

ANNUAL REPORT ON THE ABERDEEN HOUSING MARKET 2016

Introduction

This report provides summary information on the Aberdeen housing market for the year 2016. More detailed information can be found in the quarterly *Aberdeen Housing Market Report* (www.aspc.co.uk/information/house-prices/).

House prices

Table 1 gives the annual change in house prices in Aberdeen and Aberdeenshire from the fourth quarter of 2015 to the same quarter in 2016. The last row gives the change in the retail price index over the same period.

Table 1: Change of annual house and retail price indices

Area	2015Q4-2016Q4
Aberdeen City and suburbs	-9.1%
Ellon	-7.3%
Inverurie	-6.5%
Stonehaven	-6.6%
Other country areas	-10.7%
UK Retail Price Index (ONS)	2.2%

Level of prices

Table 2 gives estimated constant-quality prices for three dwelling types in in Aberdeen and Aberdeenshire. Constant-quality means that standard characteristics for the different dwelling types are assumed.

Table 2: Estimated prices (in £) for different dwelling types

Dwelling type	Period	Aberdeen City and suburbs	Ellon	Inverurie	Stonehaven	Other country areas
Flat	2016Q4	146,601	123,534	140,489	137,606	121,756
	2015Q4	161,416	137,750	147,774	147,823	136,439
Semi-detached	2016Q4	203,823	170,365	196,975	206,756	166,655
	2015Q4	224,215	183,866	210,760	221,286	186,519
Detached	2016Q4	309,526	242,252	271,745	299,349	276,384
	2015Q4	340,718	269,332	297,027	332,101	309,799

Volume of sales

Table 3 shows the annual volume of sales in Aberdeen and Aberdeenshire for different dwelling types.

Table 3: Volume of sales by dwelling type

Period	Flat	Semi-Detached	Detached	Total
2016	1583	1892	1393	4868
2015	2431	2268	1875	6574

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