	330	177,571	1,350
Brent	449,851	34	295,901	257	277,355	269	176,883	591	235,002	1,151
Bromley	469,519	263	253,045	526	206,177	499	164,566	660	240,288	1,948
Camden	1,810,852	17	1,036,615	13	689,144	102	319,726	791	398,111	923
City of London	—	—	—	—	—	—	310,414	134	310,414	134
City of Westminster	—	—	2,190,537	16	976,511	120	397,744	1,290	466,564	1,426
Croydon	400,242	221	238,854	389	187,682	681	134,585	724	201,796	2,015
Ealing	620,686	47	296,634	306	251,112	559	179,534	671	240,544	1,583
Enfield	563,138	65	275,499	281	208,710	643	147,767	634	210,662	1,623
Greenwich	493,507	33	254,304	207	194,391	511	183,297	565	206,553	1,316
Hackney	—	—	399,160	27	296,801	235	183,342	481	227,070	743
Hammersmith and Fulham	957,133	3	816,289	32	510,353	308	271,023	757	355,769	1,100
Haringey	910,625	8	476,179	80	273,124	365	180,174	562	242,687	1,015
Harrow	566,384	104	286,839	375	238,942	302	184,110	390	265,100	1,171
Havering	365,372	116	216,906	391	176,074	373	124,585	272	196,837	1,152
Hillingdon	415,395	143	228,694	579	198,017	390	149,167	417	216,641	1,529
Hounslow	486,588	38	267,036	321	244,173	360	197,188	505	238,310	1,224
Islington	709,450	10	606,074	35	511,612	135	248,275	587	316,965	767
Kensington and Chelsea	3,106,295	10	2,775,482	11	1,529,108	134	517,691	908	692,904	1,063
Kingston upon Thames	504,438	69	287,445	278	229,474	211	185,165	411	246,891	969
Lambeth	480,430	12	400,607	82	306,789	363	213,242	1,075	247,529	1,532
Lewisham	471,394	26	258,979	180	212,728	539	154,060	832	191,319	1,577
Merton	955,588	34	347,106	134	241,758	557	183,639	442	252,639	1,167
Newham	253,999	5	191,345	68	187,358	854	147,600	410	175,618	1,337
Redbridge	441,410	55	265,317	236	222,402	725	143,331	438	213,833	1,454
Richmond upon Thames	645,345	62	481,176	281	367,126	480	247,611	581	352,781	1,404
Southwark	532,375	20	399,186	69	269,457	292	216,578	907	243,252	1,288
Sutton	393,766	77	251,410	274	184,655	396	142,643	482	196,162	1,229
Tower Hamlets	—	—	273,416	6	276,844	163	219,405	899	228,475	1,068
Waltham Forest	315,610	9	244,624	137	198,026	663	135,001	469	180,720	1,278
Wandsworth	1,266,929	23	638,798	89	392,538	594	234,276	1,365	308,521	2,071
Greater London	523,178	1,742	297,108	6,678	263,630	13,268	221,669	20,595	259,172	42,283

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

Table 10 - Average price for all property types by region

July - September 2003 (updated on 31 January 2004)



Price Sales

		Detached		Semi Detached		Terraced		Flat/Maisonette		All	
	North	£181,600	3,795	£96,988	5,428	£68,097	7,736	£86,177	2,595	£100,545	19,554
	North West	£208,579	6,816	£109,629	13,474	£64,441	16,402	£104,201	4,111	£107,447	40,803
	Yorks & Humberside	£189,403	6,913	£102,320	10,875	£71,846	12,751	£103,790	2,594	£108,877	33,133
	Wales	£162,235	4,970	£93,841	4,820	£73,731	6,282	£95,706	973	£106,478	17,045
	West Midlands	£226,046	7,035	£118,721	10,167	£92,455	9,531	£100,286	3,021	£133,811	29,754
	East Midlands	£192,976	9,195	£107,424	9,269	£87,260	7,945	£97,024	1,640	£129,150	28,049
	East Anglia	£213,148	5,409	£133,833	4,129	£113,354	4,334	£101,279	1,214	£153,768	15,086
	South West	£260,420	10,045	£154,997	8,452	£134,042	10,627	£125,449	5,728	£174,136	34,852
	South East	£335,365	18,342	£191,529	20,868	£156,610	21,307	£129,252	14,777	£204,464	75,294
	Greater London	£523,178	1,742	£297,108	6,678	£263,630	13,268	£221,669	20,595	£259,172	42,283

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 Centre
Old Market House
Hamilton Street
Birkenhead CH41 5FL

tel: 0151 473 6008

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 Centre above or obtained from our website

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

tel: 020 7166 4543

020 7166 4487

e-mail: pressoffice@landregistry.gov.uk