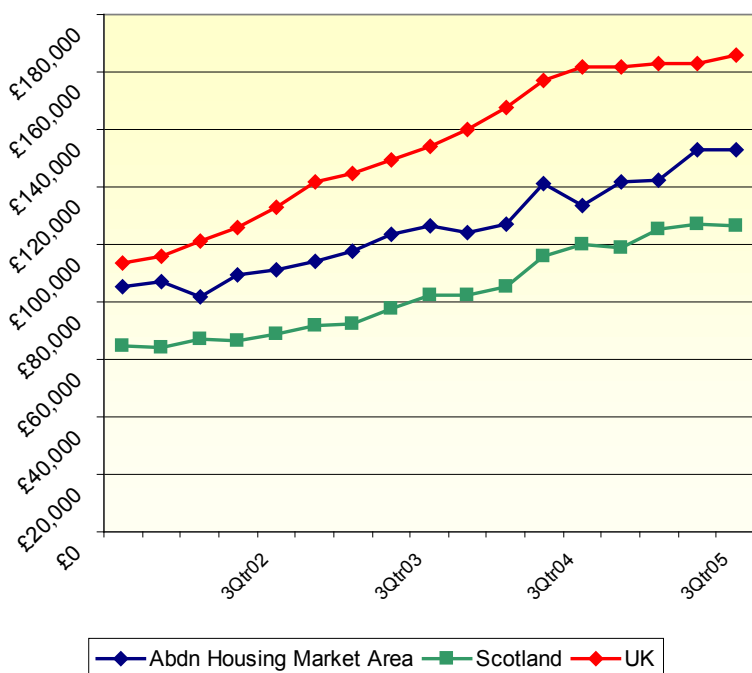


Key Changes

- The average property price in the Aberdeen Housing Market Area is £132,841, which is a decrease of 0.2% on the previous quarter.
- Within the quarter 1199 properties were listed on the property register, which is an increase of 17% on the previous quarter.
- The average secondhand house price for Scotland is £106,392, which is a slight decrease of 0.8% on the previous quarter.
- The UK property price has shown an increase within this quarter to £166,074, which is a 1.9% rise.
- 134 new build properties were sold through the ASPC, during the third quarter of 2005, with an average price of £183,549.

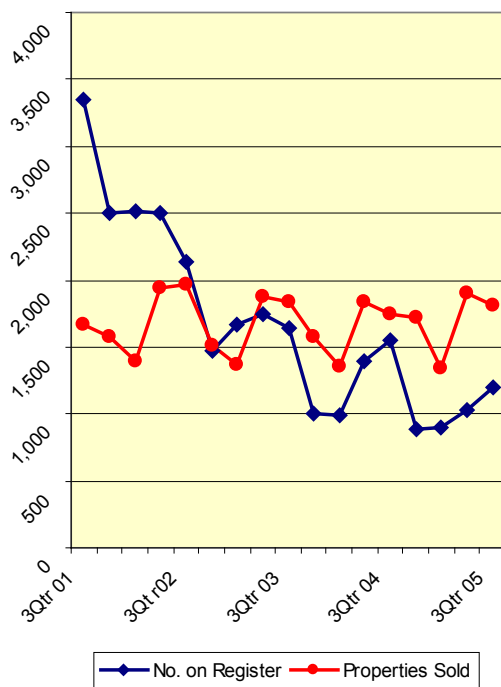
Fig. 1 Average Price - Aberdeen, Scotland and UK



● Houses for Sale

There has been a 4% decrease in the number of properties sold during this quarter, from 1897 to 1851. However, there has been an increase in the number of properties on the register, from 1024 to 1199 - which is an increase of 17%.

Fig. 2 Number of properties on the register/sold



● Local House Prices

During the quarter, four areas experienced a slight decrease of their average property price, including City Centre, Bucksburn, Kingswells and Inverurie/Oldmeldrum/Pitmedden. The remaining eight areas experienced an increase on their average property price. Properties within the Westhill/Kintore/Blackburn/Kemnay area experienced an increase of 19% on the previous quarter, bringing the average property price to £177,627. Whereas the City Centre experienced a 4% decrease during the quarter, producing an average price of £115,575.

● New Build properties

For the purpose of this bulletin, only new build properties listed on the property register are being assessed. During the third quarter of 2005, the average new build property price was £183,549, which is based on 134 properties that were sold during this quarter. During this quarter, 44 properties were added to the register.

● Local Market Trends

During the third quarter of 2005, 2081 properties were added to the register for the Aberdeen Housing Market Area. Within this area, 1851 properties were sold with the majority being in the City Centre.

Within the City Centre 988 properties were sold which compares to 1038 properties that were sold during the previous quarter.

Fig. 3 Properties on the Register by Area

Area	No. of properties added	No. of properties Sold	No. of properties Withdrawn
City Centre	1,132	988	75
Bridge of Don/Danestone	146	129	6
Bucksburn/Bankhead/Stoneywood	44	37	2
Kingswells	34	32	2
Lower Deeside	89	88	5
Dyce	32	37	0
Nigg/Cove	65	60	1
Aberdeen City Total	1,542	1,371	91
Westhill/Skene/Kintore/Blackburn/Kemnay/Monymusk	124	118	4
Ellon/Tarves/Methlick/Newburgh/Collieston/Balmedie	121	82	8
Inverurie/Oldmeldrum/Udny/Pitmedden	106	102	8
Newmachar	21	19	2
Banchory/Durris/Drumoak/Torphins	37	32	4
Stonehaven/Portlethen/Newtonhill/Muchalls	130	127	5
Aberdeen Area Total	2,081	1,851	122

Figure 4 indicates the average property price by accommodation type. If there are fewer than 10 sales for a particular area, this price has not been included. This is to ensure that a reasonable sample base is used to provide the average figure. As with the previous quarter, the highest average property price appears in the Midstocket/West End area.

Peterculter/Cults/Bieldside/Milltimber saw the highest percentage increase in property prices for flats. For non-detached properties, Rosemount experienced the highest percentage increase. Kincorth/Torry/Leggart/Nigg saw the highest percentage increase for detached properties.

Fig. 4 Average Price by Accommodation Type and Neighbourhood

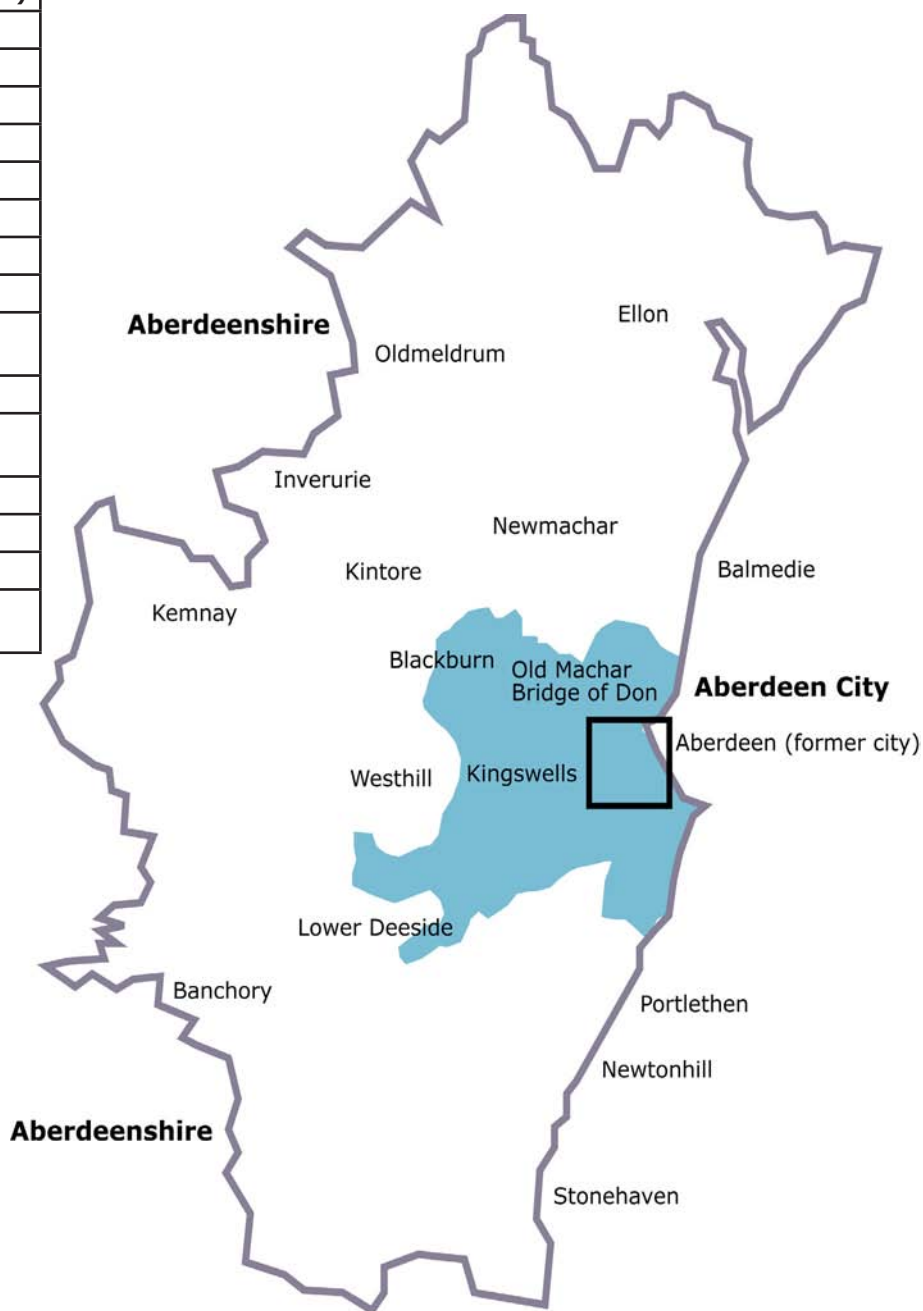
	Flat	Non-detached	Detached
Tillydrone/Old Aberdeen/Seaton/Froghall/Powis/Sunnybank	£73,206	£127,015	-
Rosemount	£91,939	-	-
City Centre	£85,564	-	-
Woodside/Hilton/Stockethill/Ashgrove	£74,224	£123,138	-
Midstocket/West End	£127,985	£343,545	£452,805
Hanover/George Street	£75,520	-	-
Dyce	-	£117,844	-
Northfield/Cummings Park/Sheddocksley/Mastrick/Summerhill	£53,838	£89,294	-
Danestone/Balgownie/Donmouth	£69,356	£113,459	-
Heathryfold/Middlefield	-	-	-
Oldmachar/Denmore	-	£109,489	£174,702
Bucksburn	£68,936	£94,391	-
Kingswells	-	£118,165	£223,698
Kincorth/Torry/Leggart/Nigg	£52,780	£95,974	-
Cove	£63,113	£111,023	£163,138
Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill	£103,796	£194,197	£321,034
Hazlehead	-	£189,058	-
Peterculter/Cults/Bieldside/Milltimber	£106,573	£181,456	£351,639

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



Fig. 5 Average House Price

Aberdeen City District	3Qtr 05 (£)
City Centre	115,575
Bridge of Don/Danestone	113,709
Bucksburn	88,062
Lower Deeside	235,963
Nigg/Cove	119,562
Kingswells	183,778
Dyce	156,458
East Gordon	
Westhill/Kintore/Blackburn/ Kemnay	177,627
Ellon/Newburgh/Balmedie	139,941
Inverurie/Oldmeldrum/ Pitmedden	130,022
Newmachar	164,511
Kincardine	
Banchory/Durris/Drumoak	218,163
Stonehaven/Portlethen/ Newtonhill	151,459



Further details from:

Sharon Wilkinson
St. Nicholas House
Broad Street
Aberdeen
AB10 1BW
Telephone 01224 523179
www.aberdeencity.gov.uk

John MacRae
Chairman
ASPC
18 Bon-Accord Square
Aberdeen
Telephone 01224 596341
www.aspc.co.uk