

ANNUAL REPORT ON THE ABERDEEN HOUSING MARKET 2013

Introduction

This report provides summary information on the Aberdeen housing market for the year 2013. 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 2012 to the same quarter in 2013. For comparison, Table 1 gives also the change in house prices for Scotland and the UK as measured by the Halifax house price indices.¹ 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	2012Q4-2013Q4
Aberdeen City and suburbs	8.6%
Ellon	5.0%
Inverurie	7.0%
Stonehaven	10.0%
Other country areas	5.2%
Scotland (Halifax)	-0.4%
UK (Halifax)	7.5%
UK Retail Price Index (ONS)	2.6%

¹www.lloydsbankinggroup.com/Media/economic-insight/regional-house-prices/

Level of prices

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

Table 2: Estimated prices for different dwelling types

Dwelling type	Period	Aberdeen City and suburbs	Ellon	Inverurie	Stonehaven	Other country areas
Flat	2013Q4	£154,044	£143,594	£137,135	£144,005	£129,403
	2012Q4	£142,289	£125,557	£126,018	£133,172	£121,487
Semi-detached	2013Q4	£205,962	£167,482	£192,599	£190,264	£176,179
	2012Q4	£189,594	£159,513	£179,951	£172,968	£167,502
Detached	2013Q4	£329,978	£257,659	£286,227	£307,054	£304,760
	2012Q4	£306,290	£240,278	£263,159	£279,305	£286,376

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
2013	2710	2497	2272	7479
2012	2215	2164	1730	6109

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