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Scottish house price report

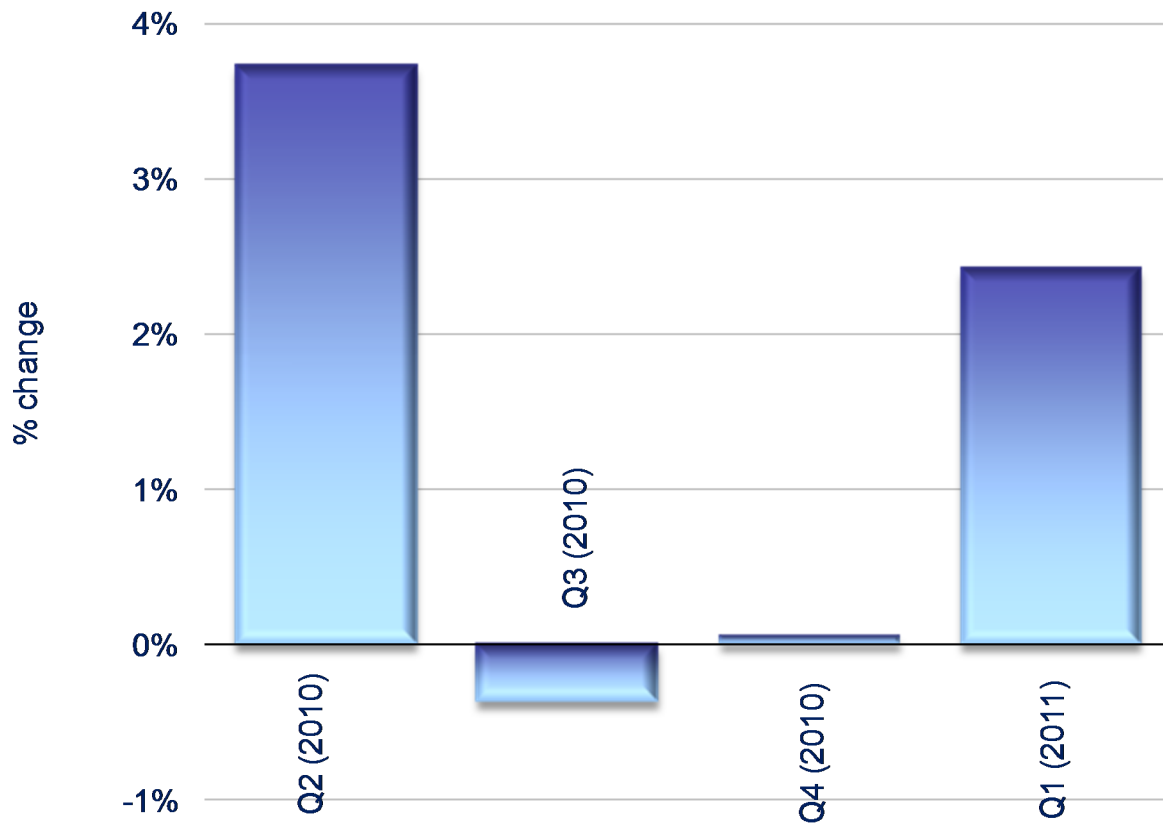
2011 / Quarter 1

A report on trends in average asking prices based on properties advertised on Scotland's biggest property site.

The s1homes data shows that during the first quarter of 2011, the average advertised asking price increased by 2.43% to £168,632.

Quarter	Average price	% change
Q2 (2010)	£165,157	3.73%
Q3 (2010)	£164,545	-0.37%
Q4 (2010)	£164,639	0.06%
Q1 (2011)	£168,632	2.43%

Change in advertised asking price over time

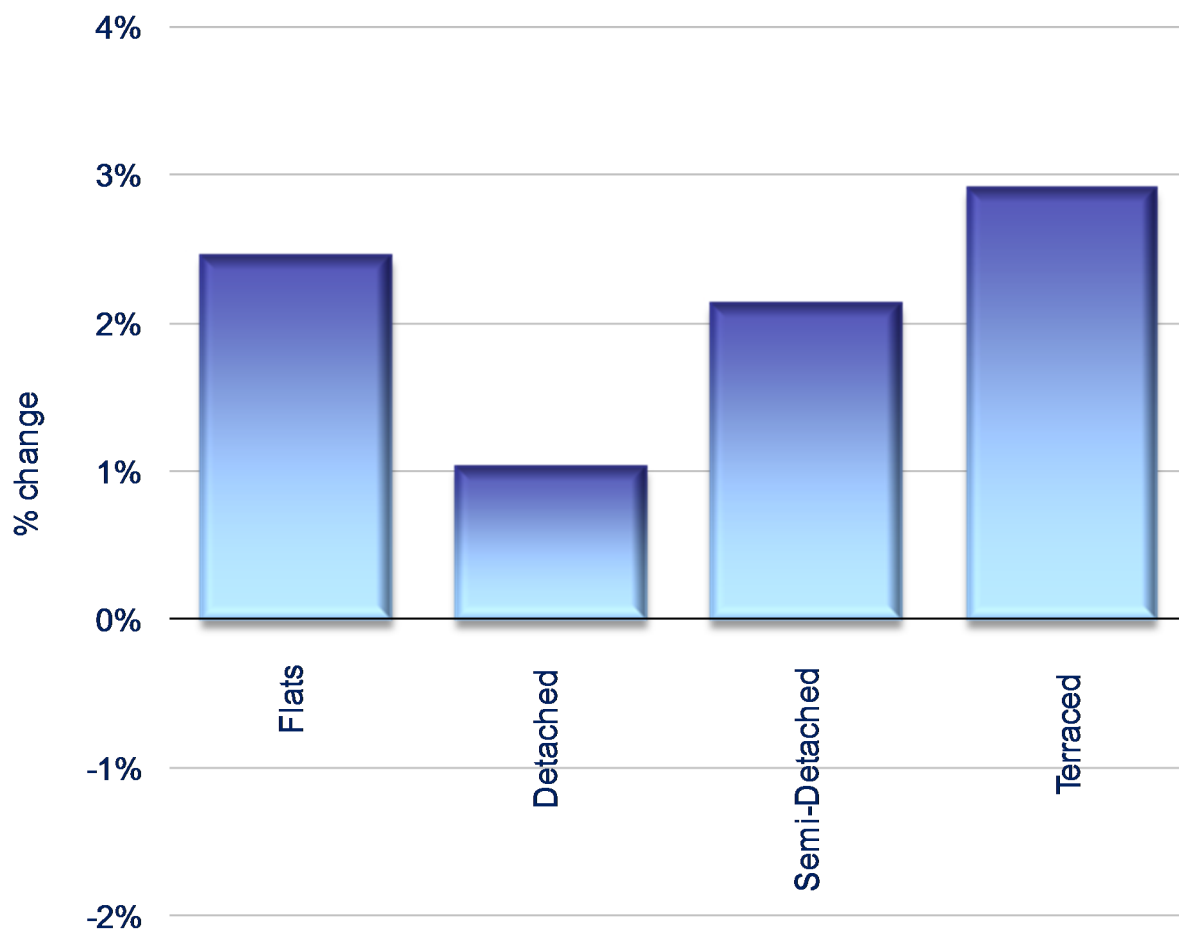


Property Type

During Q1 the asking price of all property types in Scotland increased, with the largest growth of 2.92% in terraced houses.

Property Type	2010			2011	% change
	Q2	Q3	Q4	Q1	
Flats	£111,171	£112,456	£111,948	£114,697	2.46%
Detached	£274,306	£279,795	£277,422	£280,321	1.04%
Semi Detached	£151,159	£148,290	£150,095	£153,300	2.14%
Terraced	£114,071	£114,465	£117,004	£120,415	2.92%

Change in advertised asking price from previous quarter

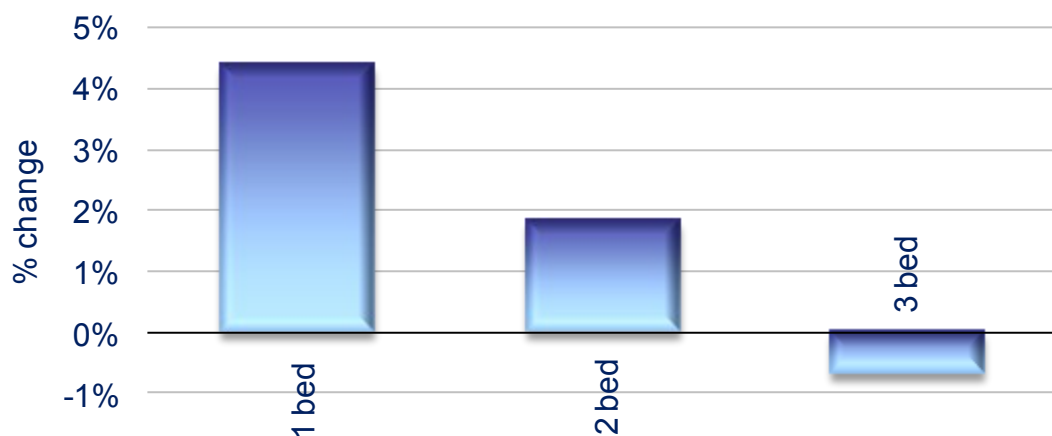


Property Type

Flats

One bedroom flats saw the biggest increase with 4.41% growth in Q1 to £83,416, while the price of three bedroom flats fell by 0.67% to £153,980.

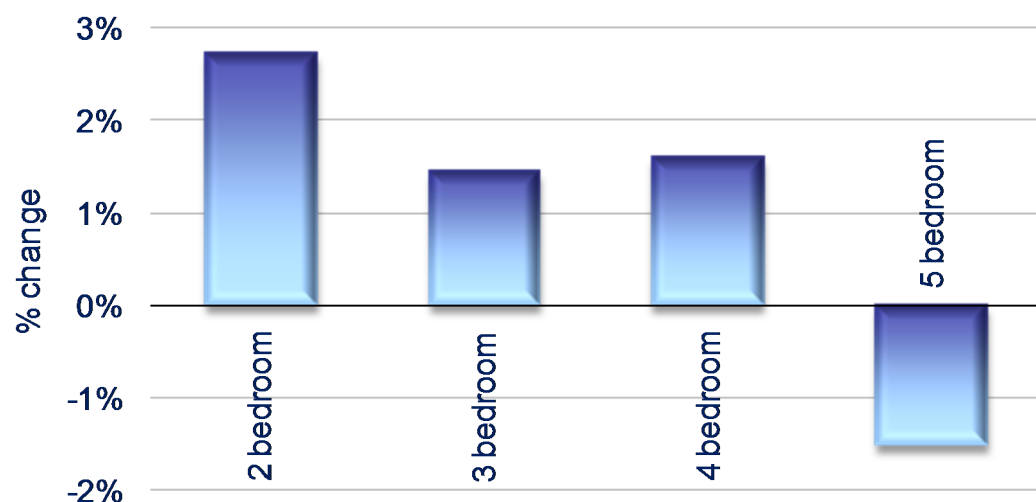
Flats	2010			2011	
	Q2	Q3	Q4	Q1	% change
1 bedroom	£76,509	£79,178	£79,895	£83,416	4.41%
2 bedroom	£107,880	£109,446	£110,274	£112,278	1.82%
3 bedroom	£159,637	£157,991	£155,012	£153,980	-0.67%



Houses

Houses followed the same trend as flats, with smaller 2 bedroom houses seeing the biggest increase in asking price at 2.74% and 5 bedroom houses falling by 1.51%

Houses	2010			2011	
	Q2	Q3	Q4	Q1	% change
2 bedroom	£109,392	£109,084	£110,983	£114,022	2.74%
3 bedroom	£150,223	£153,535	£154,708	£156,944	1.45%
4 bedroom	£252,429	£255,997	£254,369	£258,452	1.61%
5 bedroom	£400,656	£400,630	£398,787	£392,781	-1.51%

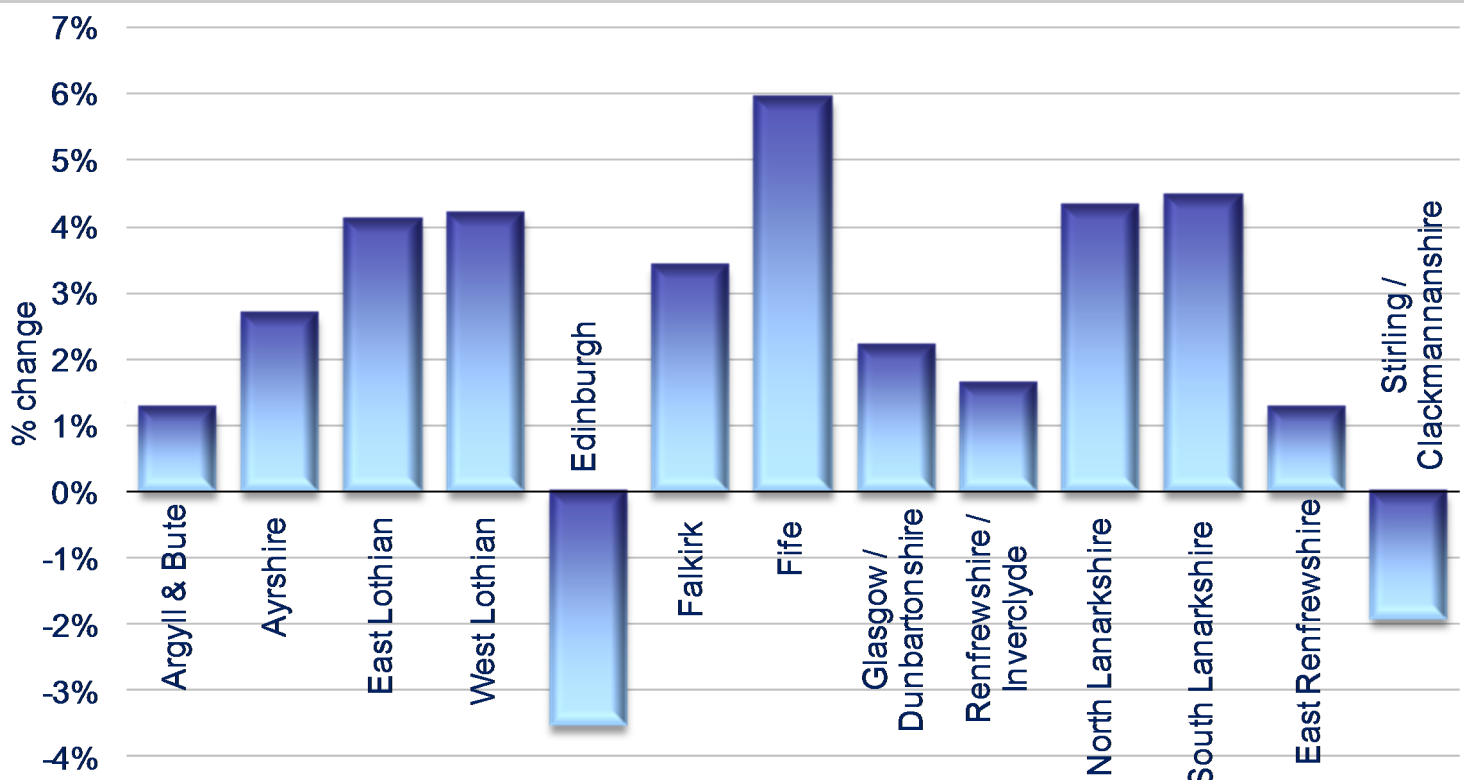


Regional

Regionally, Fife saw the biggest increase in price of 5.96% with East & West Lothian and North & South Lanarkshire all seeing over 4% growth. The biggest drop was in Edinburgh where prices fell by 3.52%

Region	2010			2011	
	Q2	Q3	Q4	Q1	% change
Argyll & Bute	£196,498	£197,189	£191,219	£193,689	1.29%
Ayrshire	£135,697	£134,935	£133,919	£137,554	2.71%
East Lothian	£236,636	£220,717	£214,918	£223,745	4.11%
West Lothian	£161,352	£164,482	£164,175	£171,063	4.20%
Edinburgh	n/a	£219,377	£218,738	£211,036	-3.52%
Falkirk	£125,527	£131,386	£128,447	£132,860	3.44%
Fife	n/a	n/a	£161,028	£170,627	5.96%
Glasgow / Dunbartonshire	£158,707	£156,876	£153,344	£156,751	2.22%
Renfrewshire / Inverclyde	£147,116	£144,443	£143,247	£145,619	1.66%
North Lanarkshire	£120,362	£118,569	£116,231	£121,266	4.33%
South Lanarkshire	£157,835	£152,604	£153,372	£160,262	4.49%
East Renfrewshire	£221,914	£223,762	£217,087	£219,863	1.28%
Stirling / Clackmannanshire	£215,169	£214,494	£198,447	£194,615	-1.93%

Change in advertised asking price from previous quarter

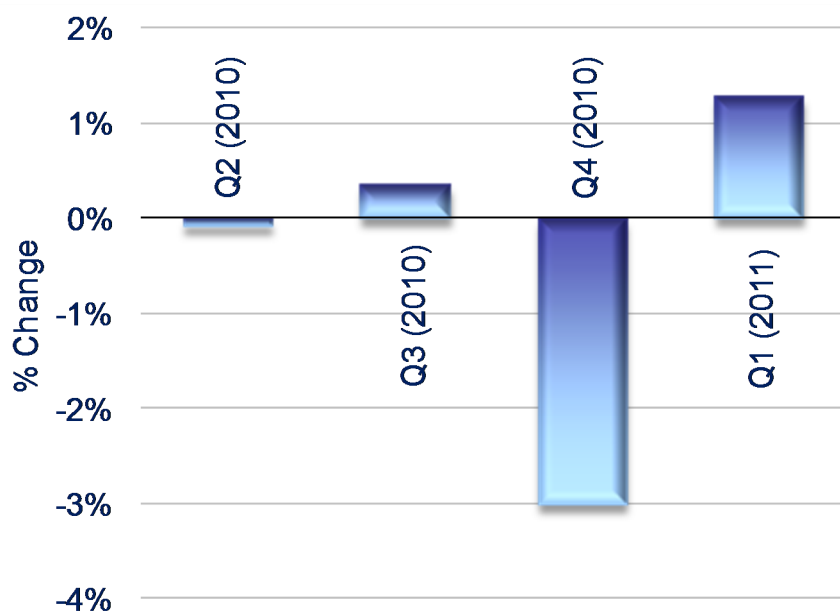


Regional

Argyll & Bute

The average asking price in Argyll & Bute increased in Q1 by 1.29% to £193,689.

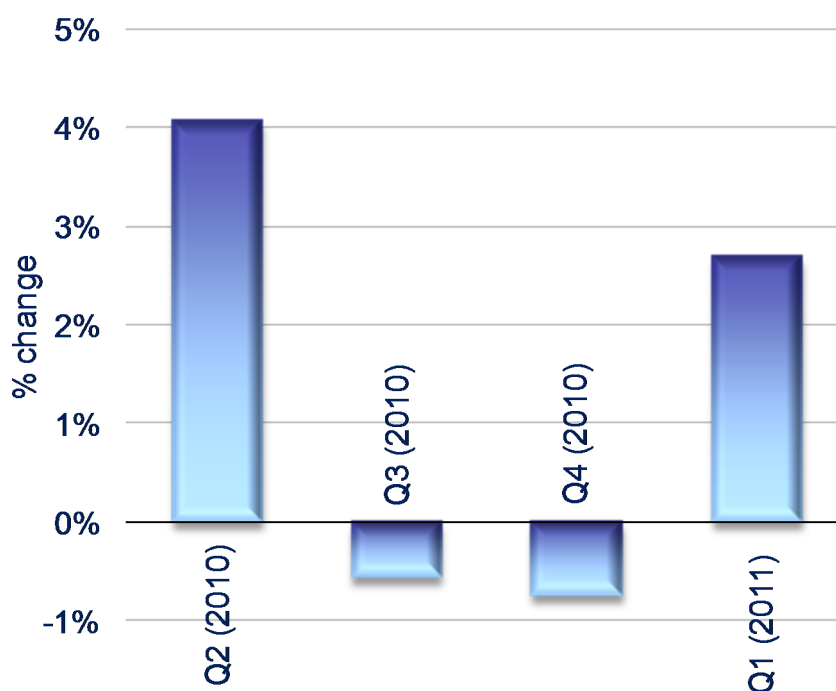
Quarter	Average price	% change
Q2 (2010)	£196,498	-0.09%
Q3 (2010)	£197,189	0.35%
Q4 (2010)	£191,219	-3.03%
Q1 (2011)	£193,689	1.29%



Ayrshire

The average asking price in Ayrshire increased in Q1 by 2.71% to £137,554.

Quarter	Average price	% change
Q2 (2010)	£135,697	4.08%
Q3 (2010)	£134,935	-0.56%
Q4 (2010)	£133,919	-0.75%
Q1 (2011)	£137,554	2.71%

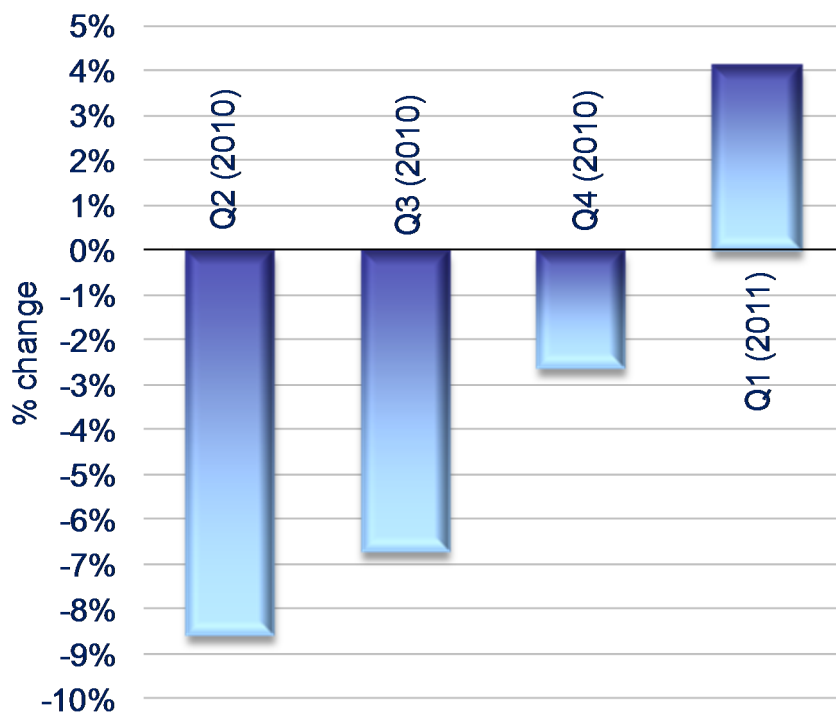


Regional

East Lothian

The average asking price in East Lothian increased in Q1 by 4.11% to £223,745.

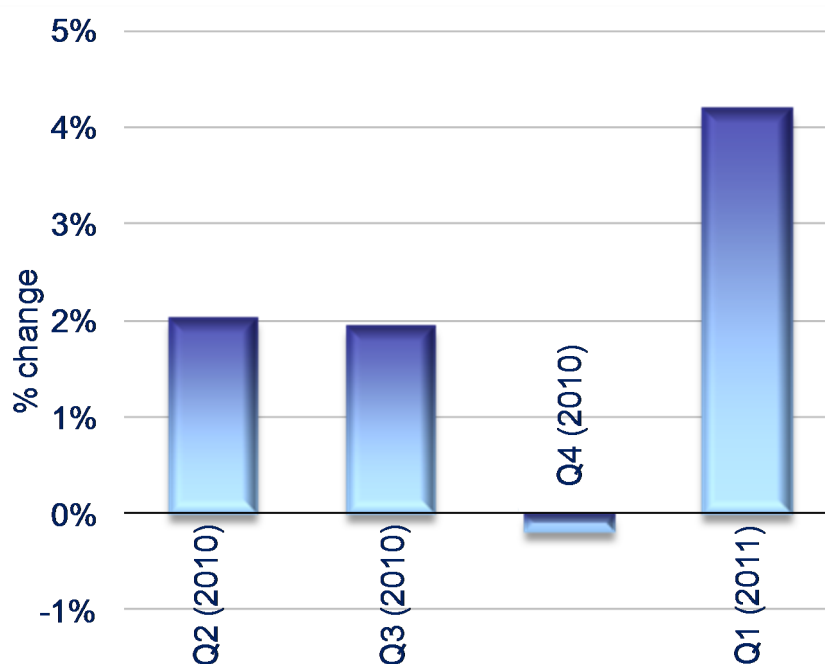
Quarter	Average price	% change
Q2 (2010)	£236,636	-8.61%
Q3 (2010)	£220,717	-6.73%
Q4 (2010)	£214,918	-2.63%
Q1 (2011)	£223,745	4.11%



West Lothian

The average asking price in West Lothian increased in Q1 by 4.20% to £171,063.

Quarter	Average price	% change
Q2 (2010)	£161,352	2.02%
Q3 (2010)	£164,482	1.94%
Q4 (2010)	£164,175	-0.19%
Q1 (2011)	£171,063	4.20%



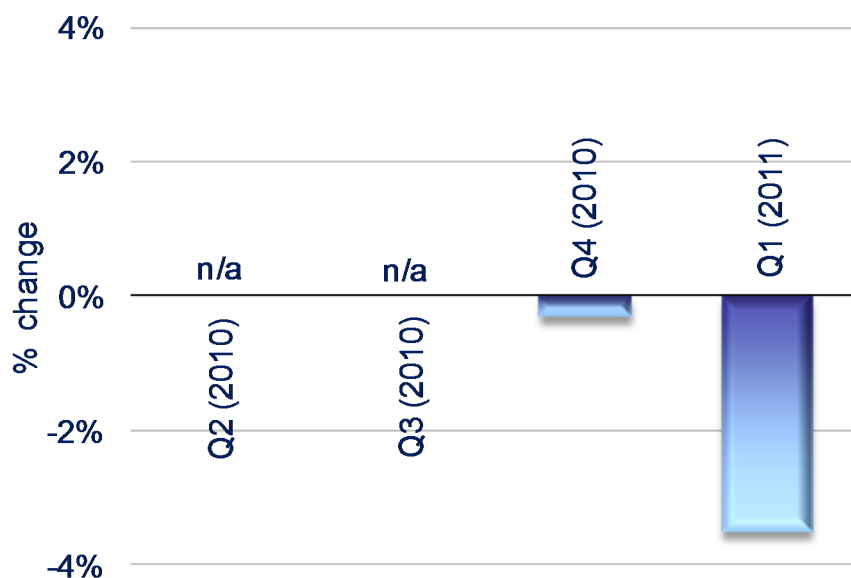
Regional

Edinburgh

The average asking price in Edinburgh decreased in Q1 by 3.52% to £211,036.

Quarter	Average price	% change
Q2 (2010)	n/a	n/a
Q3 (2010)	£219,377	n/a
Q4 (2010)	£218,738	-0.29%
Q1 (2011)	£211,036	-3.52%

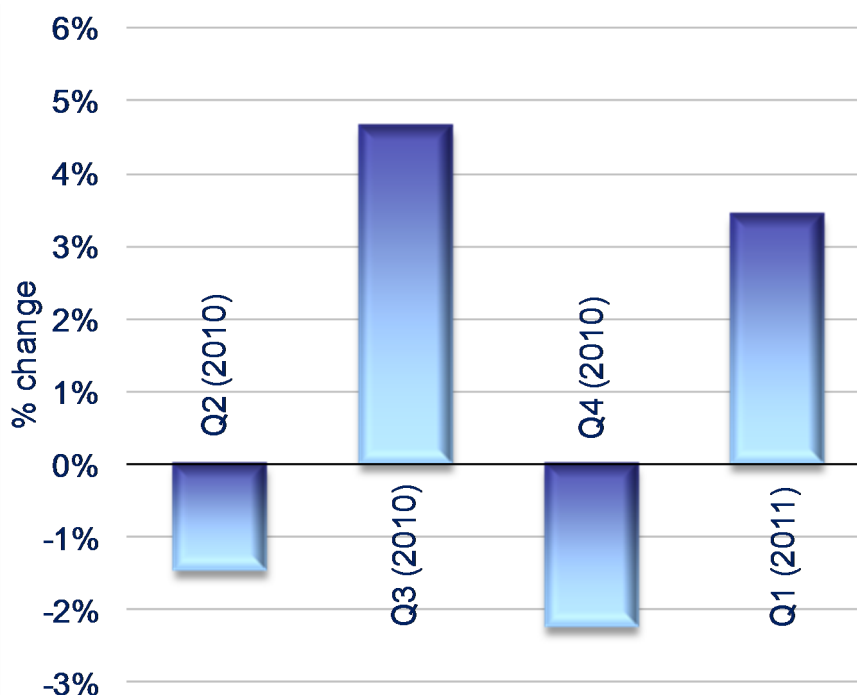
n/a - underlying data is of insufficient size to ensure reasonable accuracy.



Falkirk

The average asking price in Falkirk increased in Q1 by 3.44% to £132,860.

Quarter	Average price	% change
Q2 (2010)	£125,527	-1.46%
Q3 (2010)	£131,386	4.67%
Q4 (2010)	£128,447	-2.24%
Q1 (2011)	£132,860	3.44%



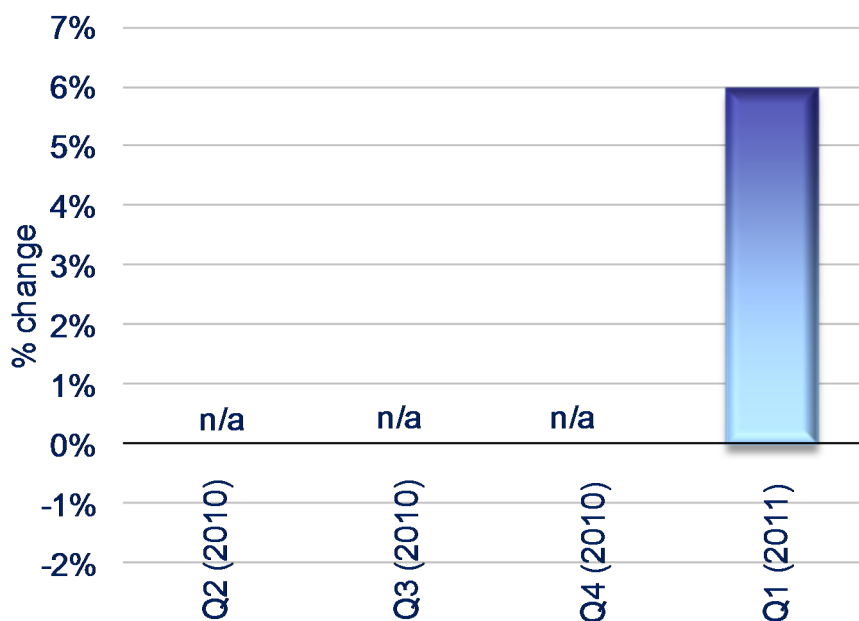
Regional

Fife

The average asking price in Fife increased in Q1 by 5.96% to £170,627.

Quarter	Average price	% change
Q2 (2010)	n/a	n/a
Q3 (2010)	n/a	n/a
Q4 (2010)	£161,028	n/a
Q1 (2011)	£170,627	5.96%

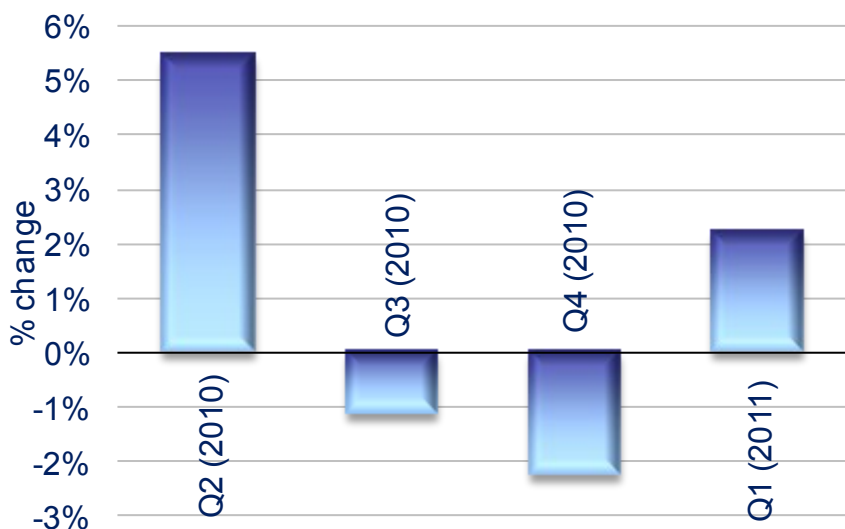
n/a - underlying data is of insufficient size to ensure reasonable accuracy.



Glasgow & Dunbartonshire

The average asking price in Glasgow and Dunbartonshire increased in Q1 by 2.22% to £156,751.

Quarter	Average price	% change
Q2 (2010)	£158,707	5.49%
Q3 (2010)	£156,876	-1.15%
Q4 (2010)	£153,344	-2.25%
Q1 (2011)	£156,751	2.22%

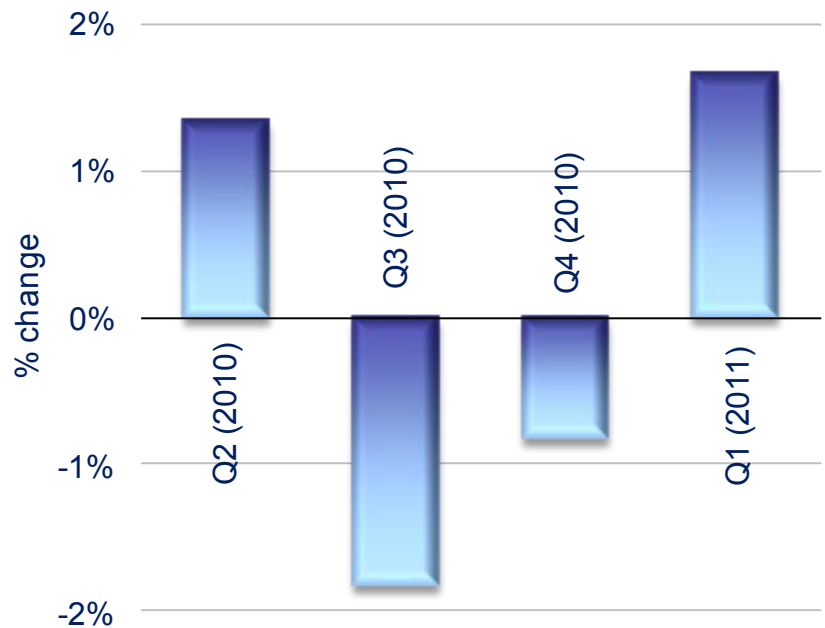


Regional

Renfrewshire & Inverclyde

The average asking price in Renfrewshire & Inverclyde increased in Q1 by 1.66% to £145,619.

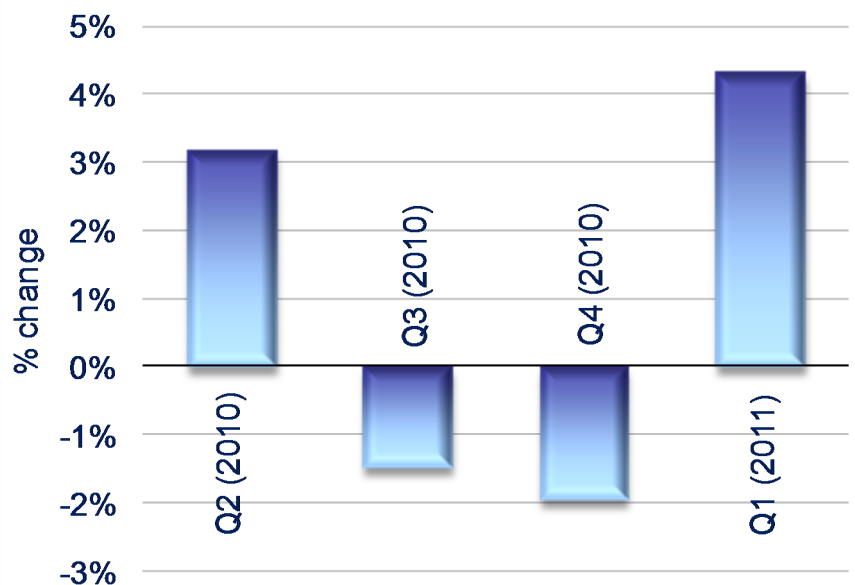
Quarter	Average price	% change
Q2 (2010)	£147,116	1.34%
Q3 (2010)	£144,443	-1.82%
Q4 (2010)	£143,247	-0.83%
Q1 (2011)	£145,619	1.66%



North Lanarkshire

The average asking price in North Lanarkshire increased in Q1 by 4.33% to £131,266.

Quarter	Average price	% change
Q2 (2010)	£120,362	3.18%
Q3 (2010)	£118,569	-1.49%
Q4 (2010)	£116,231	-1.97%
Q1 (2011)	£131,266	4.33%

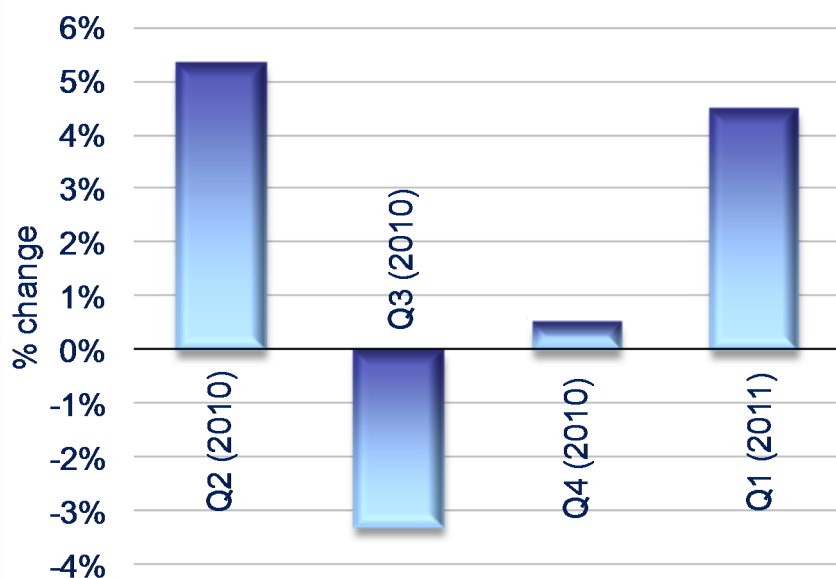


Regional

South Lanarkshire

The average asking price in South Lanarkshire increased in Q1 by 4.49% to £160,262.

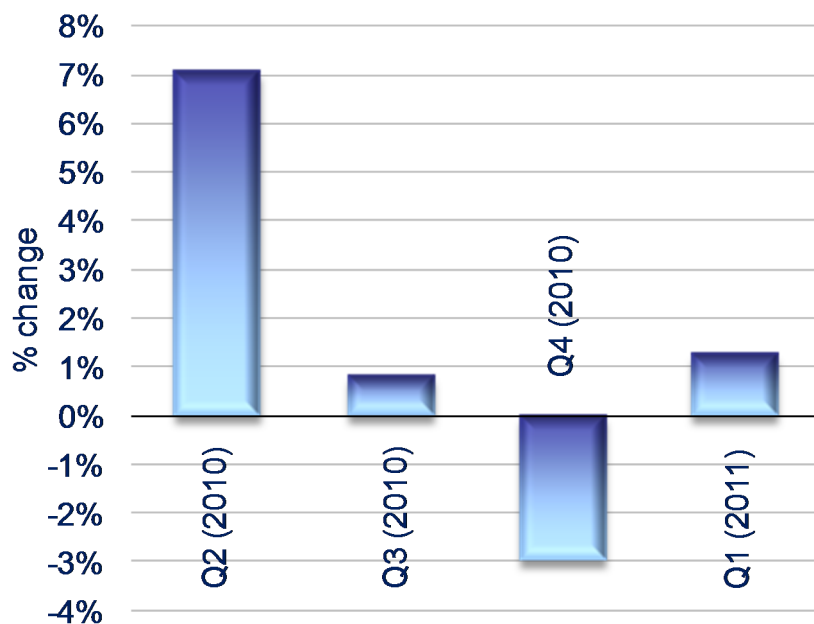
Quarter	Average price	% change
Q2 (2010)	£157,835	5.35%
Q3 (2010)	£152,604	-3.31%
Q4 (2010)	£153,372	0.50%
Q1 (2011)	£160,262	4.49%



East Renfrewshire

The average asking price in East Renfrewshire increased in Q1 by 1.28% to £219,863.

Quarter	Average price	% change
Q2 (2010)	£221,914	7.07%
Q3 (2010)	£223,762	0.83%
Q4 (2010)	£217,087	-2.98%
Q1 (2011)	£219,863	1.28%

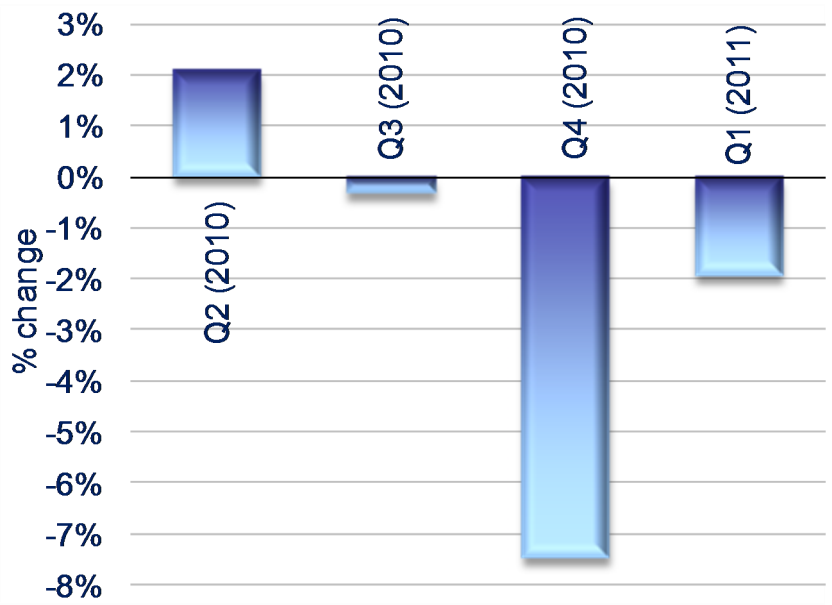


Regional

Stirling/Clackmannanshire

The average asking price in Stirling & Clackmannanshire decreased in Q1 by 1.93% to £194,615.

Quarter	Average price	% change
Q2 (2010)	£215,169	2.10%
Q3 (2010)	£214,494	-0.31%
Q4 (2010)	£198,447	-7.48%
Q1 (2011)	£194,615	-1.93%



Guidance notes

The aim of the s1homes Scottish house price report is to illustrate up to the minute trends in the various property markets throughout Scotland by analysing advertised asking prices. The report uses the 20,000 plus properties which are advertised for sale on s1homes every month as its base data. s1homes is Scotland's largest property site and is used by all major estate agencies.

By analysing asking prices the report is more up to date and based on a larger sample than reports which only look at properties which have been sold.

The data is collated and published each quarter for the previous calendar quarter in January, April, July and October.

Methodology

All statistics are derived from the advertised asking price of residential properties (including new builds) live on s1homes on the 28th of the last month in the quarter. Using a snapshot ensures that price changes for individual properties which are advertised for a long period of time will be included, giving a clearer picture of fluctuations within the market as a whole.

The following listings are excluded from the data set:

Plots of land

Properties with an asking price of less than £20,000 or more than £1 million.

Properties which are advertised as Price on Application

Trends are not presented for those regions where the underlying data is of insufficient size to ensure reasonable accuracy.

Data Quality

All data on s1homes.com is provided by estate agents/private sellers responsible for advertising that property. s1homes cannot be held responsible for the accuracy of this data. Data is mined directly from the s1homes database and cleansed to remove duplicate listings and other anomalies.

Disclaimer

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