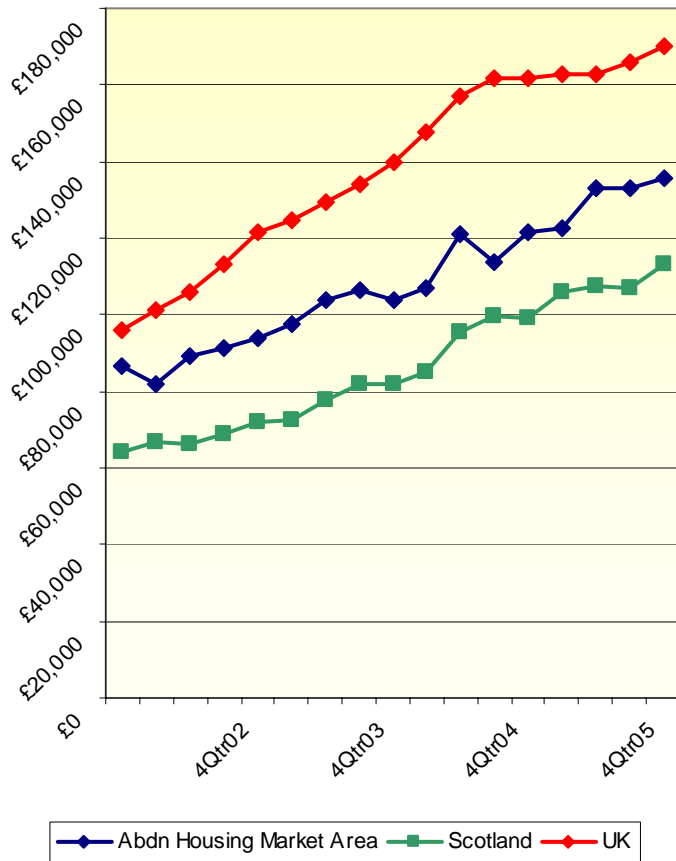


Key Changes

- The average property price in the Aberdeen Housing Market Area for the fourth quarter is £135,864, which is an increase of 2% on the previous quarter.
- At the end of the fourth quarter, 534 properties were listed on the property register, which is a decrease on the previous quarter.
- The average secondhand house price for Scotland is £113,169, which is an increase of 5% on the previous quarter.
- The UK property price has shown an increase within this quarter to £169,901, which is a 2% rise.

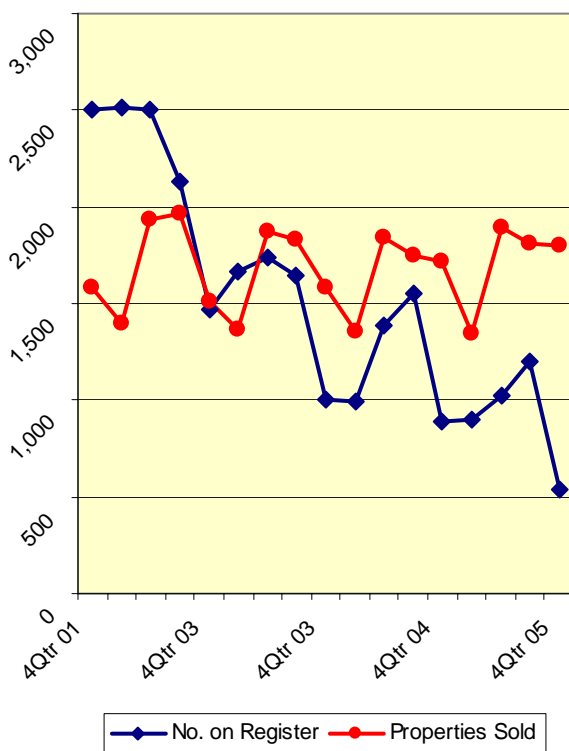
Fig. 1 Average Price - Aberdeen, Scotland and UK



• Houses for Sale

There has been a 0.5% decrease in the number of properties sold during this quarter, from 1,814 to 1,803. There has also been a decrease in the number of properties on the register, from 1,199 to 534. This decrease may, in part, be due to the season.

Fig 2. Secondhand Number of properties on the register/sold



• Local House Prices

During the quarter, six areas experienced a decrease of their average property price. The remaining seven areas experienced an increase on their average property price. Properties within the Inverurie/Oldmeldrum/Pitmedden area experienced an increase of 13% on the previous quarter, bringing the average property price to £147,167. Whereas Bucksburn experienced a 3% decrease during the quarter, producing an average price of £85,377.

• New Build Properties

For the purpose of this bulletin, only new build properties listed on the property register are being assessed. During the fourth quarter of 2005, the average new build property price was £123,392, which is based on 16 properties that were sold during this quarter.

• Local Market Trends

During the fourth quarter of 2005, 1,243 properties were added to the register for the Aberdeen Housing Market Area. Within this area, 1,803 properties were sold with the majority being in the City Centre

Within the City Centre 986 properties were sold which compares to 988 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	645	986	49
Bridge of Don/Danestone	89	126	5
Bucksburn/Bankhead/Stoneywood	26	37	1
Kingswells	21	28	1
Lower Deeside	51	74	8
Dyce	17	27	1
Nigg/Cove	31	50	1
Aberdeen City Total	880	1,328	66
Westhill/Skene/Kintore/Blackburn/Kemnay/Monymusk	81	111	15
Ellon/Tarves/Methlick/Newburgh/Collieston/Balmedie	66	109	16
Inverurie/Oldmeldrum/Udny/Pitmedden	83	88	12
Newmachar	12	11	1
Banchory/Durris/Drumoak/Torphins	28	41	1
Stonehaven/Portlethen/Newtonhill/Muchalls	93	115	5
Aberdeen Area Total	1,243	1,803	116

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.

The City Centre saw the highest percentage increase in property prices for flats, during the quarter from £85,564 to £94,035. For non-detached properties, Kingswells experienced the highest percentage increase from £118,165 to £133,089.

Fig. 4 Average Price by Accommodation Type and Neighbourhood

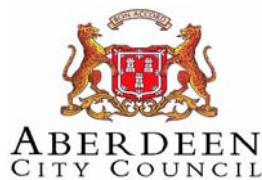
	Flat	Non-detached	Detached
Tillydrone/Old Aberdeen/Seaton/Froghall/Powis/Sunnybank	£72,066	£137,078	-
Rosemount	£92,878	-	-
City Centre	£94,035	-	-
Woodside/Hilton/Stockethill/Ashgrove	£71,224	£128,793	-
Midstocket/West End	£133,527	£322,205	£401,087
Hanover/George Street	£71,135	-	-
Dyce	-	£122,562	-
Northfield/Cummings Park/Sheddocksley/Mastrick/Summerhill	£53,059	£86,043	-
Danestone/Balgownie/Donmouth	£66,388	£115,700	-
Heathryfold/Middlefield	-	-	-
Oldmachar/Denmore	-	£112,561	£181,849
Bucksburn	£70,851	£99,788	-
Kingswells	-	£133,089	£213,416
Kincorth/Torry/Leggart/Nigg	£62,511	£94,699	-
Cove	-	£101,072	-
Braeside/MAnnofield/Broomhill & Seafield/Garthdee/Ferryhill	£105,255	£188,340	£321,415
Hazlehead	-	-	-
Peterculter/Cults/Bielside/Milltimber	£111,722	£185,121	£375,569



(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	4Qtr 05 (£)
City Centre	120,271
Bridge of Don/Danestone	118,353
Bucksburn	85,377
Lower Deeside	252,253
Nigg/Cove	107,057
Kingswells	179,659
Dyce	125,518
East Gordon	
Westhill/Kintore/Blackburn/Kemnay	168,346
Ellon/Newburgh/Balmedie	142,011
Inverurie/Oldmeldrum/Pitmedden	147,167
Newmachar	184,795
Kincardine	
Banchory/Durris/Drumoak	230,189
Stonehaven/Portlethen/Newtonhill	147,822



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