




HOUSING MARKET BULLETIN

Quarter 2, 2010

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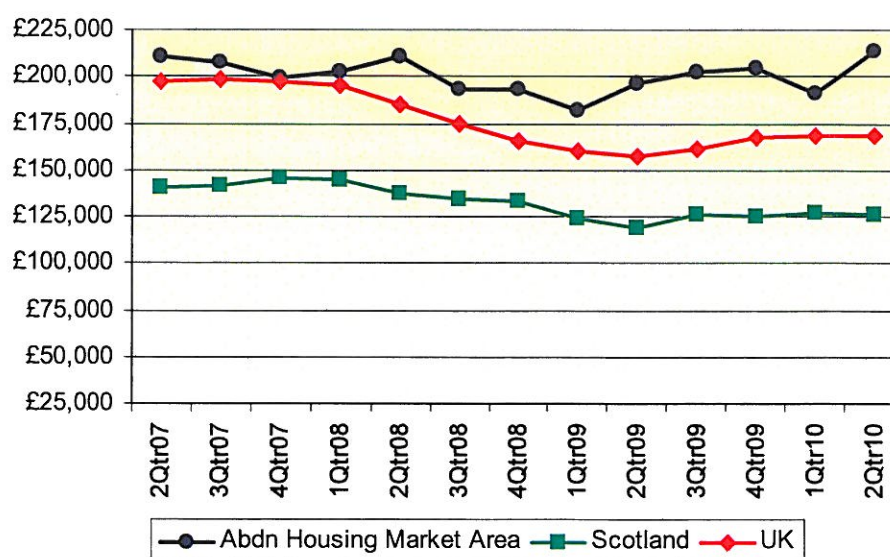
Key Changes

-  The average property price in the Aberdeen Housing Market Area for the second quarter of 2010 is £213,358, an increase of £22,067 on the previous quarter figure of £191,291.
-  During the quarter, 2,081 properties were added to the property register, and 1,403 were sold. The overall number of properties on the register for the Aberdeen Housing Market Area at the end of the quarter is 1,999.
-  During this quarter the Aberdeen Housing Market Area has seen a rise in both the number of properties being added to the register and the number of properties sold.

Houses for Sale

As figure 1 shows, during the 2nd quarter of 2010, the Aberdeen Housing Market Area has seen an increase in the average house price. In quarter 2 of 2010, there was a slight decrease in both the UK and Scottish average house price figures.

Fig 1 Average Price - Aberdeen, Scotland and UK



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. The national house price figures are taken from HBOS.

Figure 2 indicates the average property price by accommodation type, for Aberdeen City. 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.

As can be seen in figure 2, flats in Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill now have an average price of £174,008. This is an increase of 6% on the 1st quarter of 2010 price. Non-detached houses in the same area have seen an increase over this period of time. In the 2nd quarter of 2010, non-detached houses in Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill have an average price of £298,738 compared to £263,739 in the same quarter in 2009, an increase of 13%. Detached houses in Kingswells have an average price of £309,088, which is almost 3% increase on the previous quarter. It should be noted for all house prices that seasonal trends and property type/size can affect the average house price on a quarter to quarter comparison.



Fig 2. Average Price by Type and Area, Aberdeen City

	Flat	Non-detached	Detached
Tillydrone/Old Aberdeen/Seaton/Froghall/Powis/Sunnybank	£116,946	£179,386	-
Rosemount	£150,569	-	-
City Centre	£149,438	-	-
Woodside/Hilton/Stockethill/Ashgrove	£120,051	-	-
Midstocket/West End	£206,571	£523,360	-
Braeside/Mannofield/Broomhill & Seafield/Garthdee/Ferryhill	£174,008	£298,738	-
Hanover/George Street	£125,091	-	-
Dyce	-	-	-
Northfield/Cummings Park/Sheddocksley/Mastrick/Summerhill	-	£136,807	-
Danestone/Balgownie/Donmouth	£114,194	£159,625	-
Heathryfold/Middlefield	-	-	-
Hazlehead	-	£288,310	-
Oldmachar/Denmore	-	£170,215	£247,784
Bucksburn	£112,206	£146,726	-
Kingswells	-	-	£309,088
Kincorth/Torry/Leggart/Nigg	£88,608	£143,530	-
Cove	£107,909	£182,743	-
Peterculter/Cults/Bieldside/Milltimber	-	-	-

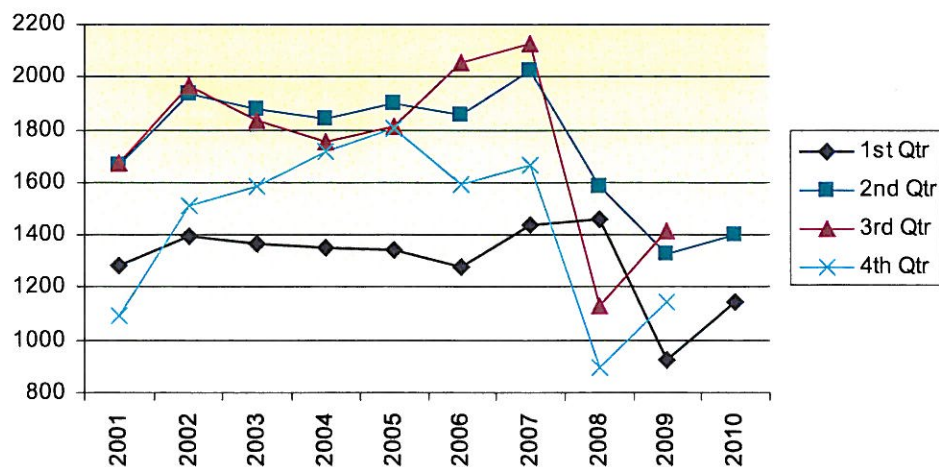
Fig 3. Average House Price by Area

Aberdeen City District	2 Qtr 10 (£)
City Centre	193,639
Bridge of Don/Danestone	177,565
Dyce	210,518
Buckburn/Bankhead/Stoneywood	130,645
Lower Deeside	388,552
Nigg/Cove	183,931
Kingswells	261,096
East Gordon	
Westhill/Skene/Kintore/Blackburn/Kemnay/Monymusk	260,667
Ellon/Tarves/Methlick/Newburgh/Collieston/Balmedie	220,936
Inverurie/Oldmeldrum/Udny/Pitmedden	205,099
Newmachar	235,965
Kincardine Suburban	
Banchory/Durris/Drumoak/Torphins	285,499
Stonehaven/Portlethen/Newtonhill/Muchalls	205,048



As can be seen from figure 4, each quarter displays it's own trend, which often relates to seasonal trends. In the 2nd quarter of 2010, there has been a slight increase in sales compared to the same period in 2009.

Fig 4. Number of Properties Sold per Quarter



FOCUS ON... Stonehaven



Stonehaven has long had its own character and identity as a bustling local centre with its wide range of amenities. Popular as a holiday destination for many years the town has seen local housing developments recently increase the size of the population. With excellent road and rail links, a full range of services and stunning coastal scenery it is no surprise that Stonehaven remains a popular place to stay.



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