



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 2005 at a Unitary Authority level, based on information from the Land Registry. Also included is the June 2006 House Price Index produced by the Department for Communities and Local Government and the latest estimates of house prices in Wales from the Halifax and Nationwide Building Societies.

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# House Prices in Wales

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## **Summary**

The average house price in Wales in June 2006 was £155,000, compared with £191,000 for the UK as a whole.

Over the year to June 2006, the average house price in Wales rose by 8.2 per cent, compared with 5.2 per cent for the UK as a whole.

The increase in Wales over the year to June 2006 was greater than in any English region.

(see Section 3)

Based on Land Registry median house price figures for the period 1997 to 2005:

- ◆ The highest in Wales in 2005 were in Monmouthshire (£179,000), Ceredigion (£153,000), Cardiff (£150,000), Powys and the Vale of Glamorgan (both £145,000).
- ◆ The lowest in Wales in 2005 were in Merthyr Tydfil and Blaenau Gwent (both £75,000), Rhondda Cynon Taf (£81,000) and Neath Port Talbot (£88,000).
- ◆ Between 1997 and 2005, the largest percentage increases were in Pembrokeshire (+210%), Gwynedd (+196%), Carmarthenshire (+193%) and Conwy (+192%).
- ◆ Between 2004 and 2005, the largest percentage increases were in Merthyr Tydfil (+28%), Blaenau Gwent (+25%) and Carmarthenshire (+24%).

(see Section 2)



## House Prices in Wales

### 1. Introduction

This paper provides the latest statistics on house prices in Wales. This includes changes in median<sup>1</sup> house prices in Wales between 1997 and 2005. The main source of information for this paper is the Land Registry of England and Wales<sup>2</sup>, although the figures shown here are derived from tables prepared by the Department for Communities and Local Government (DCLG, formerly the Office of the Deputy Prime Minister) using Land Registry data<sup>3</sup>. These figures are available for Unitary Authorities, whilst other sources of information about house prices only provide information for Wales as a whole. The paper updates the figures published in an MRS Research Paper in July 2005.

Information is also included from the latest monthly experimental House Prices Index (HPI) produced by the DCLG for Wales and other UK regions and countries, along with estimates of house prices for the second quarter of 2006, produced by the Halifax and Nationwide Building Societies.

### 2. Trends in house prices 1997 to 2005 (Land Registry data)

#### 2.1 Unitary Authorities

Table 1 shows median house prices in Wales by Unitary Authority for the period 1997 to 2005. 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 £125,000, equivalent to an increase of 161%. Between 1999 and 2005, the median price of a house in Wales has increased from £53,500 to £125,000, equivalent to an increase of 134%. Between 2004 and 2005, median house prices in Wales increased by 9%.

The highest median house prices in Wales in 2005 were in Monmouthshire (£179,000), Ceredigion (£153,000), Cardiff (£150,000), Powys and the Vale of Glamorgan (both £145,000).

The lowest median house prices in Wales in 2005 were in Merthyr Tydfil and Blaenau Gwent (both £75,000), Rhondda Cynon Taf (£81,000) and Neath Port Talbot (£88,000).

Median house prices increased in all Unitary Authority areas between 1997 and 2005. The largest percentage increases were in Pembrokeshire (+210%), Gwynedd (+196%), Carmarthenshire (+193%) and Conwy (+192%).

The smallest percentage increases between 1997 and 2005 were in Merthyr Tydfil (+121%), Blaenau Gwent and Neath Port Talbot (both +129%) and Caerphilly (+133%).

<sup>1</sup> 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 of what is included in the figures

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

<sup>3</sup> Department for Communities and Local Government: Housing statistics:  
<http://www.communities.gov.uk/index.asp?id=1155982>



Between 2004 and 2005, the largest percentage increases were in Merthyr Tydfil (+28%), Blaenau Gwent (+25%) and Carmarthenshire (+24%). The smallest increases were mostly in those areas with the highest prices, particularly Cardiff (+3%), Powys (+4%) and the Vale of Glamorgan (+6%).

Map 1 shows median house prices in 2005 by unitary authority in Wales.

Map 2 shows percentage increases in house prices in Wales by unitary authority: between 1997 and 2005.

Map 3 shows percentage increases in house prices in Wales by unitary authority: between 2004 and 2005.

## **2.2 National and Regional**

Table 2 shows median house prices in England and Wales by Region and Country for the period 1997 to 2005.

Over this period, median house prices in England and Wales as a whole have increased from £60,000 to £158,000, an increase of 163%. Between 1999 and 2005 there was an increase of 116% and in the last year an increase of 5%.

The median price of a house in England in 2005 was £160,000, compared with £125,000 in Wales.

The percentage increase in median house prices in England for the 1997-2005 period (+167%) was above the increase in Wales (+161%). Between 1999-2005, the median house price in Wales increased by 134%, whilst in England the increase was 116%.

Between 2004 and 2005, the increase in Wales (+9%) was above the increase in England (+6%).

Wales (£125,000) had the fourth lowest median house price in 2005, after the North East (£108,000), the North West (£118,000) and Yorkshire and the Humber (£120,000).

Between 1997 and 2005, the largest increases occurred in the South West (+183%), London (+167%) and the East (+166%).

Between 1999 and 2005, the largest increases occurred in Wales (+134%), the South West and the East Midlands (both +129%).

Between 2004 and 2005 the largest increases were in the North East (+14%), the North West (+10%), Yorkshire and the Humber and Wales (both +9%). These are the areas with the lowest median house prices. Some of the lowest increases between 2004 and 2005 were in those regions with the highest prices, especially the South West (+3%) and the East (+4%).

**Table 1: Median house prices in each Unitary Authority in Wales 1997-2005 (£) (a)**

Unitary Authority	1997	1998	1999	2000	2001	2002	2003	2004	2005	%Change 97-05	%Change 99-05	%Change 04-05
Isle of Anglesey	49,000	49,000	53,000	55,000	60,000	70,000	86,000	124,500	135,000	175.5%	154.7%	8.4%
Gwynedd	44,000	45,850	48,000	52,200	55,000	62,000	85,000	112,500	130,000	195.5%	170.8%	15.6%
Conwy	48,750	51,000	54,950	58,000	62,500	75,000	100,000	130,000	142,000	191.3%	158.4%	9.2%
Denbighshire	45,000	45,000	47,500	51,000	55,000	66,000	86,300	110,000	120,000	166.7%	152.6%	9.1%
Flintshire	51,000	55,000	56,950	59,950	64,950	74,000	90,000	117,000	127,000	149.0%	123.0%	8.5%
Wrexham	47,950	49,950	52,700	58,000	62,000	74,950	91,000	118,000	127,000	164.5%	140.8%	7.5%
Powys	52,500	55,000	59,000	65,500	70,000	83,500	110,000	140,000	145,000	176.2%	145.8%	3.6%
Ceredigion	54,000	57,000	59,500	64,000	70,000	83,400	112,500	142,500	153,000	182.9%	156.7%	7.2%
Pembrokeshire	47,500	49,000	52,000	55,500	59,500	78,000	99,950	132,950	147,000	209.5%	182.7%	10.6%
Carmarthenshire	41,000	44,100	45,000	45,000	49,000	55,000	74,000	96,500	120,000	192.7%	166.7%	24.4%
Swansea	48,500	49,000	52,000	56,000	57,000	64,000	80,000	109,950	120,000	147.4%	130.8%	9.1%
Neath Port Talbot	38,500	40,000	42,000	43,500	45,500	46,250	55,000	75,500	88,000	128.6%	109.5%	16.6%
Bridgend	48,000	50,000	54,950	58,500	59,000	64,000	80,000	104,950	117,000	143.8%	112.9%	11.5%
Vale of Glamorgan	59,500	63,000	68,000	70,000	75,000	89,950	115,000	137,500	145,000	143.7%	113.2%	5.5%
Cardiff	56,000	59,950	66,500	73,000	81,000	100,000	125,000	145,000	150,000	167.9%	125.6%	3.4%
Rhondda Cynon Taf	36,000	37,000	39,500	39,000	39,950	45,000	54,000	72,000	81,000	125.0%	105.1%	12.5%
Merthyr Tydfil	34,000	33,000	33,950	35,900	36,000	37,950	43,000	58,500	75,000	120.6%	120.9%	28.2%
Caerphilly	43,000	44,000	45,000	48,000	50,000	55,000	69,950	89,500	100,000	132.6%	122.2%	11.7%
Blaenau Gwent	32,700	30,000	33,000	34,000	33,000	36,000	39,000	60,000	75,000	129.2%	127.1%	24.9%
Torfaen	41,500	43,500	46,000	46,500	49,950	58,000	75,000	91,500	100,000	141.0%	117.4%	9.3%
Monmouthshire	64,500	67,500	77,750	85,000	95,000	117,000	140,000	162,000	179,000	177.5%	130.2%	10.5%
Newport	47,950	50,000	54,000	59,000	65,000	77,000	92,000	117,000	128,000	166.9%	137.0%	9.4%
<b>Wales</b>	<b>47,950</b>	<b>49,750</b>	<b>53,500</b>	<b>56,500</b>	<b>60,000</b>	<b>70,000</b>	<b>87,500</b>	<b>115,000</b>	<b>125,000</b>			
								<b>0</b>		<b>160.7%</b>	<b>133.6%</b>	<b>8.7%</b>

Source: Land Registry of England and Wales and Department for Communities & Local Government

(a) See notes in Annex A

**Table 2: Median house prices by Country and Region, England and Wales 1997-2005 (£) (a)**

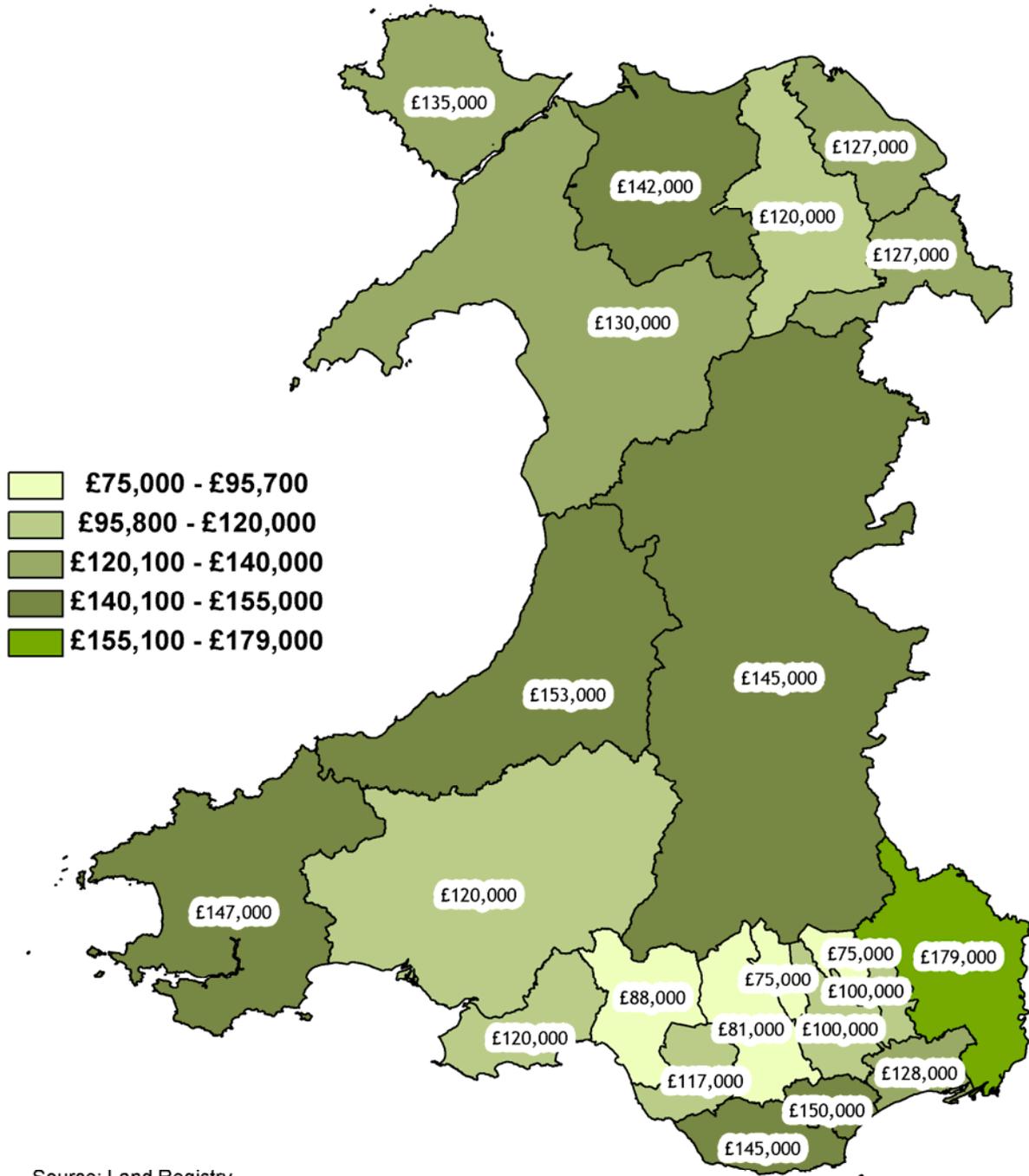
Region/Country	1997	1998	1999	2000	2001	2002	2003	2004	2005	%Change 97-05	%Change 99-05	%Change 04-05
England And Wales	60,000	65,000	73,000	80,000	90,000	110,000	130,000	150,000	157,500	162.5%	115.8%	5.0%
<b>Wales</b>	47,950	49,750	53,500	56,500	60,000	70,000	87,500	115,000	125,000	160.7%	133.6%	8.7%
England	60,000	66,250	74,000	82,000	92,000	114,000	132,500	151,500	160,000	166.6%	116.1%	5.6%
North East	47,000	48,000	50,000	52,000	54,950	60,000	77,000	95,000	108,000	129.8%	116.0%	13.7%
North West	49,000	50,500	53,950	56,250	60,000	70,000	85,000	107,000	118,000	140.8%	118.7%	10.3%
Yorkshire And The Humber	49,000	50,000	53,000	56,000	59,950	70,000	87,500	110,000	120,000	144.8%	126.3%	9.0%
East Midlands	50,500	53,900	57,750	61,950	70,000	85,000	107,000	126,000	132,000	161.4%	128.6%	4.8%
West Midlands	54,950	57,500	61,000	67,000	75,950	89,950	110,000	128,000	134,000	143.9%	119.7%	4.7%
East	63,950	69,000	76,000	86,950	99,950	125,000	146,000	163,500	170,000	165.8%	123.7%	4.0%
London	86,000	97,000	118,000	138,400	155,000	181,000	200,000	220,000	230,000	167.4%	94.9%	4.5%
South East	74,950	83,000	92,500	112,000	126,000	148,000	169,950	185,000	192,500	156.8%	108.1%	4.1%
South West	60,000	66,950	74,100	85,000	96,500	123,000	145,000	165,000	170,000	183.3%	129.3%	3.0%

Source: Land Registry of England and Wales and Department for Communities & Local Government

(a) See notes in Annex A



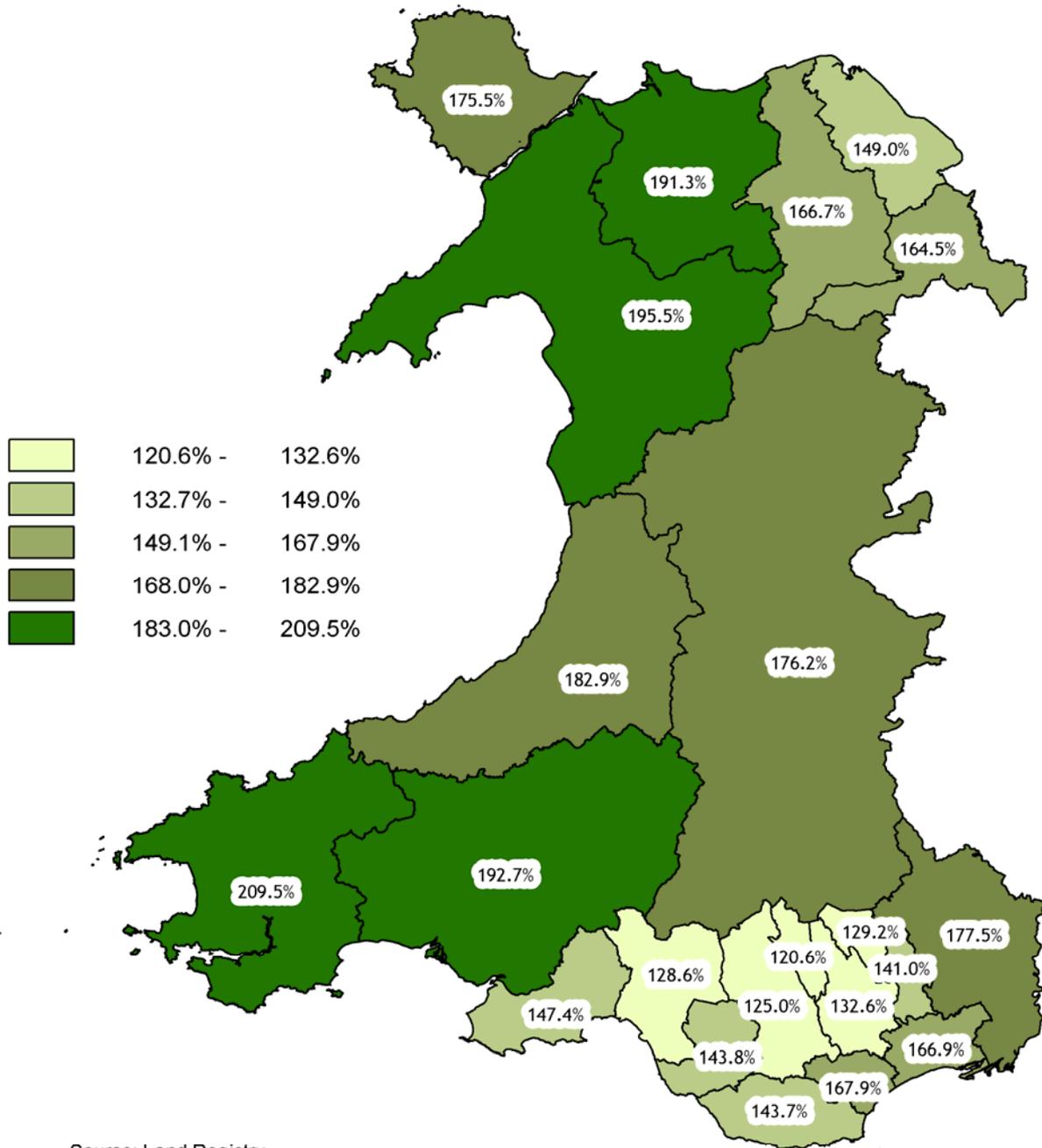
Map 1: Median House Prices in 2005 by Unitary Authority in Wales



Source: Land Registry

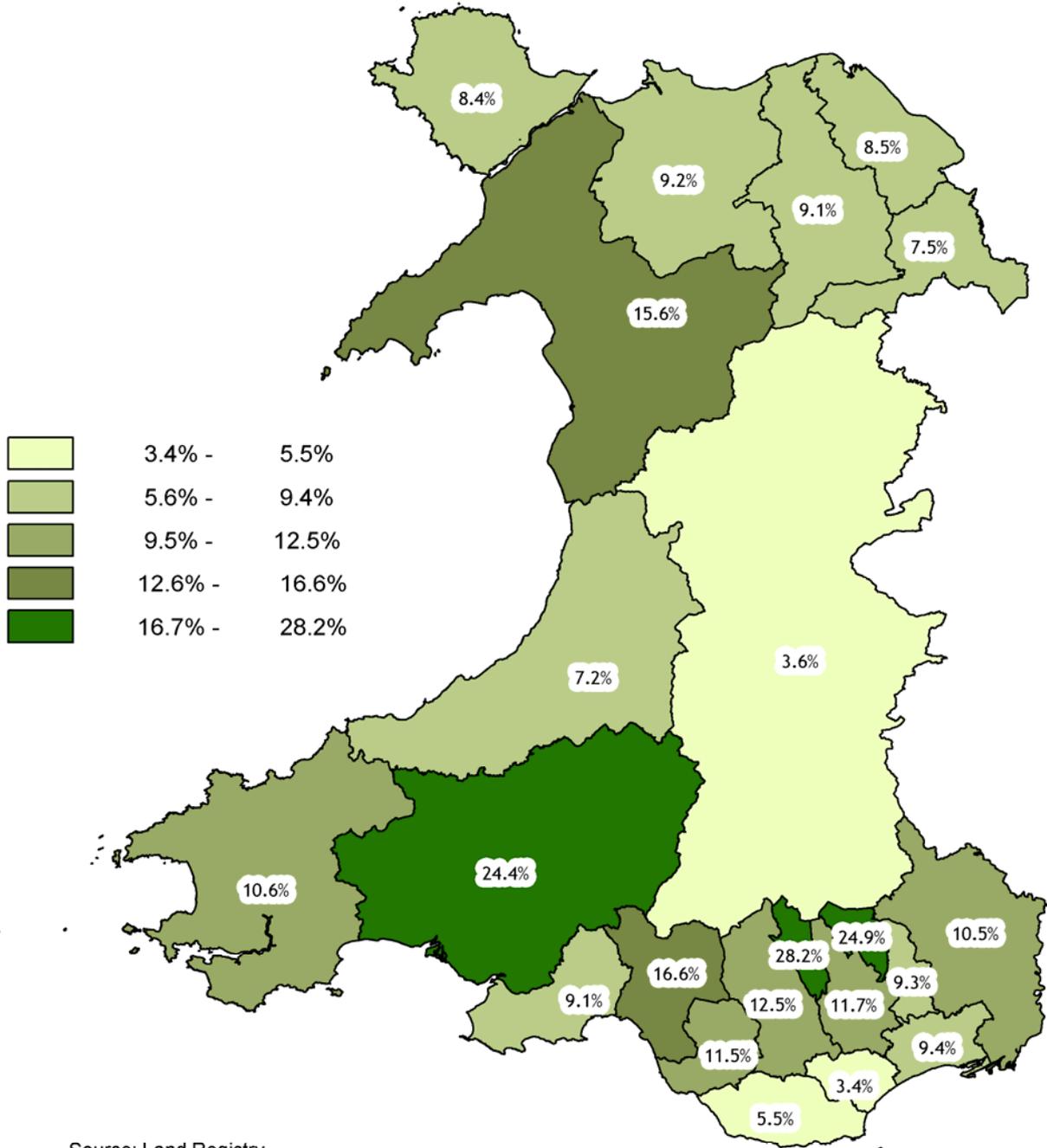


**Map 2: Percentage increases in Median House Prices in Wales by Unitary Authority: 1997-2005**





**Map 3: Percentage increases in Median House Prices in Wales by Unitary Authority: 2004-2005**



Source: Land Registry

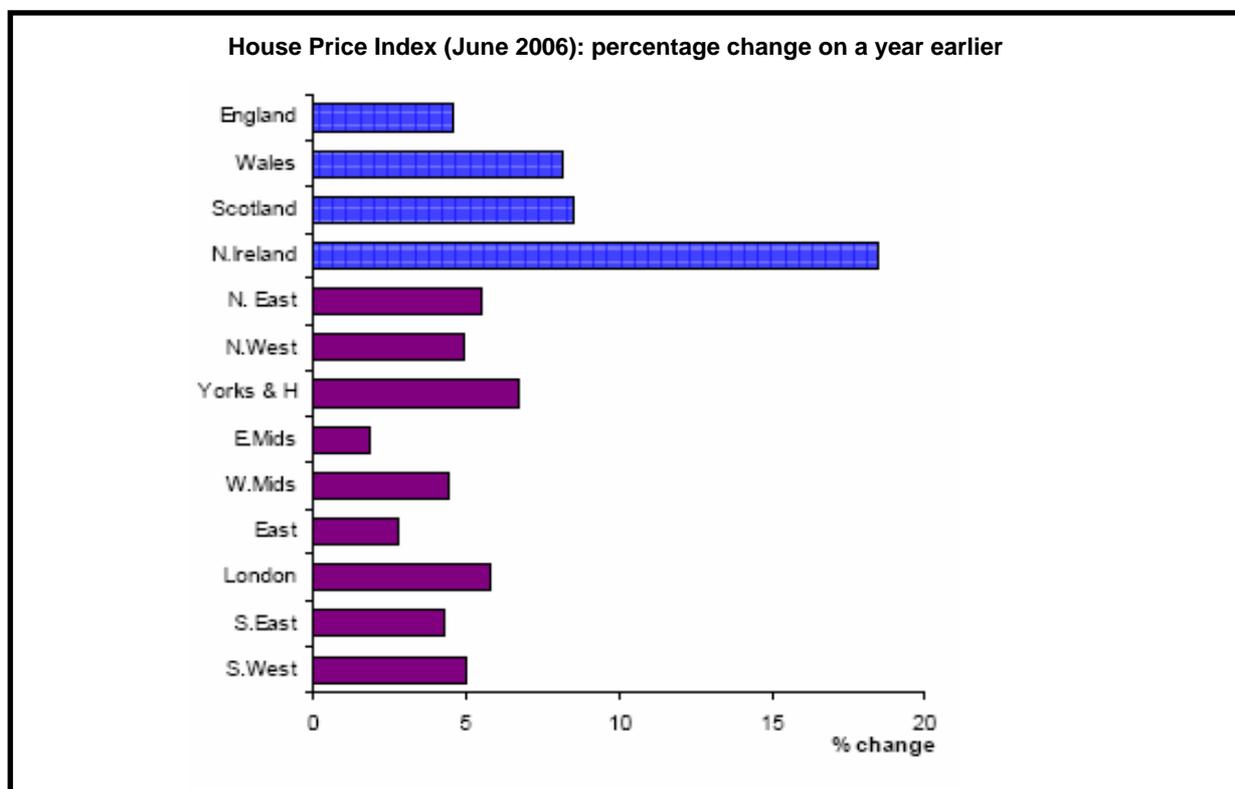


### 3. House Price Index: June 2006 (published 14 August 2006)

The House Price Index (HPI)<sup>4</sup> is calculated by the Department for Communities and Local Government 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. The figures are average "mix adjusted" house prices<sup>5</sup> and so are not comparable with the median figures based on Land Registry information presented in Section 2.

- ◆ Over the year to June 2006, the HPI in Wales increased by 8.2 per cent, up on the annual increase to May 2006 (4.8 per cent).
- ◆ Across the UK as a whole, the HPI increased by 5.2 per cent over the year to June 2006, down on the annual increase to May 2006 (5.6 per cent).
- ◆ Comparing June 2006 with May 2006 (not seasonally adjusted), annual house prices in both Wales and the UK increased.
- ◆ The average house price in Wales in June 2006 was £155,000, the seventh highest figure amongst the regions of the UK (higher than in Scotland, Northern Ireland, North East, North West and Yorkshire & Humber).
- ◆ The UK average house price stood at £191,000, whilst the UK figure excluding London and the South East was £166,000.

The DCLG Statistical Release shows that over the year to June 2006, Wales has seen an increase in average house prices above the increase for all English regions (see the chart below taken from the Release):



<sup>4</sup> Department for Communities and Local Government: House Price Index June 2006 Statistical Release HPI-08-06  
14 August 2006 [http://www.communities.gov.uk/pub/118/HousePriceIndexJune\\_id1502118.pdf](http://www.communities.gov.uk/pub/118/HousePriceIndexJune_id1502118.pdf)

<sup>5</sup> 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 21 July 2006)**

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 2006 (released on 21 July 2006)<sup>6</sup> show an annual increase of 3.5% in average houses prices in Wales, compared with a 9.4% increase for the UK as a whole. The Halifax estimate that the average price of a house in Wales is £149,000.

#### **5. Nationwide Building Society: Regional House Price Index (published 6 July 2006)**

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 2006 (released on 6 July 2006)<sup>7</sup> show an annual increase of 4.8% in average houses prices in Wales, the same as the increase for the UK as a whole. The Nationwide estimate that the average price of a house in Wales is £144,000.

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<sup>6</sup> Halifax House Price Index June 2006, National Index, HBOS plc, 6 July 2006  
<http://www.hbosplc.com/economy/includes/HousePriceIndexJune2006.doc>

<sup>7</sup> House Prices Regional Review Nationwide Building Society, 6 July 2006  
<http://www.nationwide.co.uk/hpi/historical/Q2-2006.pdf>



## **6. Links**

Land Registry:

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

DCLG House Price Statistics:

<http://www.communities.gov.uk/index.asp?id=1155982>

and

<http://www.communities.gov.uk/index.asp?id=1156110> (Table 586)

Welsh Assembly Government Statistical Directorate: Housing Market and Prices:

<http://new.wales.gov.uk/topics/statistics/headlines/econ-2006/hdw20060814/?lang=en>

Council of Mortgage Lenders statistics:

<http://www.cml.org.uk/cml/statistics>

## **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