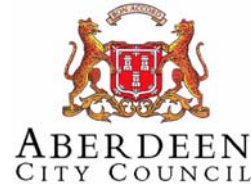


# HOUSING MARKET BULLETIN

Quarter 1, 2006

aspc



## Key Changes





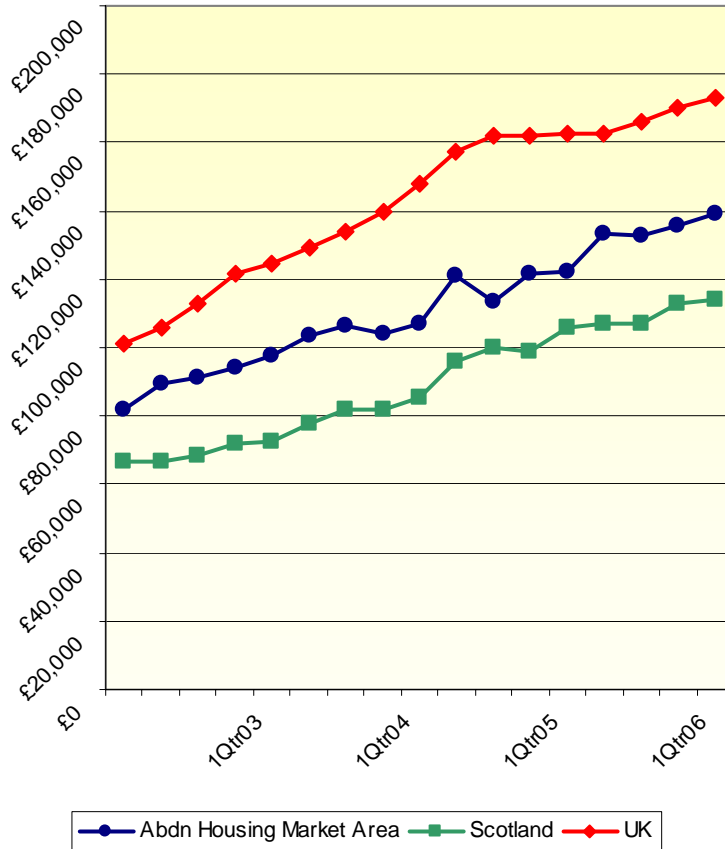
-  The average property price in the Aberdeen Housing Market Area for the first quarter of 2006 is £139,378.
-  At the end of the first quarter, 1432 properties were added to the property register, and 1277 were sold. The overall number of properties on the register for the Aberdeen Housing Market Area is 658.
-  The average secondhand house price for Scotland is £113,955, which is a slight increase on the previous quarter.
-  The UK property price has shown an increase within this quarter to £172,979, which is a 2% rise.

Fig 1. Average Price - Aberdeen, Scotland and UK



## Houses for Sale

There has been an increase in the number of properties on the register, from 534 to 658. 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. Danestone/Balgownie & Donmouth saw the highest percentage increase in property prices for flats, during the quarter from £66,388 to £80,696. For non-detached properties, Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill experienced an increase from £188,340 to £238,419.

Many areas do not have any prices included due to the amount of properties sold during the quarter. This may be due to the season, as fewer properties are sold over the winter months.

Fig 2. Average Price by Accommodation Type and Neighbourhood

	Flat	Non-detached	Detached
Tillydrone/Old Aberdeen/Seaton/Frogghall/Powis/Sunnybank	£69,427	-	-
Rosemount	£83,446	-	-
City Centre	£89,072	-	-
Woodside/Hilton/Stockethill/Ashgrove	£77,656	£98,522	-
Midstocket/West End	£154,988	-	-
Hanover/George Street	£74,502	-	-
Dyce	-	-	-
Northfield/Cummings Park/Sheddocksley/Mastrick/Summerhill	-	£91,543	-
Danestone/Balgownie/Donmouth	-	£119,164	-
Heathryfold/Middlefield	-	-	-
Oldmachar/Denmore	-	£117,373	-
Bucksburn	-	-	-
Kingswells	-	-	-
Kincorth/Torry/Leggart/Nigg	£57,393	-	-
Cove	-	-	-
Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill	£116,316	£238,419	-
Hazlehead	-	-	-
Peterculter/Cults/Bieldside/Milltimber	-	-	-

( 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 1 2005 - quarter 1 2006, 224 new build properties were sold through ASPC. The average new build property price for this year period was £224,295.



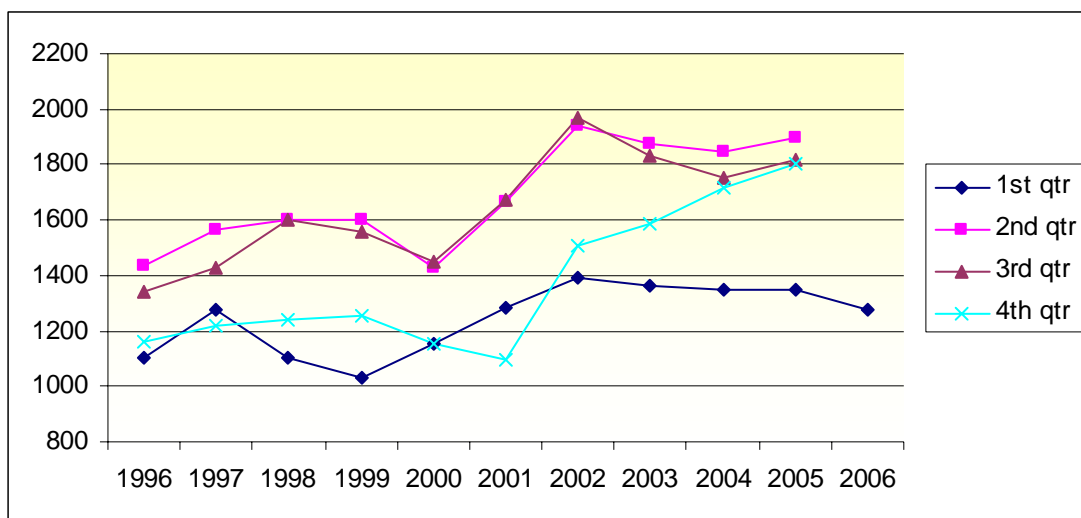
Fig 3. Average House Price by Area

<b>Aberdeen City District</b>	<b>1Qtr 06 (£)</b>
City Centre	120,945
Bridge of Don/Danestone	130,495
Bucksburn	97,091
Lower Deeside	211,302
Nigg/Cove	120,248
Kingswells	193,407
Dyce	145,439
<b>East Gordon</b>	
Westhill/Kintore/Blackburn/Kemnay	144,866
Ellon/Newburgh/Balmedie	162,773
Inverurie/Oldmeldrum/Pitmedden	161,587
Newmachar	153,583
<b>Kincardine</b>	
Banchory/Durris/Drumoak	236,324
Stonehaven/Portlethen/Newtonhill	152,801



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...

### Westhill, Elrick and Skene

#### Houses for Sale

During the first quarter 2006, 41 properties were added to the register for the Westhill, Elrick and Skene area. During the same period 44 properties in this area were sold, with 2 being withdrawn from the register. This is similar to the 1st quarter of 2005, where 42 properties were sold.

The average secondhand house price for this area was £168,254. The average price has increased slightly since the 1st quarter of 2005, where the average property price was £161,423.



#### Comment

Westhill, Elrick and Skene continue to prove attractive to many house hunters. The reasons are good local facilities, good transport links, value for money and a wide range of property types to suit many tastes. There is also a fairly well developed sense of community in these areas adding to the attraction. The continued buoyancy in the market looks set to continue and should reflect well on prices here.

*Comment from John MacRae, Chairman, ASPC*

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