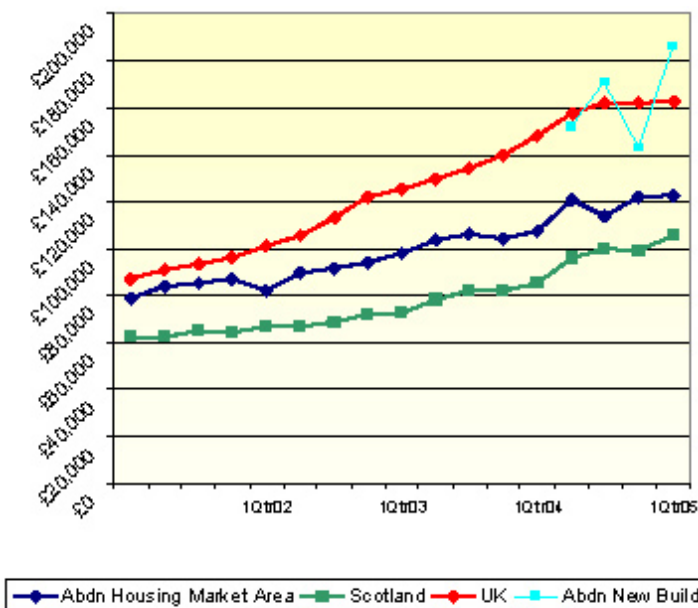


Key Changes

- The average secondhand house price in the Aberdeen Housing Market Area is £122,403 - which is a slight increase on the previous quarter.
- Over the past year, on average secondhand house prices in Scotland have increased to £105,397. This is the first time that the Scottish price has broken through the £100,000 barrier.
- This quarter 30 new build properties that were registered with ASPC sold, with an average price of £186,297. The new build figure is extremely changeable depending on the size of property sold.
- Within the quarter 895 properties were listed on the property register which is similar the previous quarter.
- There has been a slight dip in the number of properties sold through the register, however this may be attributed to the season, which is demonstrated in figure 2.

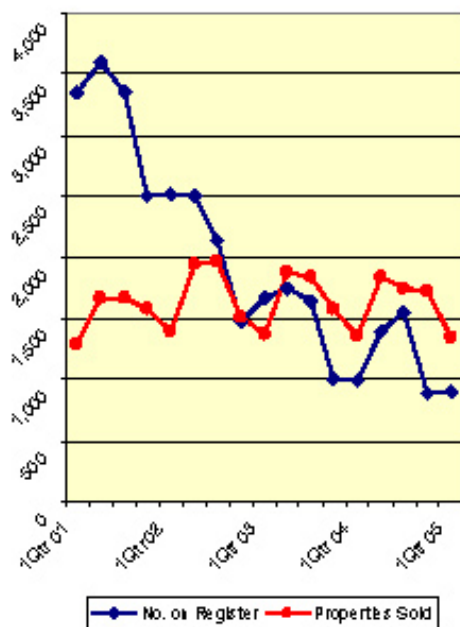
Fig. 1 Average Price - Aberdeen, Scotland and UK



● Houses for Sale

During the first Quarter of 2005, the number of secondhand properties for sale in the Aberdeen Housing Market Area remained fairly static from 891 in the previous quarter to 895. 1345 properties were sold during this quarter, which remains consistent with the same period last year. As expected, there has been a decrease in the number of properties sold during the previous quarter, from 1717.

Fig. 2 Number of properties on the register/sold



● Local House Prices

The majority of areas saw an increase in secondhand house prices from the previous period. The highest average price was in Lower Deeside of £222,861, which is an increase of 3% on the previous quarter. Secondhand house prices in the former city, and Bucksburn remained static over this period.

● New Build properties

For the purpose of this bulletin, only new build properties listed on the property register are being assessed. During the first quarter of 2005 the average new build property price was £186,297, this figure is based on 30 properties that were sold during this period. Within this quarter, 61 properties were added to the property register. The total revenue for the new build market in the first quarter of 2005 is £5,588,935.

● Local Market Trends

In Aberdeen City Centre 743 properties were sold during the first quarter of 2005, which compares to 961 properties in the previous quarter. The decrease may be attributed to the season, where historically a reduced number of properties were sold during this quarter.

As can be seen from figure 4, 1607 properties within the Aberdeen Housing Market Area, were put on the market during the first quarter of 2005. The majority of these properties can be found within the City Centre.

Within the first quarter of 2005, 1321 properties were sold in the Aberdeen Housing Market Area. As figure 4 shows, 71 properties were withdrawn from sale during this quarter.

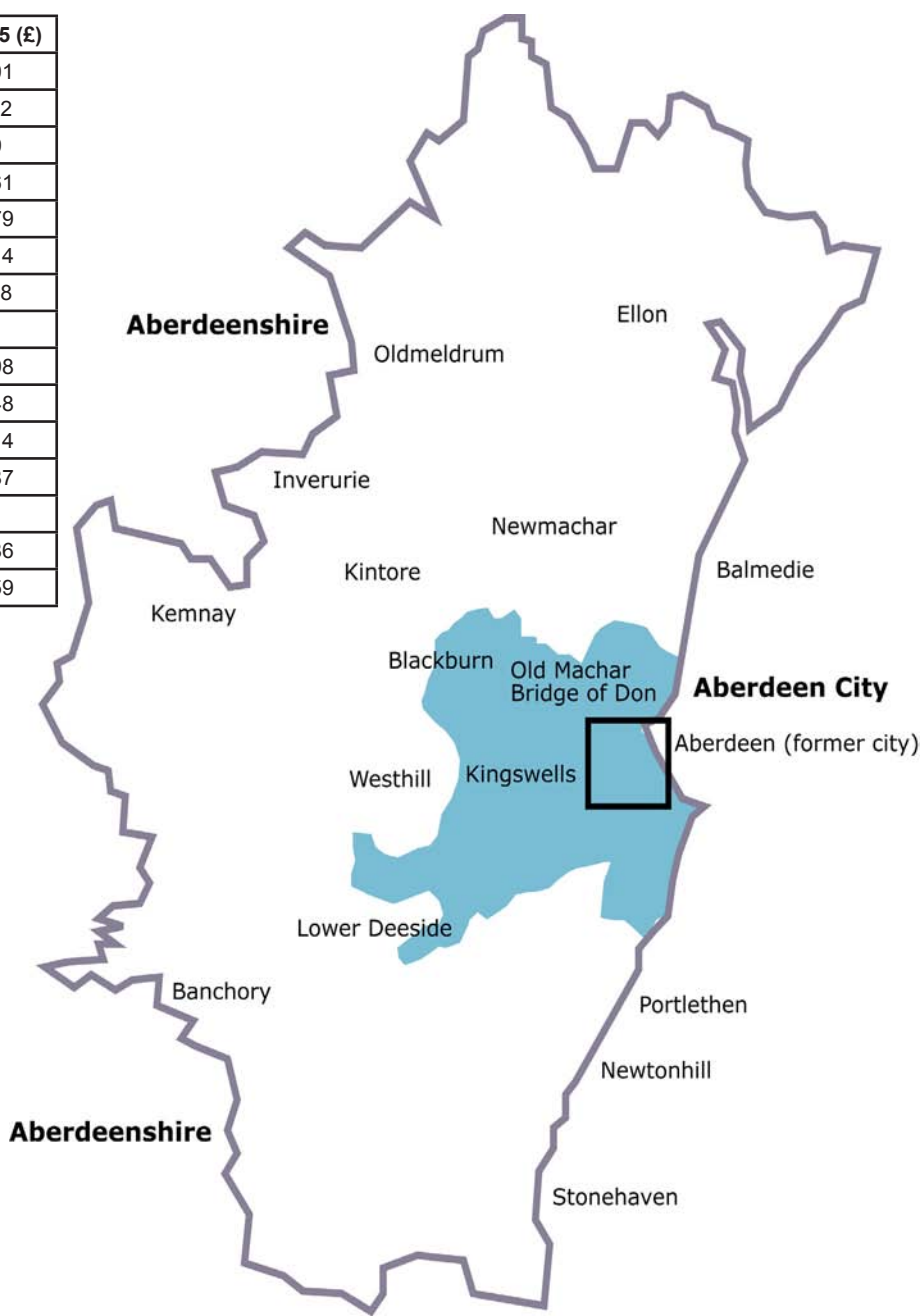
Fig. 4 Properties on the Register by Area

| Area | No. of properties added | No. of properties Sold | No. of properties Withdrawn |
|-----------------------------|-------------------------|------------------------|-----------------------------|
| Former City | 866 | 743 | 38 |
| Bridge of Don | 77 | 66 | 7 |
| Danestone | 31 | 28 | 2 |
| Dyce/Bucksburn/Kingswells | 74 | 61 | 2 |
| Lower Deeside | 73 | 62 | 6 |
| Nigg/Cove | 31 | 22 | 2 |
| Aberdeen City Total | 1,152 | 982 | 57 |
| Westhill | 58 | 42 | 2 |
| Ellon/Tarves | 43 | 32 | 1 |
| Inverurie/Kintore/Blackburn | 84 | 64 | 1 |
| Oldmeldrum/Newmachar | 36 | 32 | 3 |
| Kemnay/Monymusk | 26 | 16 | 0 |
| Balmedie/Potterton/Newburgh | 32 | 24 | 1 |
| Banchory/Durris | 46 | 27 | 1 |
| Stonehaven | 78 | 61 | 4 |
| Portlethen | 35 | 27 | 0 |
| Newtonhill/Muchalls | 17 | 14 | 1 |
| Aberdeen Area Total | 1,607 | 1,321 | 71 |

(All analysis in this bulletin with the exception of the national house price figures, relate to the Aberdeen Solicitor's Property Centre statistics for the Aberdeen Housing Market Area.)

Fig. 3 Average House Price

| Aberdeen City District | 1Qtr 05 (£) |
|-----------------------------------|--------------------|
| City Centre | 104,101 |
| Bridge of Don, Danestone | 116,662 |
| Bucksburn | 78,559 |
| Lower Deeside | 222,861 |
| Nigg/Cove | 107,179 |
| Kingswells | 185,914 |
| Dyce | 118,768 |
| East Gordon | |
| Westhill/Kintore/Blackburn/Kemnay | 156,598 |
| Ellon/Newburgh/Balmedie | 143,848 |
| Inverurie/Oldmeldrum/Pitmedden | 140,214 |
| Newmachar | 136,287 |
| Kincardine Suburban | |
| Banchory/Durris/Drumoak | 191,386 |
| Stonehaven/Portlethen/Newtonhill | 134,959 |



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