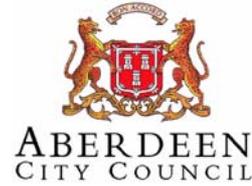


HOUSING MARKET BULLETIN

Quarter 2, 2006

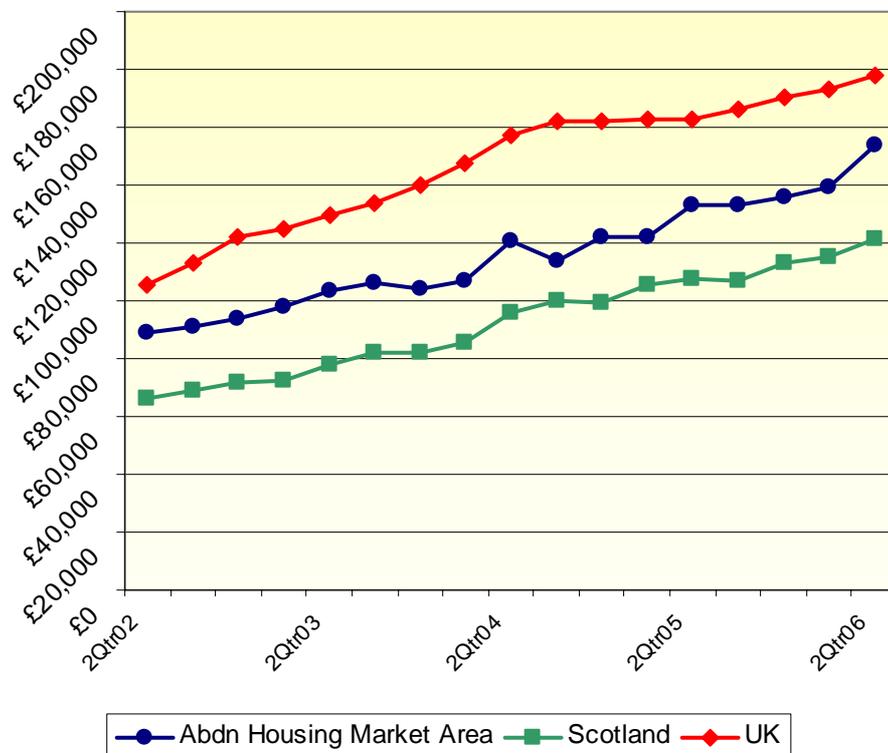
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Key Changes

-  The average property price in the Aberdeen Housing Market Area for the second quarter of 2006 is £153,772.
-  At the end of the second quarter, 2,290 properties were added to the property register, and 1,859 were sold. The overall number of properties on the register for the Aberdeen Housing Market Area is 938.
-  The average secondhand house price for Scotland is £121,558, which is a slight increase on the previous quarter.
-  The UK property price has shown an increase within this quarter to £177,962, which is a slight increase on the previous quarter.

Fig 1. Average Price - Aberdeen, Scotland and UK



Houses for Sale

There has been a large increase in the number of properties on the register, from 658 to 938. This is in-keeping with seasonal trends.

As can be seen from figure 1, the average secondhand house price continues to rise for both the Aberdeen Housing Market Area, and the UK. The Scottish figure has shown a slight increase, which is in-keeping with previous trends.

Figure 2 indicates the average property price by accommodation type, for Aberdeen City. Bucksburn saw the highest percentage increase in property prices for flats, during the quarter from £66,687 to £87,411. For non-detached properties, Kingswells experienced an increase from £130,563 to £156,787.

Fig 2. Average Price by Accommodation Type and Neighbourhood

	Flat	Non-detached	Detached
Tillydrone/Old Aberdeen/Seaton/Froghall/Powis/Sunnybank	£92,686	-	-
Rosemount	£111,848	-	-
City Centre	£116,832	-	-
Woodside/Hilton/Stockethill/Ashgrove	£91,642	£193,712	-
Midstocket/West End	£153,498	£367,250	-
Hanover/George Street	£94,688	-	-
Dyce	£93,120	-	-
Northfield/Cummings Park/Sheddocksley/Mastrick/Summerhill	-	£106,415	-
Danestone/Balgownie/Donmouth	£102,169	£123,698	-
Heathryfold/Middlefield	-	-	-
Oldmachar/Denmore	£83,694	£131,006	£199,249
Bucksburn	£87,411	£109,990	-
Kingswells	-	£156,787	£245,216
Kincorth/Torry/Leggart/Nigg	£73,756	£123,029	-
Cove	-	£126,697	-
Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill	£127,986	£258,557	£345,754
Hazlehead	-	£254,614	-
Peterculter/Cults/Bieldside/Milltimber	£129,530	£207,192	£418,405

(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.)

New Build Properties

During the period quarter 2 2005 - quarter 2 2006, 233 new build properties were sold through ASPC. The average new build property price for this year period was £197,401.



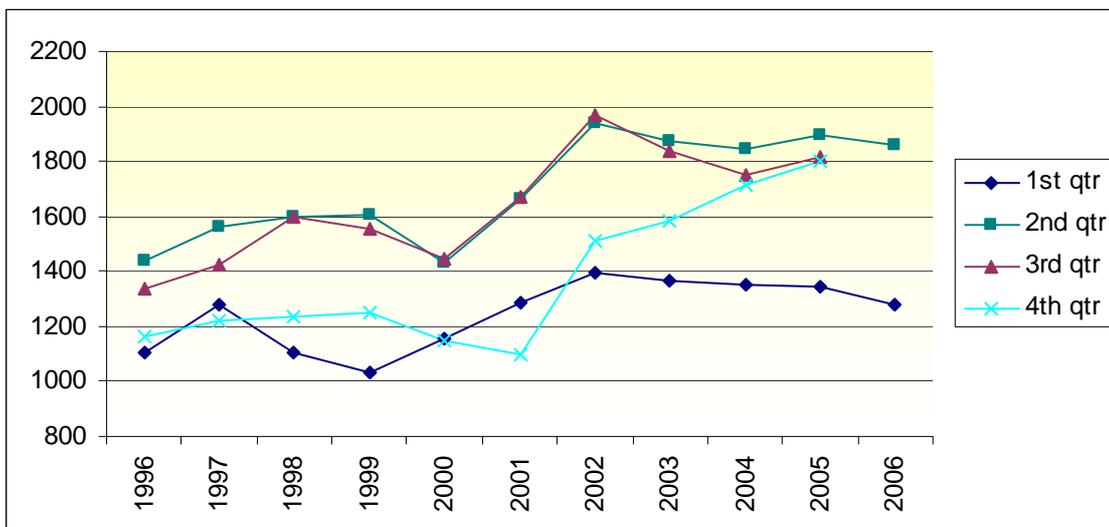
Fig 3. Average House Price by Area

Aberdeen City District	2Qtr 06 (£)
City Centre	142,428
Bridge of Don/Danestone	139,752
Bucksburn	133,527
Lower Deeside	281,104
Nigg/Cove	132,610
Kingswells	218,179
Dyce	129,297
East Gordon	
Westhill/Kintore/Blackburn/Kemnay	203,769
Ellon/Newburgh/Balmedie	183,558
Inverurie/Oldmeldrum/Pitmedden	188,459
Newmachar	180,971
Kincardine	
Banchory/Durris/Drumoak	250,475
Stonehaven/Portlethen/Newtonhill	169,340



As can be seen from figure 4, the number of properties sold per quarter has steadily increased over the last 10 years. Each quarter displays it's own trend, for example the first quarter of every year remains lower than the other quarters, but is still steadily increasing. Similarly both the 2nd and 3rd quarters remain consistently high.

Fig 4. Number of Properties Sold per Quarter



(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.)

FOCUS ON...

Stonehaven

Houses for Sale

During the period 2nd quarter 2005 - 2nd quarter 2006, 221 properties were sold in Stonehaven. Only 5 properties were withdrawn during this period. The average annual secondhand price of detached properties is £214,742.

The average secondhand price of non-detached properties is £150,301. During the same annual period the average price of flats is £89,450 .



Comment

Because of its location, south of the City on the coastline, well served by rail and road links, Stonehaven has always had its own definitive character but is, like the rest of the Aberdeen City housing market area, thriving at the moment. The mix of properties in the Stonehaven area has changed in recent years with more development being permitted for new residential housing. In common with most of the suburban towns close to Aberdeen, Stonehaven is continuing to see strong activity in its housing market.

Comment from John MacRae, Chairman, ASPC

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