

# ANNUAL REPORT ON THE ABERDEEN HOUSING MARKET 2017

## Introduction

This report provides summary information on the Aberdeen housing market for the year 2017. More detailed information can be found in the quarterly *Aberdeen Housing Market Report* ([www.aspc.co.uk/information/house-prices/](http://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 2016 to the same quarter in 2017. 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                        | 2016Q4-2017Q4 |
|-----------------------------|---------------|
| Aberdeen City and suburbs   | -6.0%         |
| Ellon                       | -3.2%         |
| Inverurie                   | -4.4%         |
| Stonehaven                  | -5.1%         |
| Other country areas         | -7.6%         |
| UK Retail Price Index (ONS) | 4.0%          |

## 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          | 2017Q4 | 136,825                   | 118,682 | 136,246   | 132,928    | 113,251             |
|               | 2016Q4 | 146,601                   | 123,534 | 140,489   | 137,606    | 121,756             |
| Semi-detached | 2017Q4 | 191,653                   | 164,880 | 188,353   | 196,314    | 153,945             |
|               | 2016Q4 | 203,823                   | 170,365 | 196,975   | 206,756    | 166,655             |
| Detached      | 2017Q4 | 291,630                   | 230,935 | 258,984   | 278,654    | 254,126             |
|               | 2016Q4 | 309,526                   | 242,252 | 271,745   | 299,349    | 276,384             |

## 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 |
|--------|------|---------------|----------|-------|
| 2017   | 1557 | 1980          | 1615     | 5152  |
| 2016   | 1583 | 1892          | 1393     | 4868  |

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