



National Assembly for **Wales**
Cynulliad Cenedlaethol **Cymru**

House Prices in Wales

This paper provides the latest statistics on house prices in Wales. This includes changes in house prices between 1997 and 2004 at a Unitary Authority level, based on information from the Land Registry. Also included is the April 2005 House Price Index produced by the Office of the Deputy Prime Minister and the latest estimates of house prices in Wales from the Halifax and Nationwide Building Societies

July 2005



House Prices in Wales

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Summary

The average house price in Wales in April 2005 was £143,600, compared with £181,800 for the UK as a whole.

Over the year to April 2005, the average house price in Wales rose by 15.9 per cent, compared with 6.9 per cent for the UK as a whole.

The increase in Wales over the year to April 2005 was greater than in any other UK region or country. (see Section 3)

Based on Land Registry median house price figures for the period 1997 to 2004:

- ◆ The highest house prices in Wales in 2004 were in Monmouthshire (£162,000), Cardiff (£145,000), Ceredigion (£142,500) and Powys (£140,000).
- ◆ The lowest house prices in Wales in 2004 were in Merthyr Tydfil (£58,500), Blaenau Gwent (£60,000), Rhondda Cynon Taf (£72,000) and Neath Port Talbot (£75,500).
- ◆ Between 1997 and 2004 the largest percentage increases were in Pembrokeshire (+180%), Powys (+167%) and Conwy (+167%).
- ◆ Between 2003 and 2004, the largest percentage increases were in Blaenau Gwent (+54%) and the Isle of Anglesey (+45%).

(see Section 2)

House Prices in Wales

1. Introduction

This paper provides the latest statistics on house prices in Wales. This includes changes in median¹ house prices in Wales between 1997 and 2004. The main source of information for this paper is the Land Registry of England and Wales², although the figures shown here are derived from tables prepared by the Office of the Deputy Prime Minister (ODPM) using Land Registry data³. These figures are available for Unitary Authorities, whilst other sources of information about house prices only provide information for Wales as a whole.

Information is also included from the latest monthly experimental House Prices Index (HPI) produced by the OPDM for Wales and other UK regions and countries, along with estimates of house prices for the second quarter of 2005, produced by the Halifax and Nationwide Building Societies.

2. Trends in house prices 1997 to 2004 (Land Registry data)

2.1 Unitary Authorities

Table 1 shows median house prices in Wales by Unitary Authority for the period 1997 to 2004. These figures are based on total house sales recorded by the Land Registry. The median is considered to be a better measure than the simple average, which can be distorted by a small number of sales of very expensive houses.

Over this period, the median price of a house in Wales has increased from £47,950 to £115,000, equivalent to an increase of 140%. Between 1999 and 2004, the median price of a house in Wales has increased from £53,500 to £115,000, equivalent to an increase of 115%. Between 2003 and 2004, median house prices in Wales increased by 31%.

The highest median house prices in Wales in 2004 were in Monmouthshire (£162,000), Cardiff (£145,000), Ceredigion (£142,500) and Powys (£140,000).

The lowest median house prices in Wales in 2004 were in Merthyr Tydfil (£58,500), Blaenau Gwent (£60,000), Rhondda Cynon Taf (£72,000) and Neath Port Talbot (£75,500).

Median house prices increased in all Unitary Authority areas between 1997 and 2004. The largest percentage increases were in Pembrokeshire (+180%), Powys (+167%) and Conwy (+167%).

The smallest percentage increases between 1997 and 2004 were in Merthyr Tydfil (+72%), Blaenau Gwent (+84%) and Neath Port Talbot (+96%).

Between 2003 and 2004, the largest percentage increases were in Blaenau Gwent (+54%) and the Isle of Anglesey (+45%). The smallest increases were generally in

¹ The median is the price with half of all sales above and half below (ie: the middle value). See Annex A for a detailed explanation what is included in the figures

² Land Registry property prices web pages: <http://www.landreg.gov.uk/propertyprice/interactive/>

³ Office of the Deputy Prime Minister: Housing statistics:

http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=4681&l=4



those areas with the highest prices, particularly Monmouthshire (+16%), Cardiff (+16%) and the Vale of Glamorgan (+20%).

Map 1 median average house prices in 2004 by unitary authority in Wales.

Map 2 shows percentage increases in house prices in Wales by unitary authority: between 1997 and 2004.

Map 3 shows percentage increases in house prices in Wales by unitary authority: between 2003 and 2004.

2.2 National and Regional

Table 2 shows median house prices in England and Wales by Region and Country for the period 1997 to 2004.

Over this period, median house prices in England and Wales as a whole have increased from £60,000 to 150,000, an increase of 150%. Between 1999 and 2004 there was an increase of 106% and in the last year an increase of 15%.

The median price of a house in England in 2004 was £151,500, compared with £115,000 in Wales.

The percentage increase in median house prices in England for the 1997-2004 period (+153%) was above the increase in Wales (+140%). Between 1999-2004, the median house price in Wales increased by 115%, whilst in England the increase was 105%.

Between 2003 and 2004, the increase in Wales (+31%) was above the increase in England (+14%).

Wales (£115,000) had the fourth lowest median house prices in 2004, after the North East (£95,000), the North West (£107,000) and Yorkshire and the Humber (£110,000).

Between 1997 and 2004, the largest increases occurred in the South West (+175%), London (+156%) and the East (+156%).

Between 1999 and 2004, the largest increases occurred in the South West (+109%), Wales (+106%) and the East Midlands (+106%).

Between 2003 and 2004 the largest increase was in Wales (+31%), followed by the North West (+26%), Yorkshire and the Humber (+26%) and the North East (+23%). Some of the lowest increases between 2003 and 2004 were in those regions with the highest prices that had previously shown the strongest growth, especially the East, London and the South West.

Table 1: Median house prices in each Unitary Authority in Wales 1997-2004 (£) (a)

Unitary Authority	1997	1998	1999	2000	2001	2002	2003	2004	%Change 97-04	%Change 99-04	%Change 03-04
Isle of Anglesey	49,000	49,000	53,000	55,000	60,000	70,000	86,000	124,500	154.1%	134.9%	44.8%
Gwynedd	44,000	45,850	48,000	52,200	55,000	62,000	85,000	112,500	155.7%	134.4%	32.4%
Conwy	48,750	51,000	54,950	58,000	62,500	75,000	100,000	130,000	166.7%	136.6%	30.0%
Denbighshire	45,000	45,000	47,500	51,000	55,000	66,000	86,300	110,000	144.4%	131.6%	27.4%
Flintshire	51,000	55,000	56,950	59,950	64,950	74,000	90,000	117,000	129.4%	105.4%	30.0%
Wrexham	47,950	49,950	52,700	58,000	62,000	74,950	91,000	118,000	146.1%	124.0%	29.7%
Powys	52,500	55,000	59,000	65,500	70,000	83,500	110,000	140,000	166.7%	137.3%	27.3%
Ceredigion	54,000	57,000	59,500	64,000	70,000	83,400	112,500	142,500	163.9%	139.5%	26.7%
Pembrokeshire	47,500	49,000	52,000	55,500	59,500	78,000	99,950	132,950	179.9%	155.7%	33.0%
Carmarthenshire	41,000	44,100	45,000	45,000	49,000	55,000	74,000	96,500	135.4%	114.4%	30.4%
Swansea	48,500	49,000	52,000	56,000	57,000	64,000	80,000	109,950	126.7%	111.4%	37.4%
Neath Port Talbot	38,500	40,000	42,000	43,500	45,500	46,250	55,000	75,500	96.1%	79.8%	37.3%
Bridgend	48,000	50,000	54,950	58,500	59,000	64,000	80,000	104,950	118.6%	91.0%	31.2%
Vale of Glamorgan	59,500	63,000	68,000	70,000	75,000	89,950	115,000	137,500	131.1%	102.2%	19.6%
Cardiff	56,000	59,950	66,500	73,000	81,000	100,000	125,000	145,000	158.9%	118.0%	16.0%
Rhondda Cynon Taf	36,000	37,000	39,500	39,000	39,950	45,000	54,000	72,000	100.0%	82.3%	33.3%
Merthyr Tydfil	34,000	33,000	33,950	35,900	36,000	37,950	43,000	58,500	72.1%	72.3%	36.0%
Caerphilly	43,000	44,000	45,000	48,000	50,000	55,000	69,950	89,500	108.1%	98.9%	27.9%
Blaenau Gwent	32,700	30,000	33,000	34,000	33,000	36,000	39,000	60,000	83.5%	81.8%	53.8%
Torfaen	41,500	43,500	46,000	46,500	49,950	58,000	75,000	91,500	120.5%	98.9%	22.0%
Monmouthshire	64,500	67,500	77,750	85,000	95,000	117,000	140,000	162,000	151.2%	108.4%	15.7%
Newport	47,950	50,000	54,000	59,000	65,000	77,000	92,000	117,000	144.0%	116.7%	27.2%
Wales	47,950	49,750	53,500	56,500	60,000	70,000	87,500	115,000	139.8%	115.0%	31.4%

Source: Land Registry of England and Wales and Office of the Deputy Prime Minister

(a) See notes in Annex A

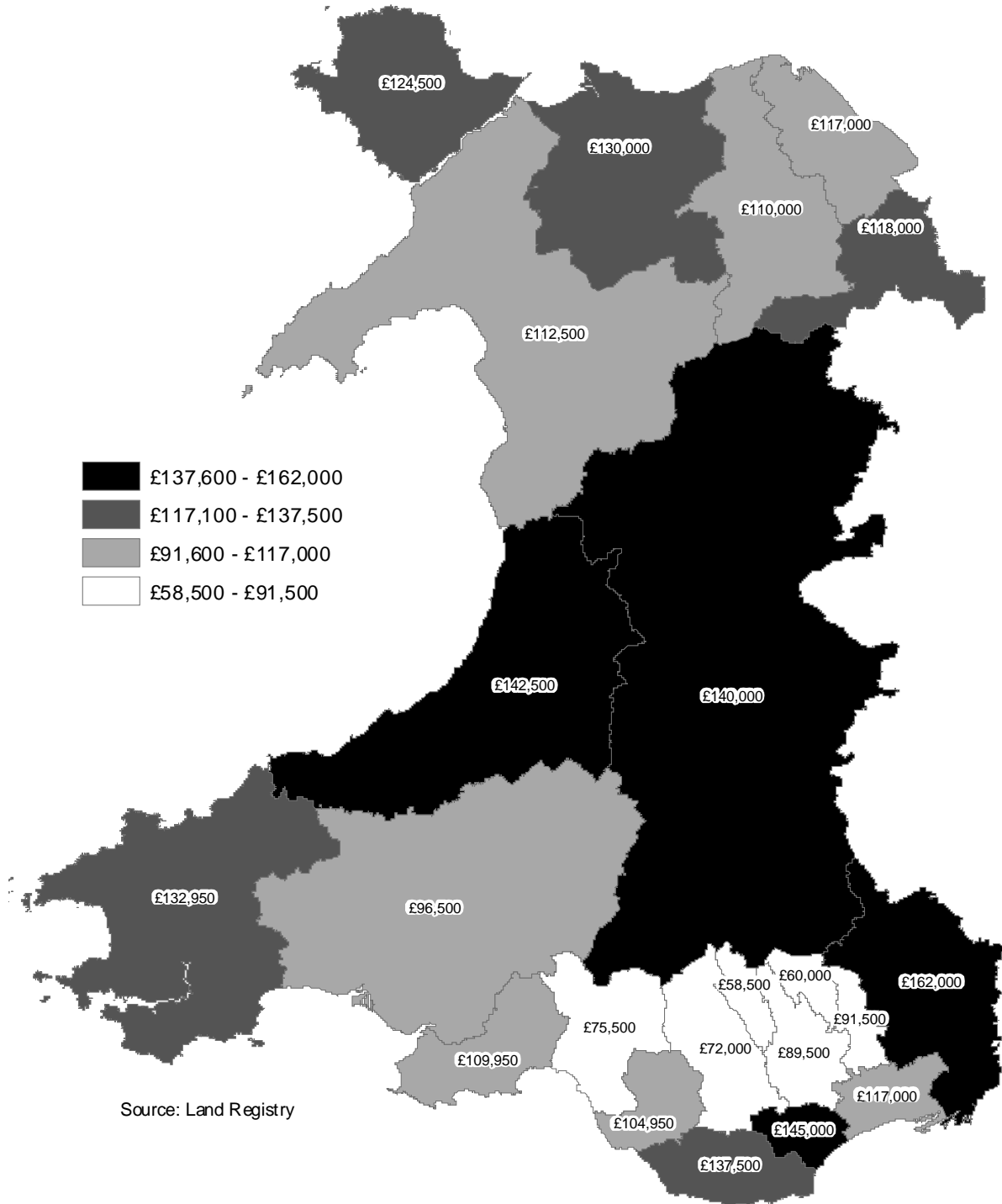
Table 2: Median house prices by Country and Region, England and Wales 1997-2004 (£) (a)

Region/Country	1997	1998	1999	2000	2001	2002	2003	2004	%Change 97-04	%Change 99-04	%Change 03-04
England And Wales	60,000	65,000	73,000	80,000	90,000	110,000	130,000	150,000	150.0%	105.5%	15.4%
Wales	47,950	49,750	53,500	56,500	60,000	70,000	87,500	115,000	139.8%	115.0%	31.4%
England	60,000	66,250	74,000	82,000	92,000	114,000	132,500	151,500	152.5%	104.7%	14.3%
North East	47,000	48,000	50,000	52,000	54,950	60,000	77,000	95,000	102.1%	90.0%	23.4%
North West	49,000	50,500	53,950	56,250	60,000	70,000	85,000	107,000	118.4%	98.3%	25.9%
Yorkshire And The Humber	49,000	50,000	53,000	56,000	59,950	70,000	87,500	110,000	124.5%	107.5%	25.7%
East Midlands	50,500	53,900	57,750	61,950	70,000	85,000	107,000	126,000	149.5%	118.2%	17.8%
West Midlands	54,950	57,500	61,000	67,000	75,950	89,950	110,000	128,000	132.9%	109.8%	16.4%
East	63,950	69,000	76,000	86,950	99,950	125,000	146,000	163,500	155.7%	115.1%	12.0%
London	86,000	97,000	118,000	138,400	155,000	181,000	200,000	220,000	155.8%	86.4%	10.0%
South East	74,950	83,000	92,500	112,000	126,000	148,000	169,950	185,000	146.8%	100.0%	8.9%
South West	60,000	66,950	74,100	85,000	96,500	123,000	145,000	165,000	175.0%	122.6%	13.8%

Source: Land Registry of England and Wales and Office of the Deputy Prime Minister
(a) See notes in Annex A



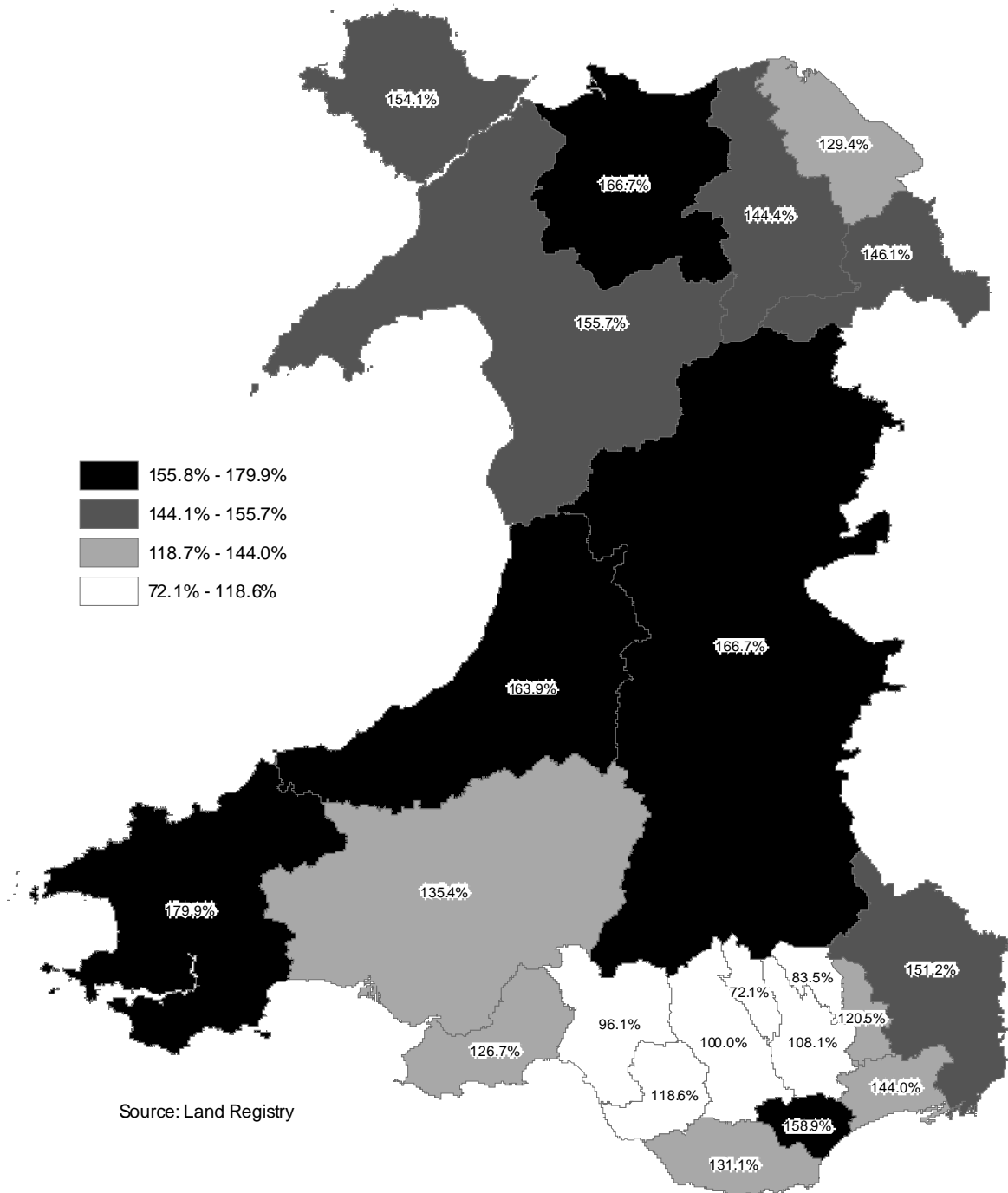
Map 1: Median House Prices in 2004 by Unitary Authority in Wales



Source: Land Registry

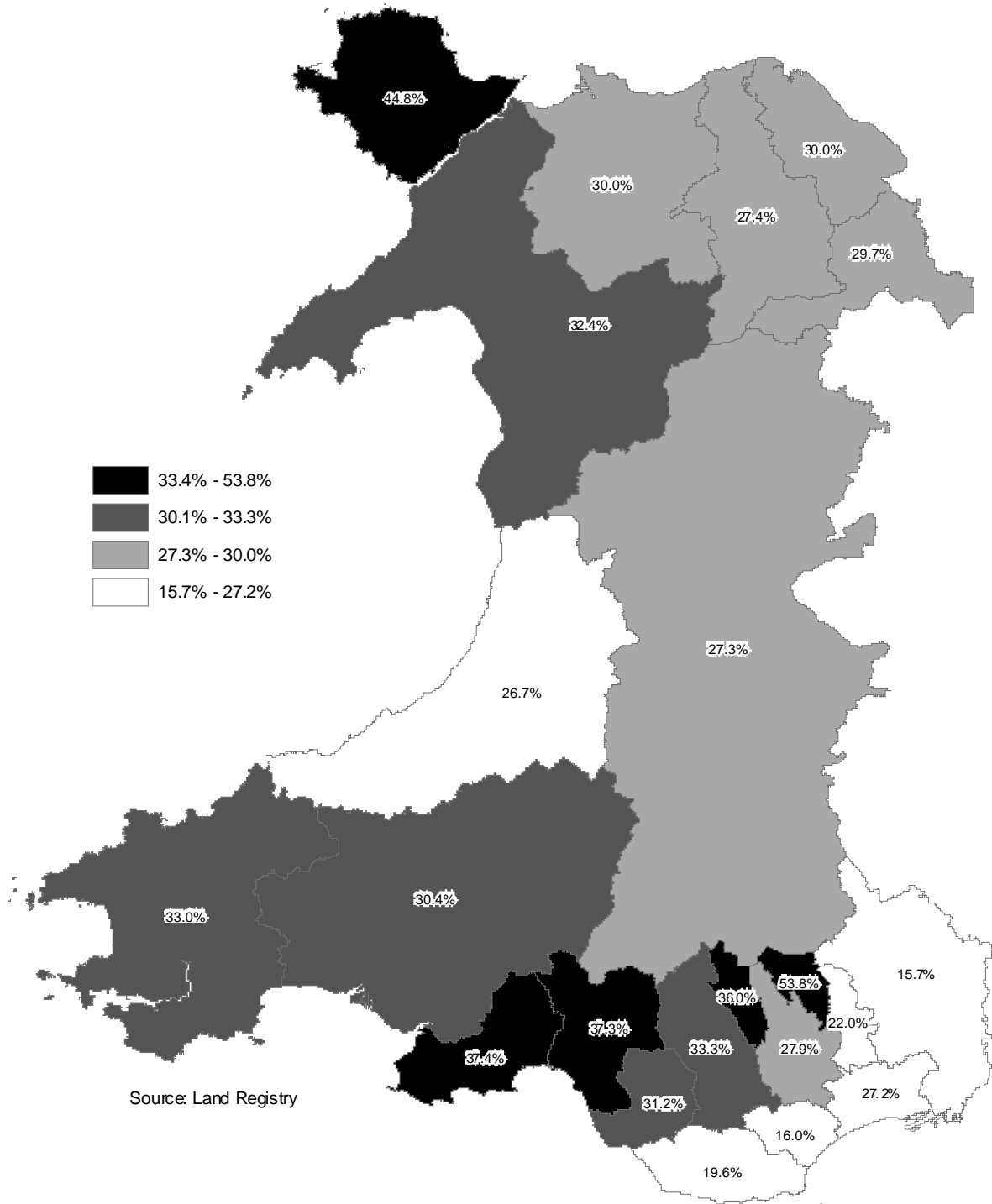


Map 2: Percentage increases in Median House Prices in Wales by Unitary Authority: 1997-2004





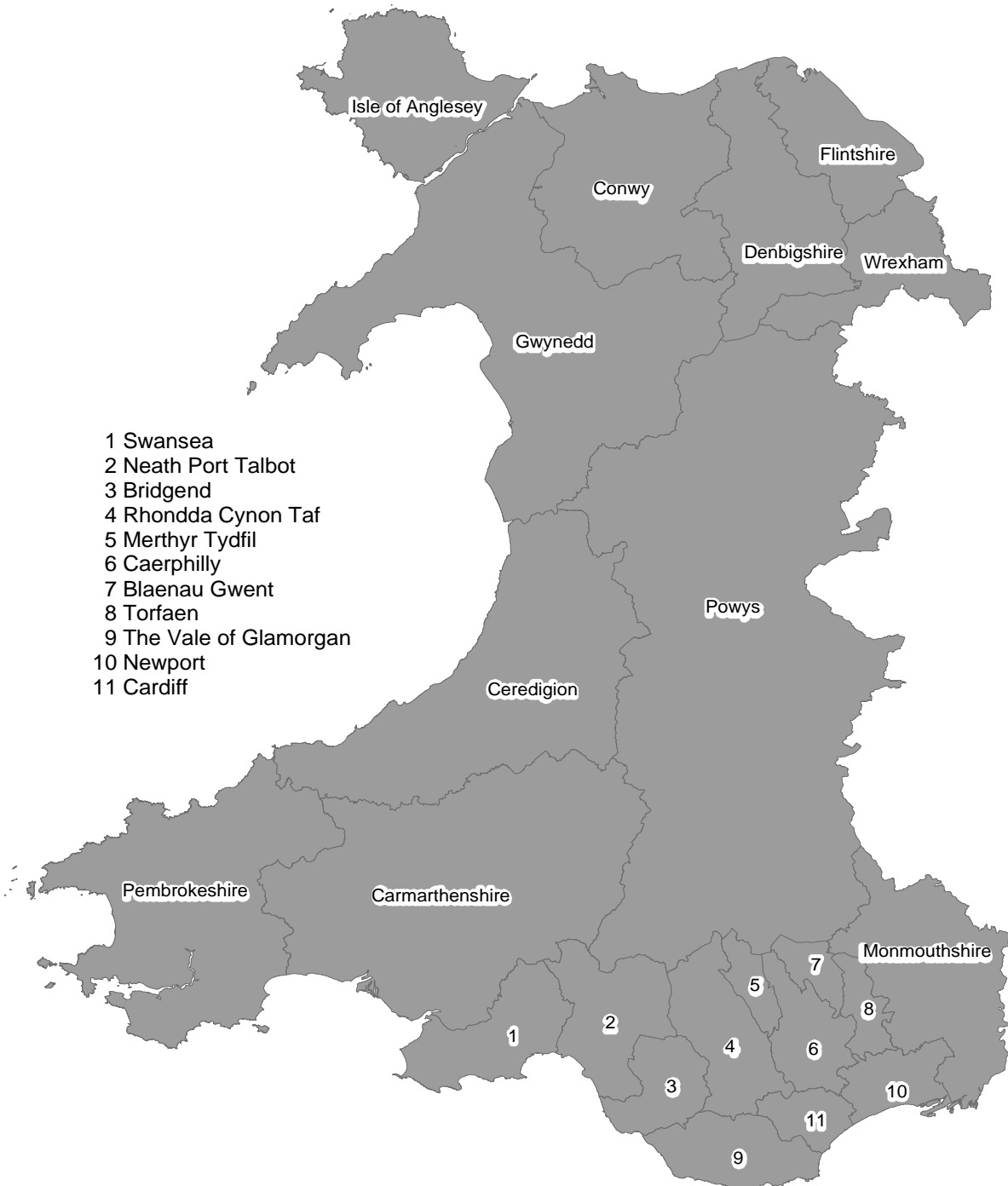
Map 3: Percentage increases in Median House Prices in Wales by Unitary Authority:
2003-2004



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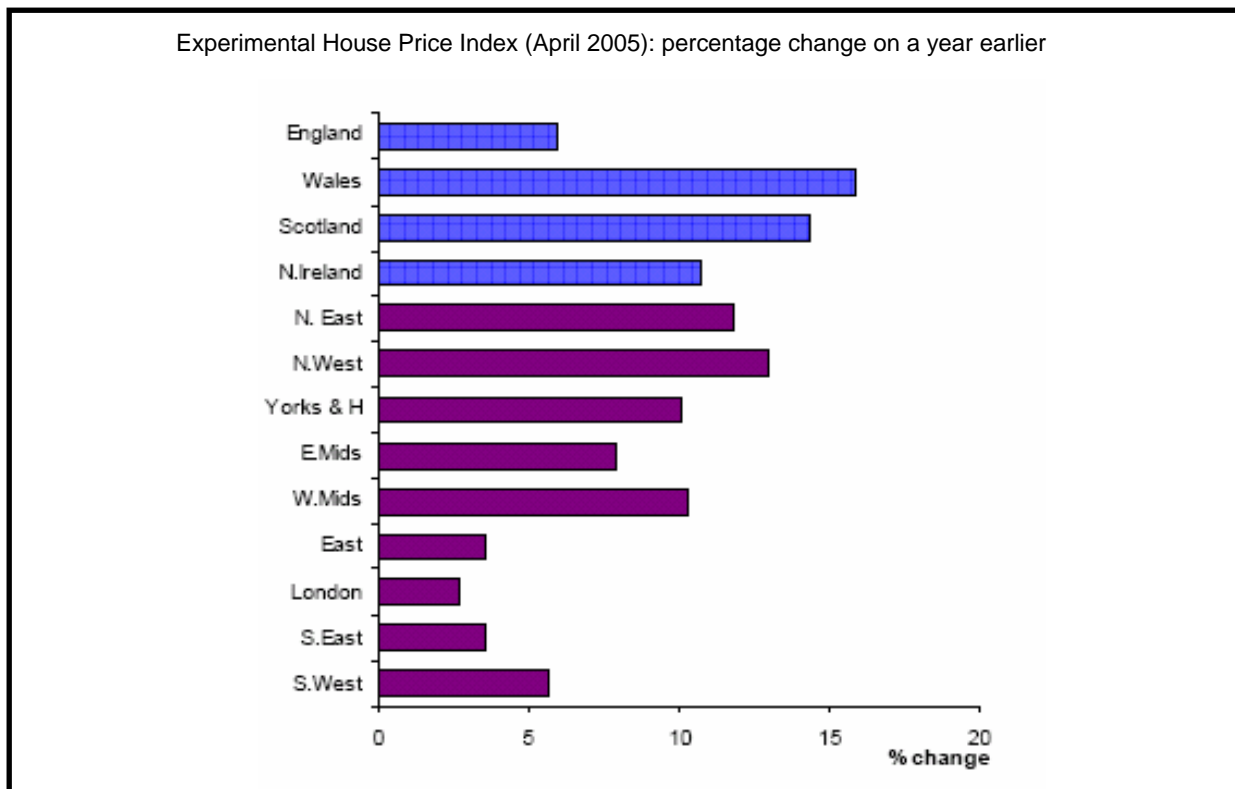
- 1 Swansea
- 2 Neath Port Talbot
- 3 Bridgend
- 4 Rhondda Cynon Taf
- 5 Merthyr Tydfil
- 6 Caerphilly
- 7 Blaenau Gwent
- 8 Torfaen
- 9 The Vale of Glamorgan
- 10 Newport
- 11 Cardiff

3. House Price Index: April 2005 (published 13 June 2005)

The House Price Index (HPI)⁴ is calculated by the Office of the Deputy Prime Minister as a monthly series of changes in house prices since February 2002 across the different regions and countries of the UK. The data are experimental and are not currently seasonally adjusted - month-on-month comparisons should therefore be treated with caution. The figures are average "mix adjusted" house prices⁵ and so are not comparable with the median figures based on Land Registry information presented in Section 2.

- Over the year to April 2005, the HPI in Wales rose by 15.9 per cent, down on the annual increase to March 2005 (22.0 per cent).
- Across the UK as a whole, the HPI increased by 6.9 per cent over the year to April 2005, down on the annual increase to March 2005 (+12.6 per cent).
- The average house price in Wales in April 2005 was £143,600, the eighth highest figure amongst the regions of the UK (higher than in Scotland, Northern Ireland, North East and Yorkshire & the Humber).
- The UK average house price stood at £181,800, whilst the UK figure excluding London and the South East was £157,400.

The ODPM Statistical Release shows that over the year to April 2005, Wales has seen an increase in House Prices above the average for other countries and regions of the UK (see the chart below taken from the Release):



⁴ Office of the Deputy Prime Minister: House Price Index April 2005 Statistical Release HPI-06-05, 13 June 2005
<http://www.odpm.gov.uk/pns/pnattach/20050109/1.pdf>

⁵ Mix-adjusted house prices which, take account of the different mix of properties sold in the period in question and are thus unaffected by varying sales of particular property types in one period when compared to another.



4. Halifax Building Society: Regional House Price Index (published 7 July 2005)

The Halifax Building Society also publishes a quarterly House Price Index for Wales. The UK Index is typically based on around 15,000 house purchases per month, and covers the whole calendar month. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time. The index is seasonally adjusted with the seasonal factors updated monthly.

The latest figures for the second quarter of 2005 (released on 7 July 2005)⁶ show an annual increase of 8.7% in average houses prices in Wales, compared with a 3.7% increase for the UK as a whole. The Halifax estimate that the average price of a house in Wales is £144,000.

5. Nationwide Building Society: Regional House Price Index (published 30 June 2005)

The Nationwide Building Society also produces an index derived using their own mortgage data. This data is extracted monthly for mortgages that are at the approvals stage has been completed to give an earlier indication of current trends in prices in the housing market. The monthly figure measures the mix adjusted average house price for all houses in the UK. Every quarter the Nationwide also publishes a more detailed breakdown of house prices for countries and regions.

The latest figures for the second quarter of 2005 (released on 30 June 2005)⁷ show an annual increase of 7.4% in average houses prices in Wales, compared with a 6.1% increase for the UK as a whole. The Nationwide estimate that the average price of a house in Wales is £137,800.

⁶ Halifax House Price Index June 2005, National Index, HBOS plc, 7 July 2005
<http://www.hbosplc.com/economy/NationalPressRelease.asp>

⁷ House Prices Regional Review Nationwide Building Society, 30 June 2005
<http://www.nationwide.co.uk/hpi/historical/CMQPRQ205.pdf>



6. Links

Land Registry:

<http://www.landreg.gov.uk/>

ODPM House Price Statistics:

http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1618&l=3

and

http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1575&l=3 (Table 586)

Welsh Assembly Government Statistical Directorate: Housing Market and Prices:

<http://www.wales.gov.uk/keypubstatisticsforwales/housing/market.htm>

Council of Mortgage Lenders statistics:

http://www.cml.org.uk/servlet/dycon/zt-cml/cml/live/en/cml/stats_free

Annex A – Land Registry house price information: definitions

Information relates to single unit residential properties sold for their current market value and registered at the Land Registry. There is no information about unregistered property or commercial or agricultural property.

Properties are counted in the period during which the transfer date occurred i.e. if a transfer is dated January but registered in May the property is counted in the period January-March. Land Registry records are updated at the end of each month.

The figures used in this publication are median house prices. The median price is determined by ranking all property prices in ascending order. The median is the mid-point of this ranking with 50 per cent of prices below the median and 50 per cent above.

This is the middle value of all house sales for a particular area and a particular year. The median is considered to be a more reliable measure for comparisons between areas and over time because it is less likely to be distorted by a small number of sales of expensive properties. No weighting or adjustment is applied to reflect any seasonal or other factors.

The following are excluded from the figures shown in this report

- ◆ All commercial transactions
- ◆ Before January 2000 - All sales below £10,000 and over £1million (data for January 2000 onwards includes details of these sales)
- ◆ Transfer, conveyances, assignments or leases at a premium with nominal rent which are:
 - 'Right to buy' sales at a discount
 - subject to a lease
 - subject to an existing mortgage
 - to effect the sale of a share in a property
 - by way of a gift
 - by way of exchange
 - under a Compulsory Purchase order
 - under a court order
 - to Trustees
 - Vesting Deeds
 - Transmissions or Assents
 - of more than one property
 - Leases for 21 years or less