



s1homes.com

# Scottish house price report

## 2011 / Quarter 2

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

s1homes is Scotland's largest property site and is used by all major estate agencies.

The aim of the s1homes Scottish house price report is to provide property professionals, home buyers and sellers with up to the minute trends in the various local property markets throughout Scotland by analysing advertised asking prices.

The report uses the 20,000 plus properties which are being advertised for sale on s1homes at any one time as its base data. By analysing asking prices the report is based on a larger sample than reports which are based only on actual selling prices, and so trends at a regional level will be more statistically robust.

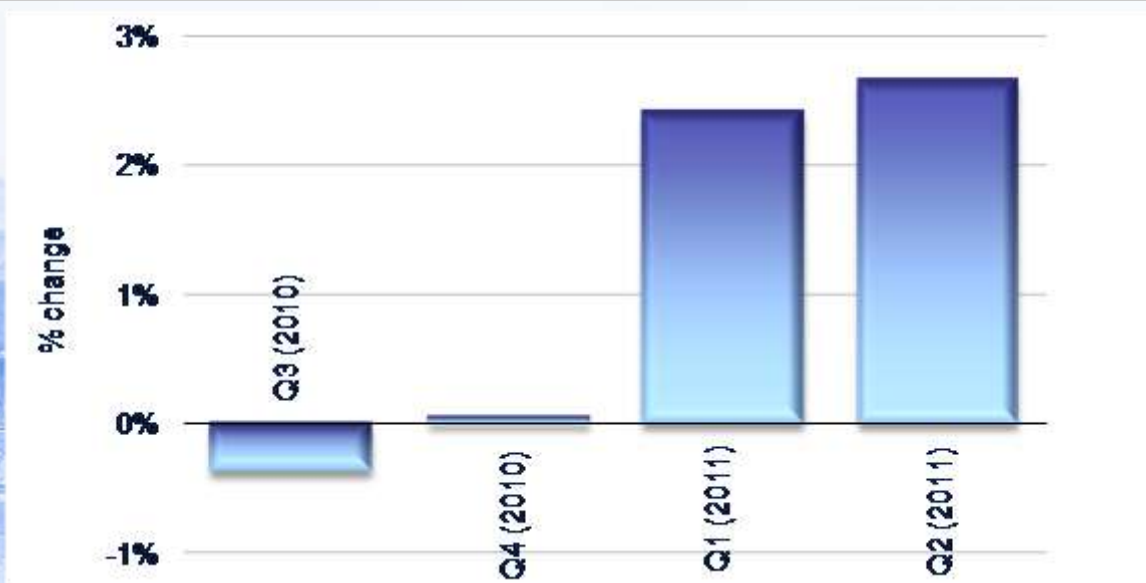
The report also compares our snapshot asking price data with the average actual selling prices achieved across the quarter as compiled by the official government agency, Registers of Scotland. Whilst we make no claims for this being a like for like comparison we do believe this highlights the gap between expectation and reality.

## All of Scotland

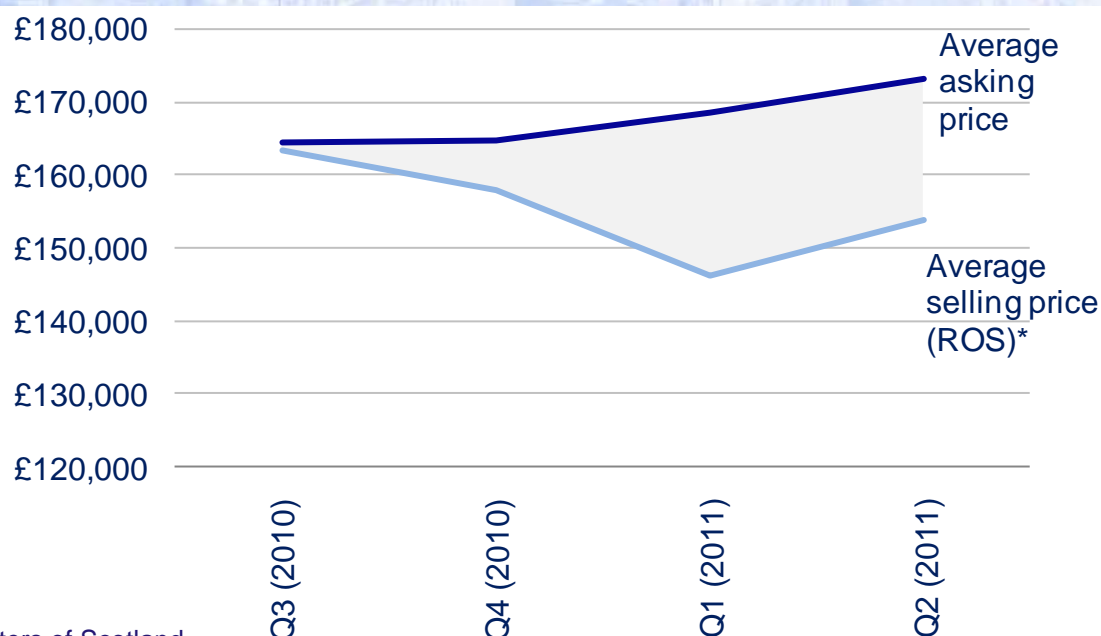
The s1homes data shows that during the second quarter of 2011, the average advertised selling price continued to increase by 2.68 % to £173,144, with the gap between asking and selling prices narrowing.

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	16,327	£164,545	-0.37%	£163,360
Q4 (2010)	17,236	£164,639	0.06%	£157,930
Q1 (2011)	18,136	£168,632	2.43%	£146,253
Q2 (2011)	20,151	£173,144	2.68%	£153,820

## Change in advertised asking price over time



## Average asking price vs Average selling price

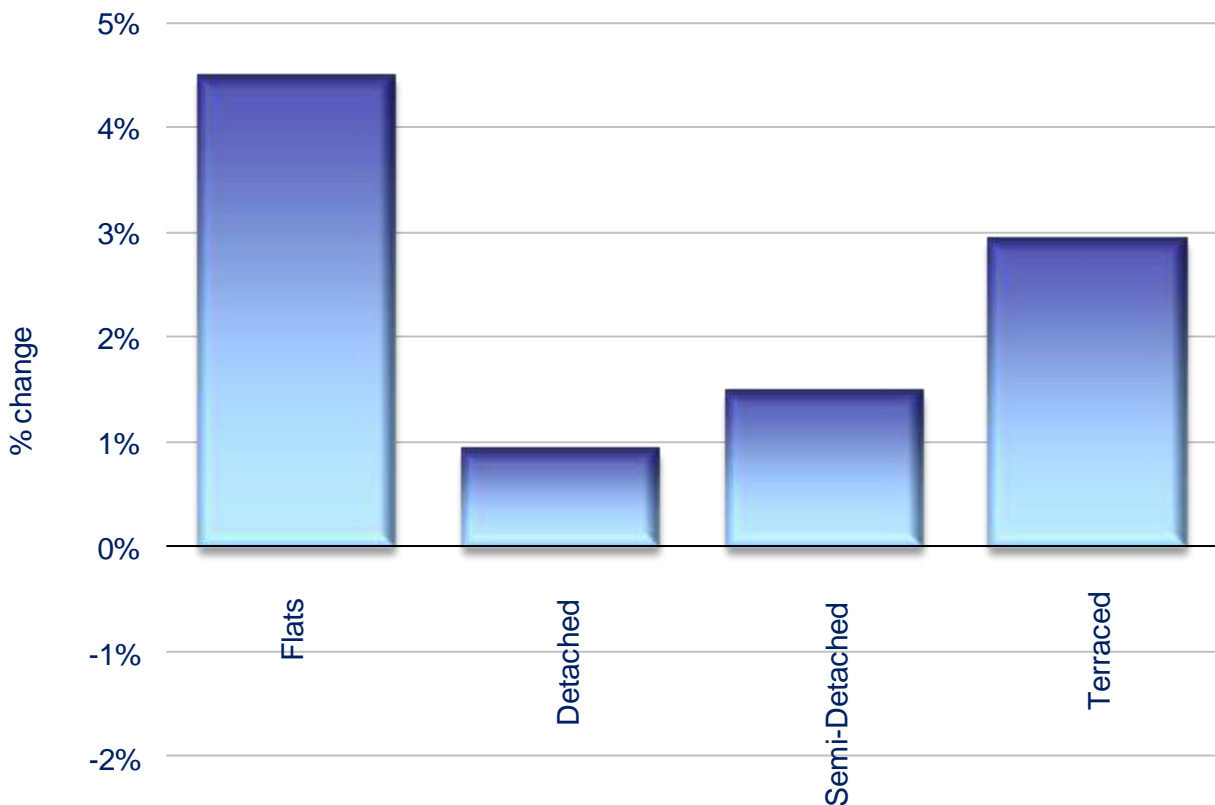


# Property Type

During Q2 the asking price of all types of properties in Scotland increased, with the largest growth of 4.49% in flats.

Property Type	2010		2011		% change	No of properties advertised
	Q3	Q4	Q1	Q2		
Flats	£112,456	£111,948	£114,697	£119,845	4.49%	7,701
Detached	£279,795	£277,422	£280,321	£282,942	0.93%	4,807
Semi Detached	£148,290	£150,095	£153,300	£155,563	1.48%	2,796
Terraced	£114,465	£117,004	£120,415	£123,946	2.93%	2,955

## Change in advertised asking price from previous quarter

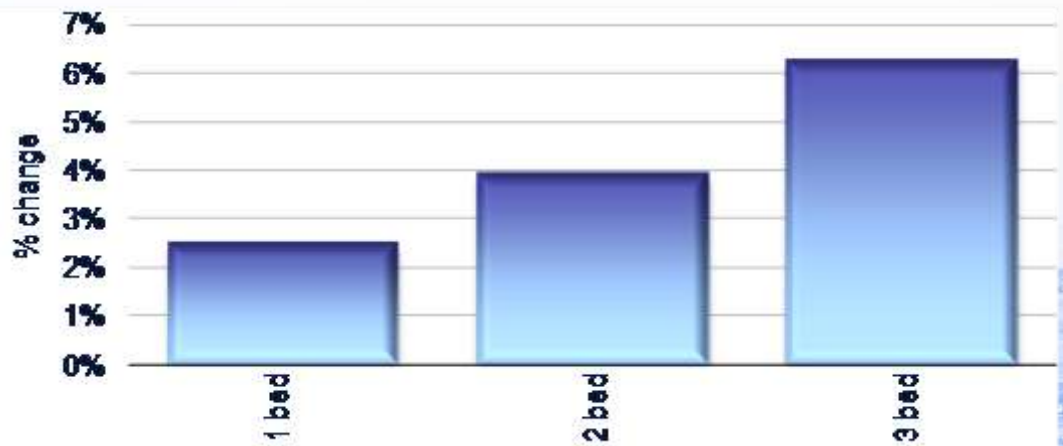


## Property Type

## Flats

Flats	2010		2011		% change	No of properties advertised
	Q3	Q4	Q1	Q2		
1 bedroom	£79,178	£79,895	£83,416	£85,514	2.52%	2,070
2 bedroom	£109,446	£110,274	£112,278	£116,697	3.94%	4,173
3 bedroom	£157,991	£155,012	£153,980	£163,675	6.30%	1,193

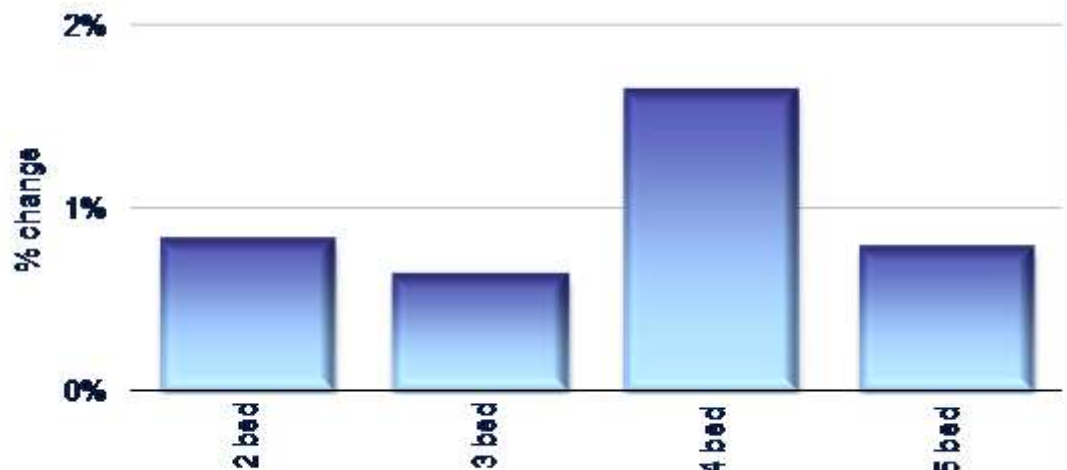
Three bedroom flats saw the biggest increase with 6.30% growth in Q2 to £163,675.



## Houses

Houses	2010		2011		% change	No of properties advertised
	Q3	Q4	Q1	Q2		
2 bedroom	£109,084	£110,983	£114,022	£114,977	0.84%	2,467
3 bedroom	£153,535	£154,708	£156,944	£157,938	0.63%	4,866
4 bedroom	£255,997	£254,369	£258,452	£262,725	1.65%	3,356
5 bedroom	£400,630	£398,787	£392,781	£395,899	0.79%	1,008

All house sizes saw growth in Q2 with the biggest increase in 4 bedroom houses of 1.65% taking the average price to £262,725.



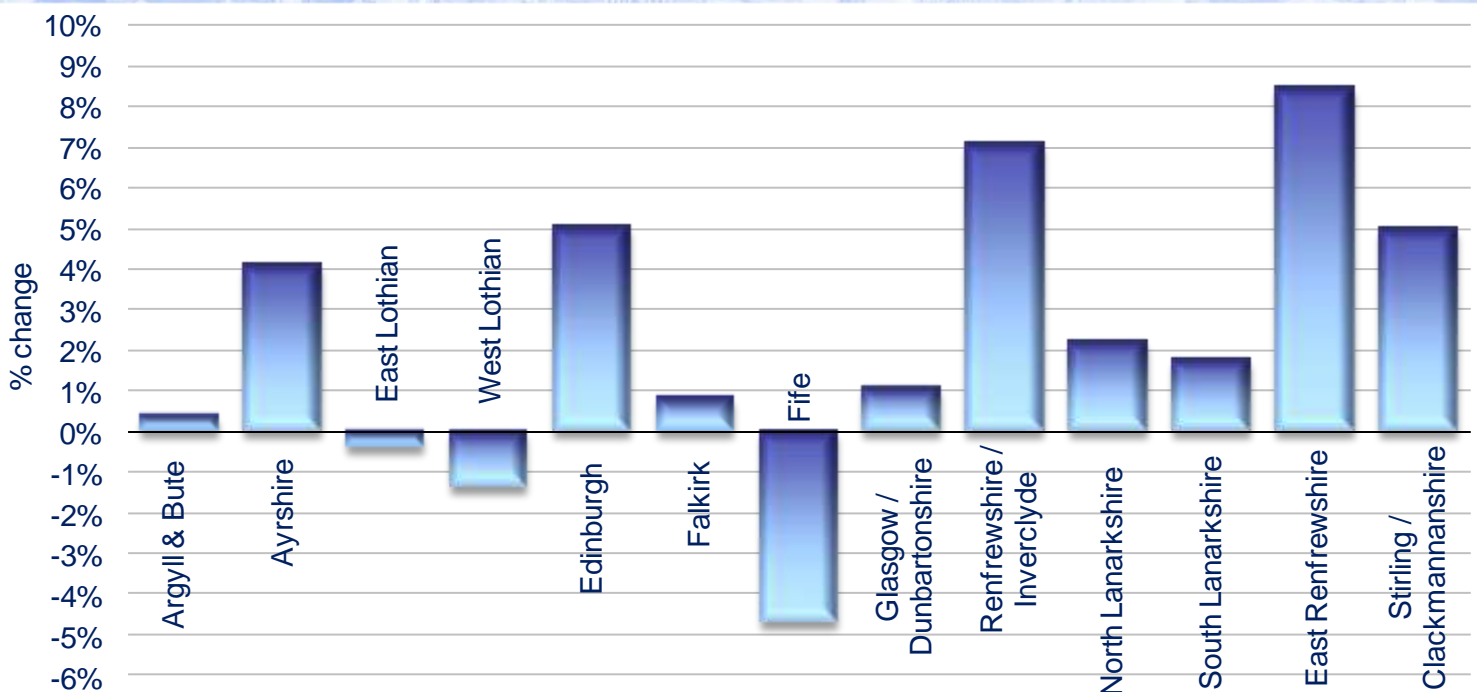
## Regional

Regionally, Fife saw the biggest decrease in price of 4.71% with Edinburgh, East Renfrewshire and Renfrewshire/Inverclyde all seeing over 5% growth. The biggest increase was in East Renfrewshire.

Region	2010		2011		% change	No of properties advertised
	Q3	Q4	Q1	Q2		
Argyll & Bute	£197,189	£191,219	£193,689	£194,479	0.41%	631
Ayrshire	£134,935	£133,919	£137,554	£143,222	4.12%	2,455
East Lothian	£220,717	£214,918	£223,745	£222,854	-0.40%	600
West Lothian	£164,482	£164,175	£171,063	£168,721	-1.37%	1,144
Edinburgh	£219,377	£218,738	£211,036	£221,661	5.03%	1,720
Falkirk	£131,386	£128,447	£132,860	£134,006	0.86%	862
Fife	n/a	£161,028	£170,627	£162,597	-4.71%	946
Glasgow / Dunbartonshire	£156,876	£153,344	£156,751	£158,456	1.09%	4,071
Renfrewshire / Inverclyde	£144,443	£143,247	£145,619	£156,008	7.13%	1,441
North Lanarkshire	£118,569	£116,231	£121,266	£123,933	2.20%	1,733
South Lanarkshire	£152,604	£153,372	£160,262	£163,126	1.79%	1,799
East Renfrewshire	£223,762	£217,087	£219,863	£238,495	8.47%	493
Stirling / Clackmannanshire	£214,494	£198,447	£194,615	£204,322	4.99%	973

n/a—underlying data is of insufficient size to ensure reasonably accuracy

## Change in advertised asking price from previous quarter

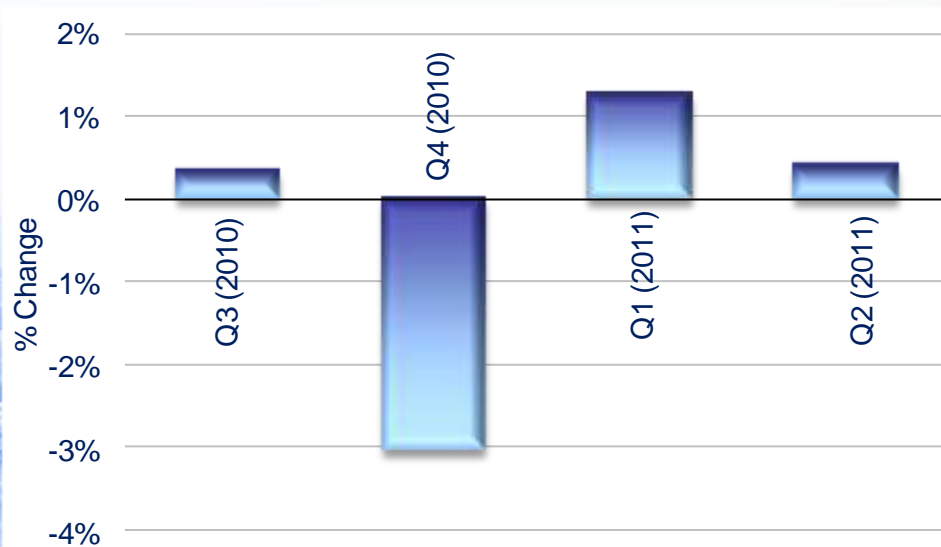


## Argyll &amp; Bute

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	634	£197,189	0.35%	£158,816
Q4 (2010)	624	£191,219	-3.03%	£153,615
Q1 (2011)	632	£193,689	1.29%	£156,492
Q2 (2011)	631	£194,479	0.41%	£147,106

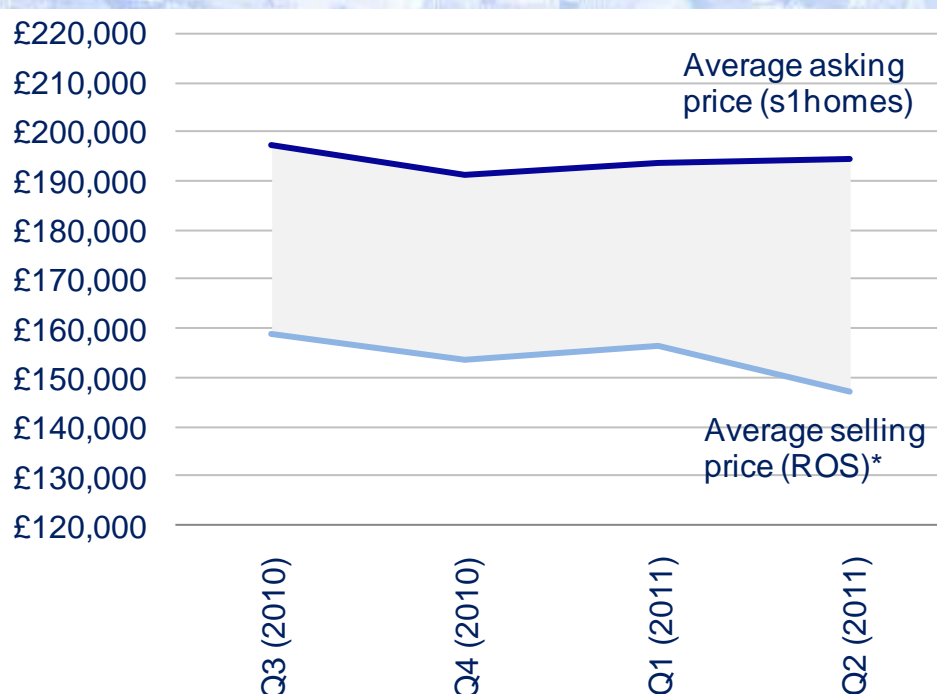
## Change in advertised asking price over time

The average asking price in Argyll & Bute continued to increase in Q2 by 0.41% to £194,479.



## Average asking price vs Average selling price

The gap between the average asking price and the average selling price grew in Q2.

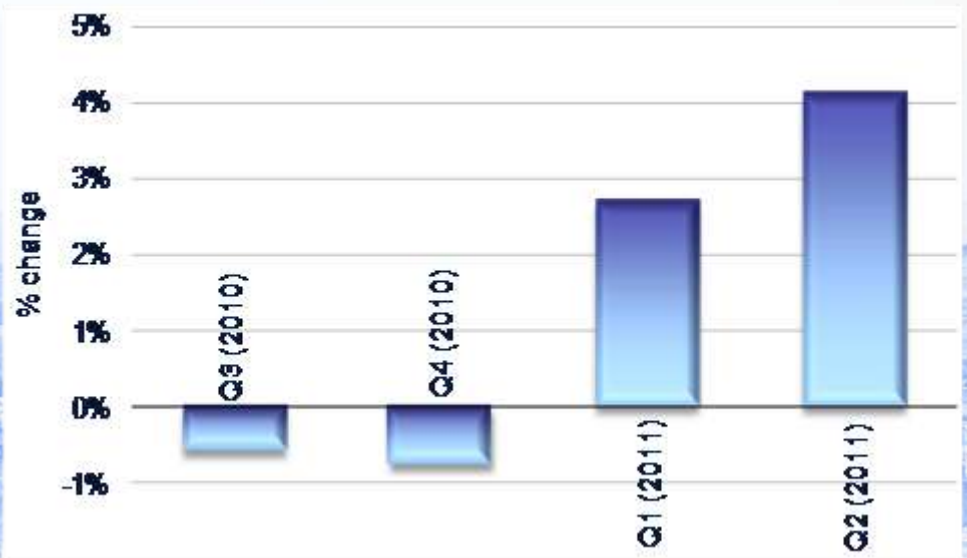


# Ayrshire

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	2,396	£134,935	-0.56%	£135,029
Q4 (2010)	2,197	£133,919	-0.75%	£132,204
Q1 (2011)	2,253	£137,554	2.71%	£115,632
Q2 (2011)	2,455	£143,222	4.12%	£126,549

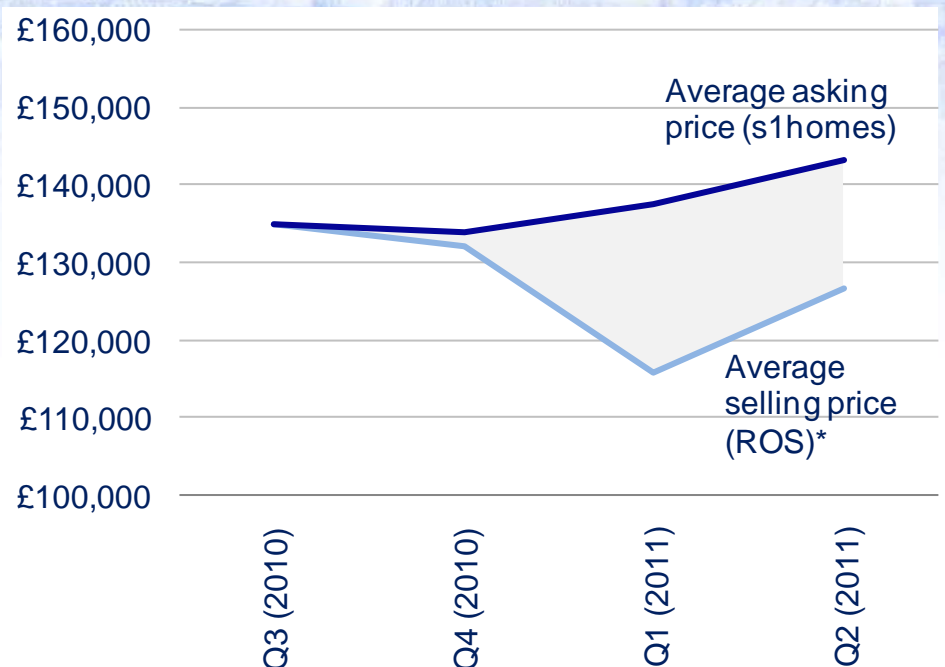
### Change in advertised asking price over time

The average asking price in Ayrshire continued to increase in Q2 by 4.12% to £143,222.



### Average asking price vs Average selling price

The gap between the average asking price and the average selling price narrowed in Q2.



\*Source: Registers of Scotland House Price Report (April-June 2011)

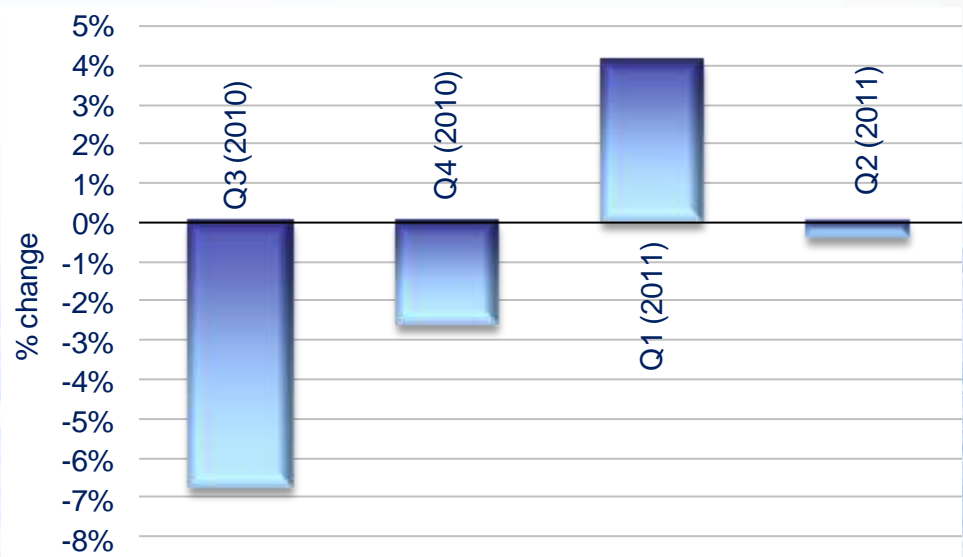


## East Lothian

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	287	£220,717	-6.73%	£218,887
Q4 (2010)	471	£214,918	-2.63%	£215,320
Q1 (2011)	489	£223,745	4.11%	£177,580
Q2 (2011)	600	£222,854	-0.40%	£194,394

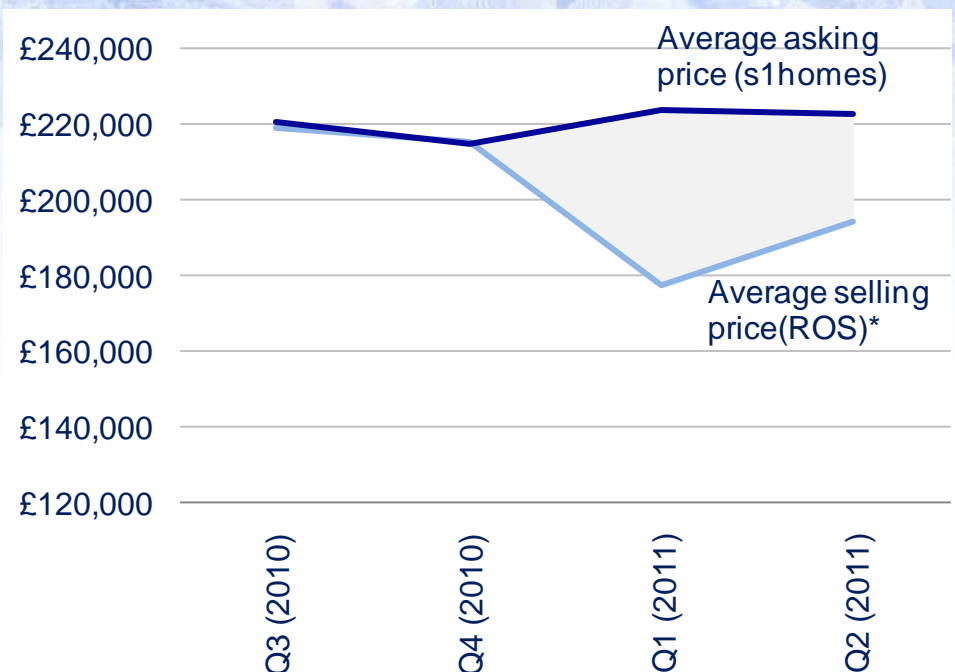
## Change in advertised asking price over time

The average asking price in East Lothian fell slightly in Q2 by 0.4% to £222,854.



## Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.

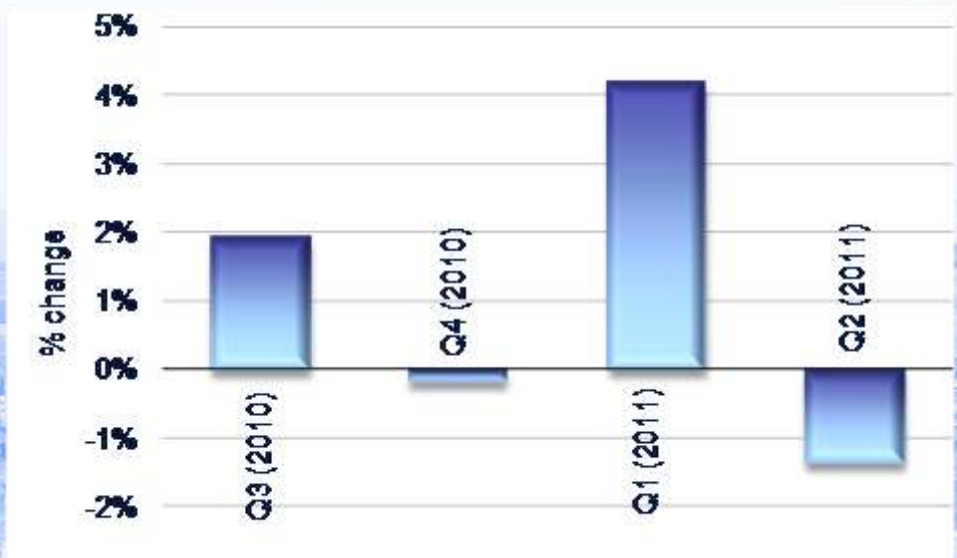


# West Lothian

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	986	£164,482	1.94%	£149,992
Q4 (2010)	939	£164,175	-0.19%	£139,864
Q1 (2011)	1,000	£171,063	4.20%	£132,063
Q2 (2011)	1,144	£168,721	-1.37%	£139,930

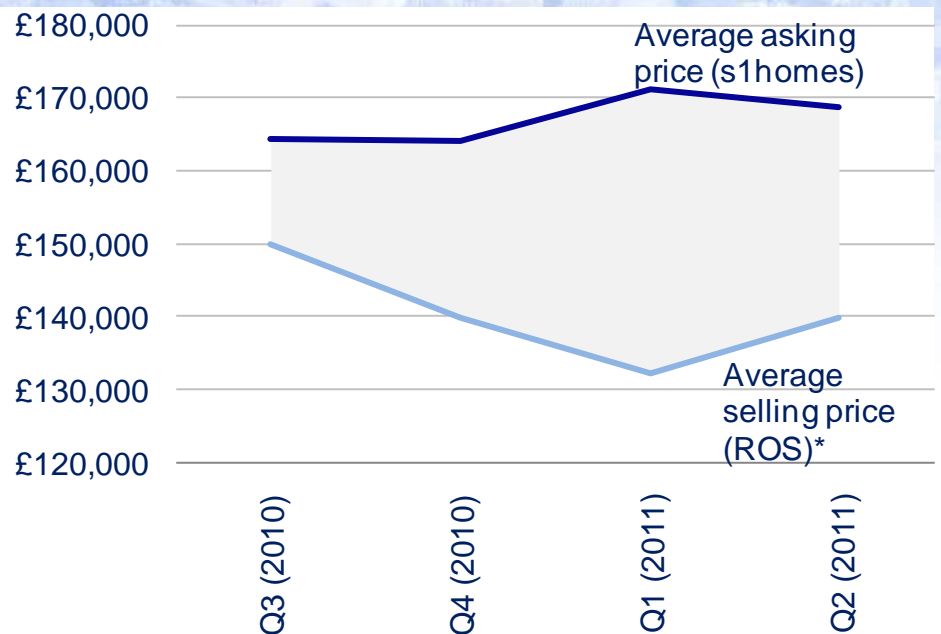
### Change in advertised asking price over time

The average asking price in West Lothian decreased in Q2 by 1.37% to £168,721.



### Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.



\*Source: Registers of Scotland House Price Report (April-June 2011)

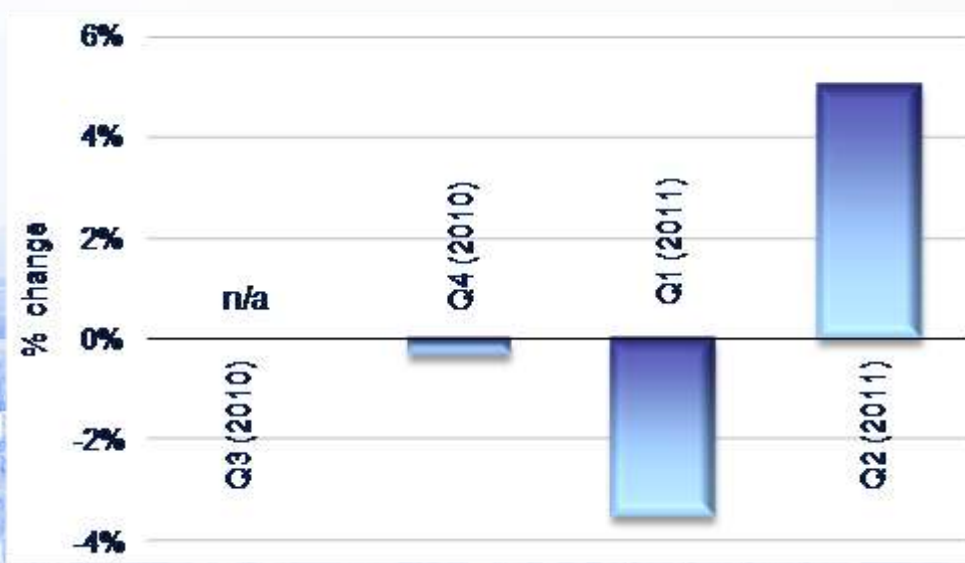
# Edinburgh

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	1,068	£219,377	n/a	£230,128
Q4 (2010)	1,117	£218,738	-0.29%	£216,253
Q1 (2011)	1,481	£211,036	-3.52%	£204,192
Q2 (2011)	1,720	£221,661	5.03%	£208,333

n/a—underlying data is of insufficient size to ensure reasonably accuracy

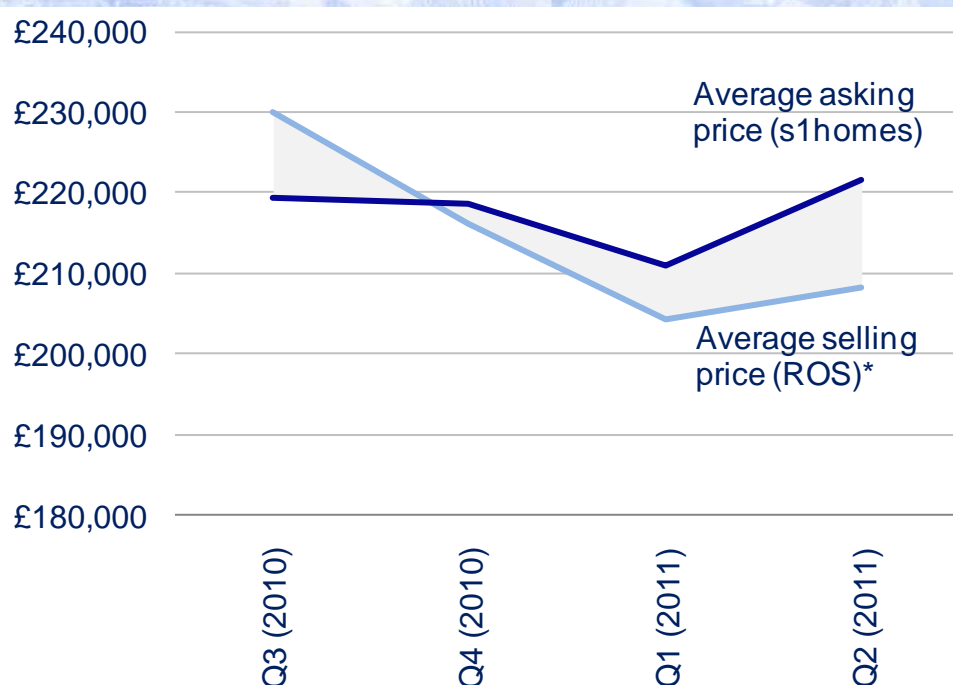
### Change in advertised asking price over time

The average asking price increased in Q2 by 5.03% to £221,661.



### Average asking price vs Average selling price

The gap between average asking price and average selling price increased in Q2.



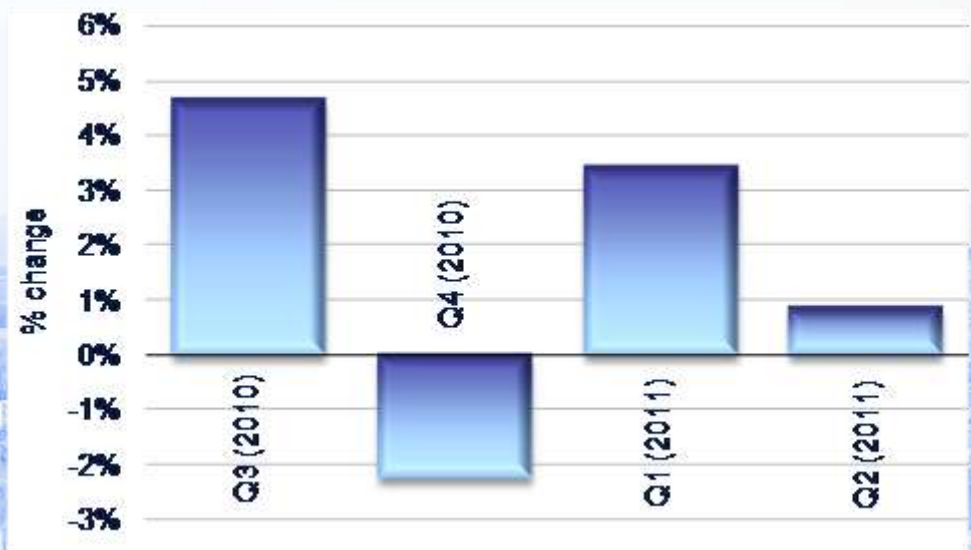
\*Source: Registers of Scotland House Price Report (April-June 2011)

## Falkirk

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	717	£131,386	4.67%	£121,992
Q4 (2010)	696	£128,447	-2.24%	£127,886
Q1 (2011)	710	£132,860	3.44%	£115,993
Q2 (2011)	862	£134,006	0.86%	£122,076

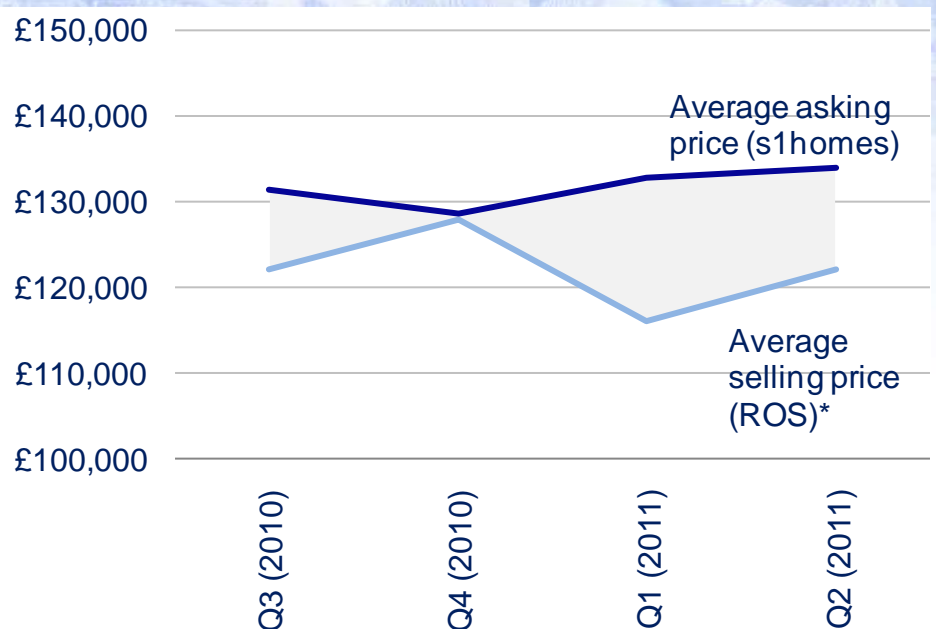
## Change in advertised asking price over time

The average asking price in Falkirk continued to increase in Q2 by 0.86% to £134,006.



## Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.



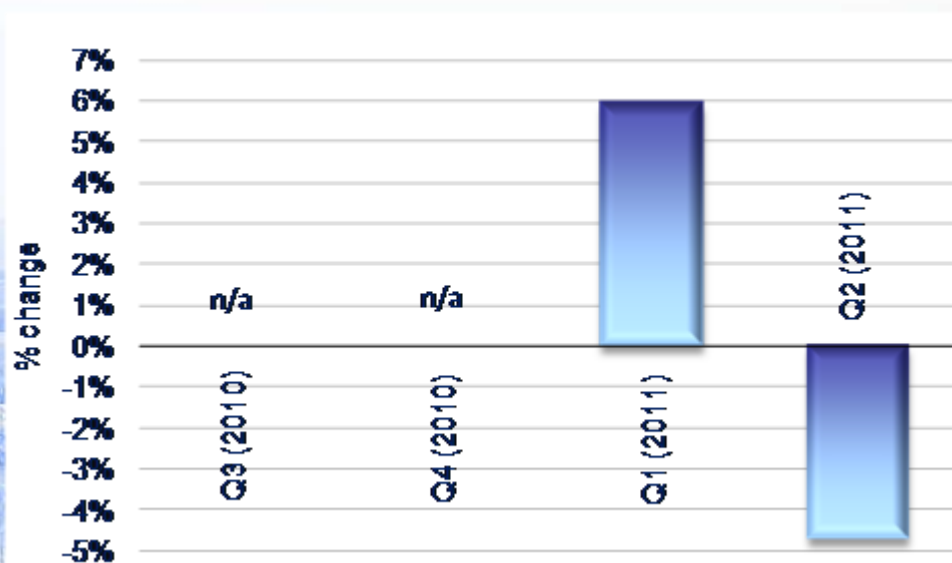
# Fife

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	n/a	n/a	n/a	£144,496
Q4 (2010)	1,187	£161,028	n/a	£133,130
Q1 (2011)	862	£170,627	5.96%	£133,741
Q2 (2011)	946	£162,597	-4.71%	£128,778

n/a—underlying data is of insufficient size to ensure reasonably accuracy

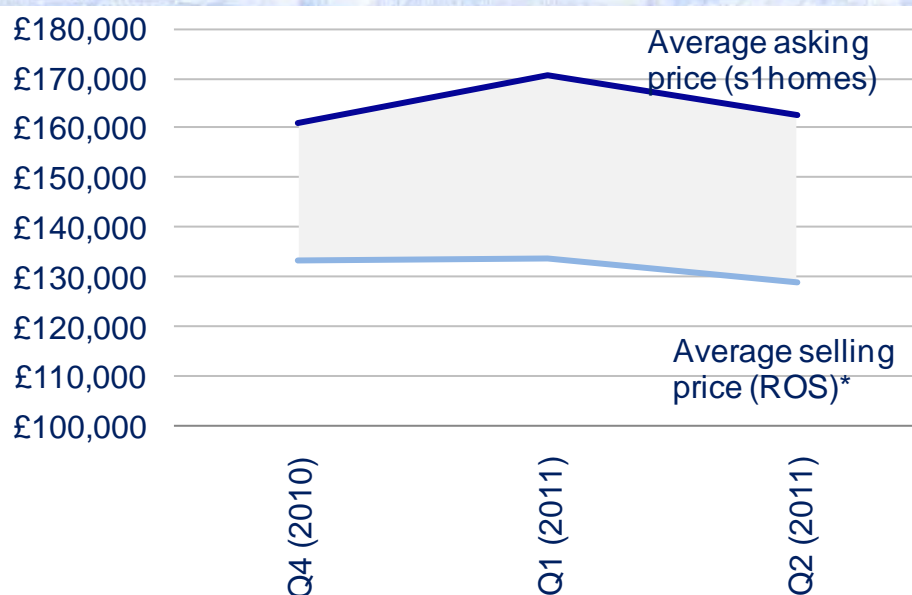
### Change in advertised asking price over time

The average asking price in Fife decreased in Q2 by 4.71% to £162,597.



### Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.



# Glasgow / Dunbartonshire

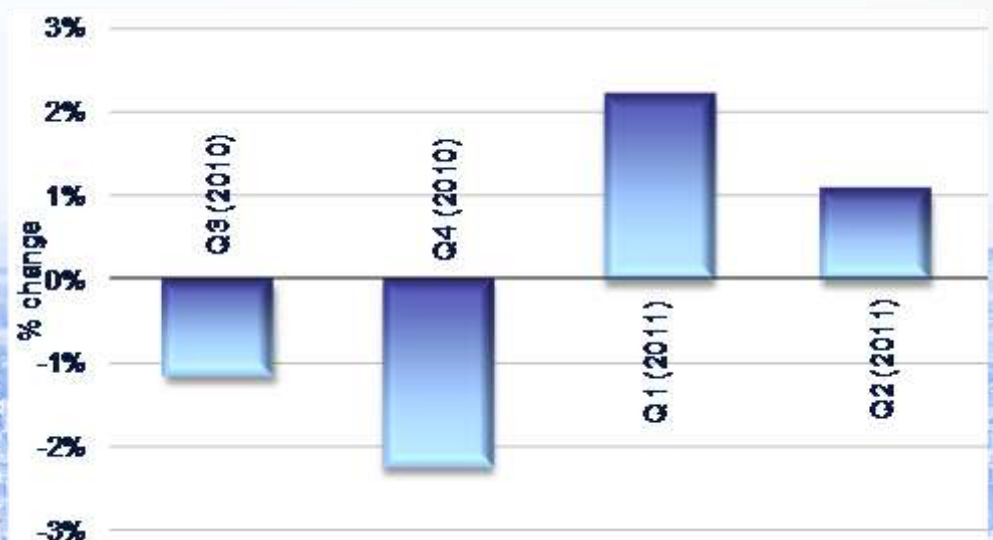
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## Scottish house price report

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	3,292	£156,876	-1.15%	£150,440
Q4 (2010)	3,252	£153,344	-2.25%	£144,163
Q1 (2011)	3,435	£156,751	2.22%	£130,283
Q2 (2011)	4,071	£158,456	1.09%	£137,429

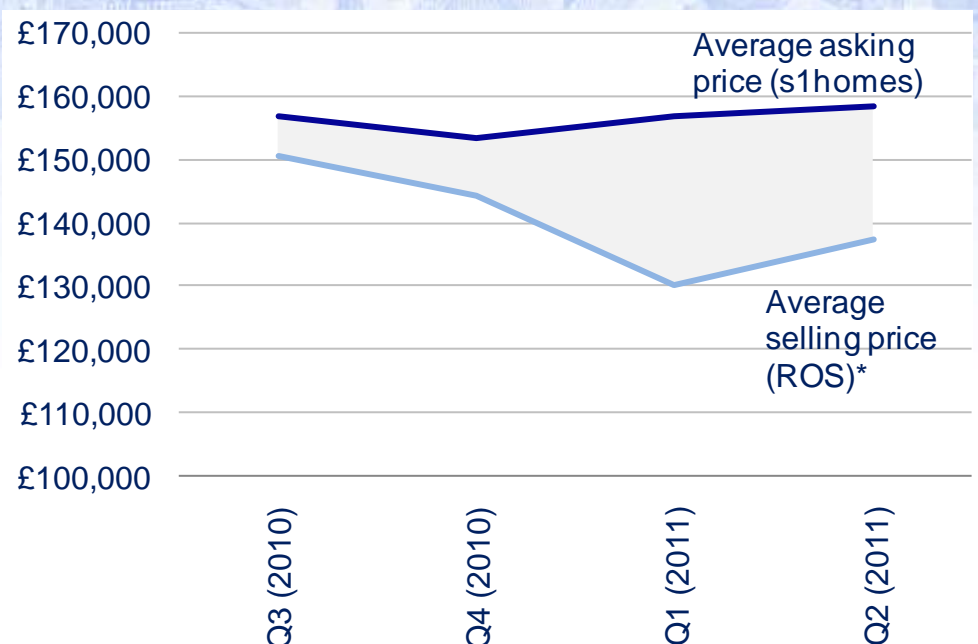
### Change in advertised asking price over time

The average asking price in Glasgow and Dunbartonshire continued to increase in Q2 by 1.09% to £158,456.



### Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.



\*Source: Registers of Scotland House Price Report (April-June 2011)

# Renfrewshire / Inverclyde

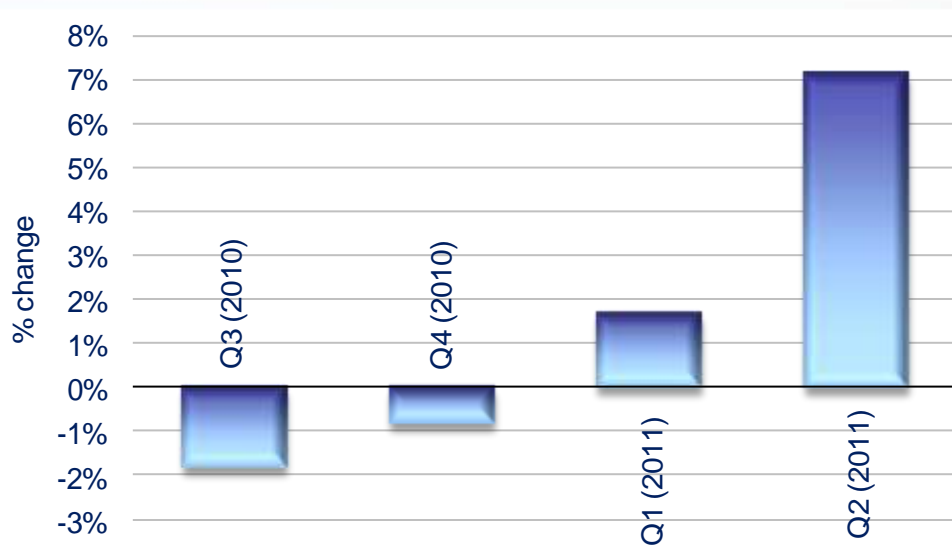
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## Scottish house price report

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	1,524	£144,443	-1.82%	£131,356
Q4 (2010)	1,407	£143,247	-0.83%	£122,218
Q1 (2011)	1,523	£145,619	1.66%	£118,003
Q2 (2011)	1,441	£156,008	7.13%	£117,843

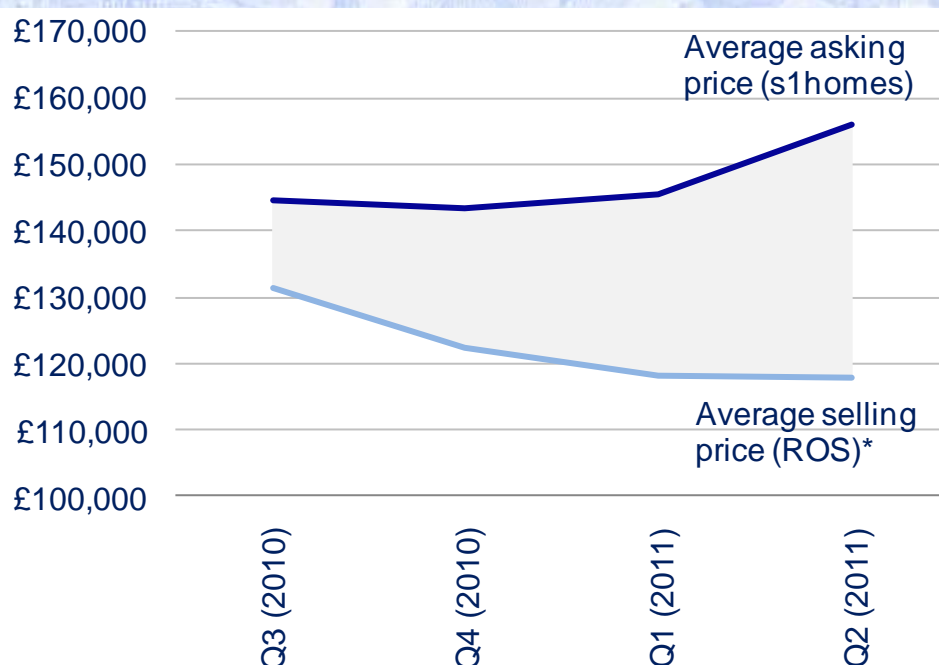
### Change in advertised asking price over time

The average asking price in Renfrewshire & Inverclyde increased significantly in Q2 by 7.13% to £156,008.



### Average asking price vs Average selling price

The gap between average asking price and average selling price increased significantly in Q2.

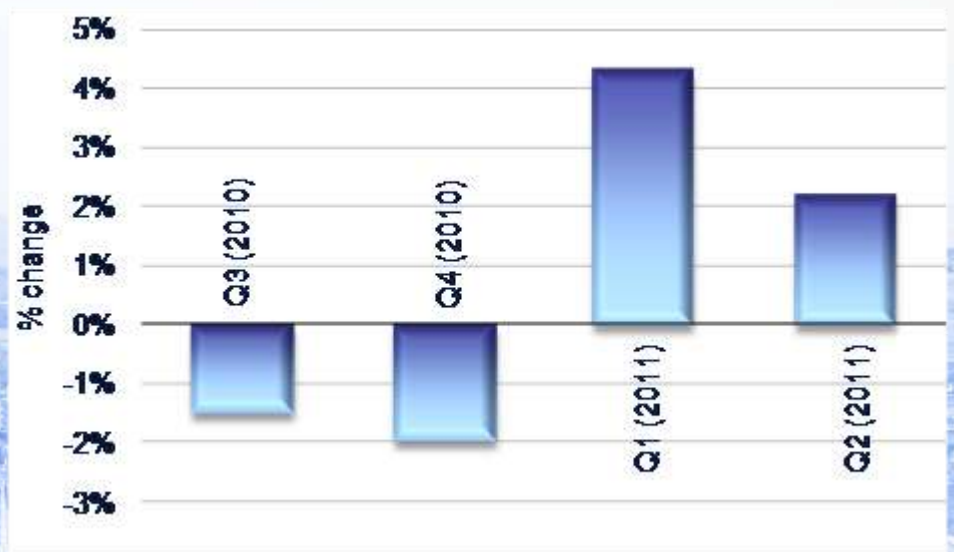


# North Lanarkshire

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	1,517	£118,569	-1.49%	£114,661
Q4 (2010)	1,405	£116,231	-1.97%	£111,771
Q1 (2011)	1,642	£121,266	4.33%	£108,250
Q2 (2011)	1,733	£123,933	2.20%	£107,821

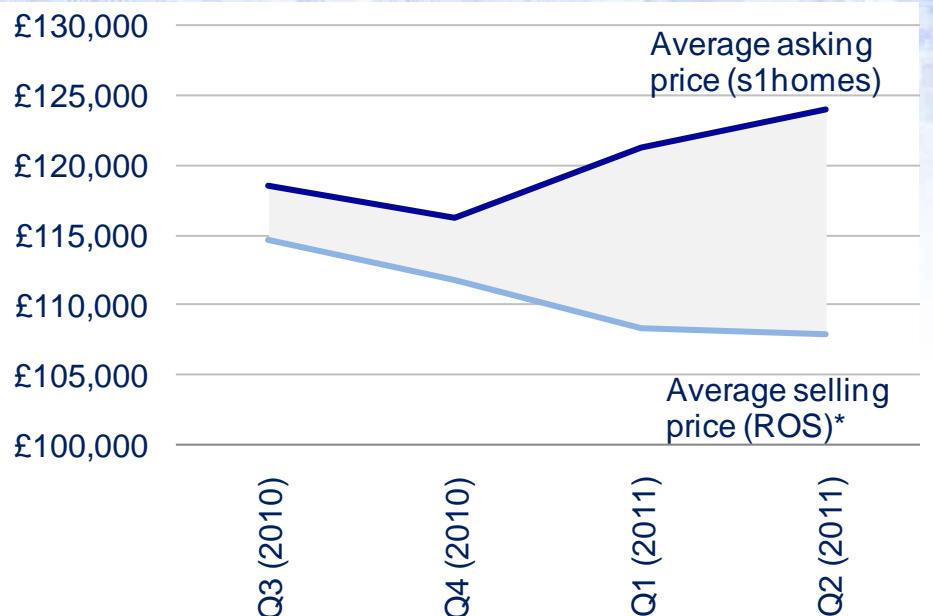
## Change in advertised asking price over time

The average asking price in North Lanarkshire continued to increase in Q2 by 2.20% to £123,933.



## Average asking price vs Average selling price

The gap between average asking price and average selling price increased in Q2.



\*Source: Registers of Scotland House Price Report (April-June 2011)

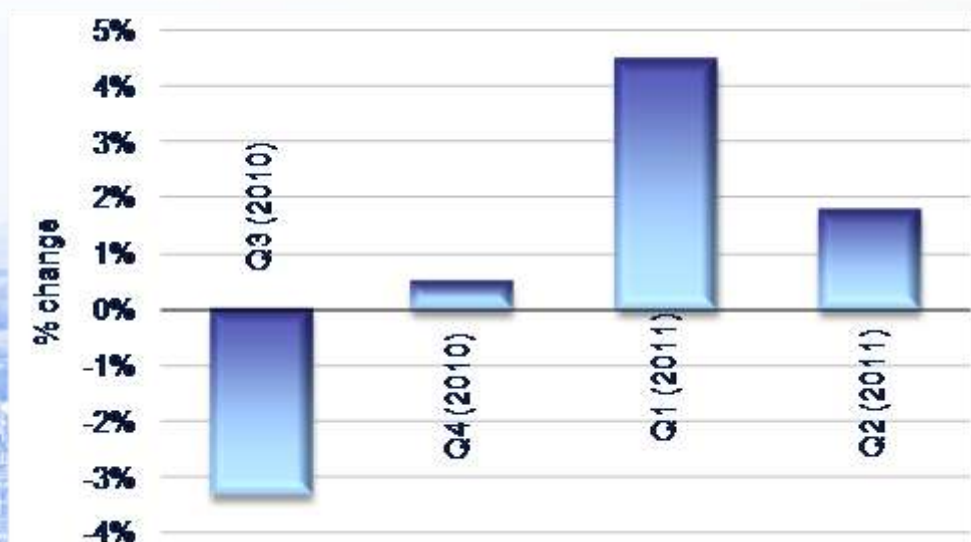


## South Lanarkshire

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	1,618	£152,604	-3.31%	£136,499
Q4 (2010)	1,525	£153,372	0.50%	£135,407
Q1 (2011)	1,554	£160,262	4.49%	£125,490
Q2 (2011)	1,799	£163,126	1.79%	£133,531

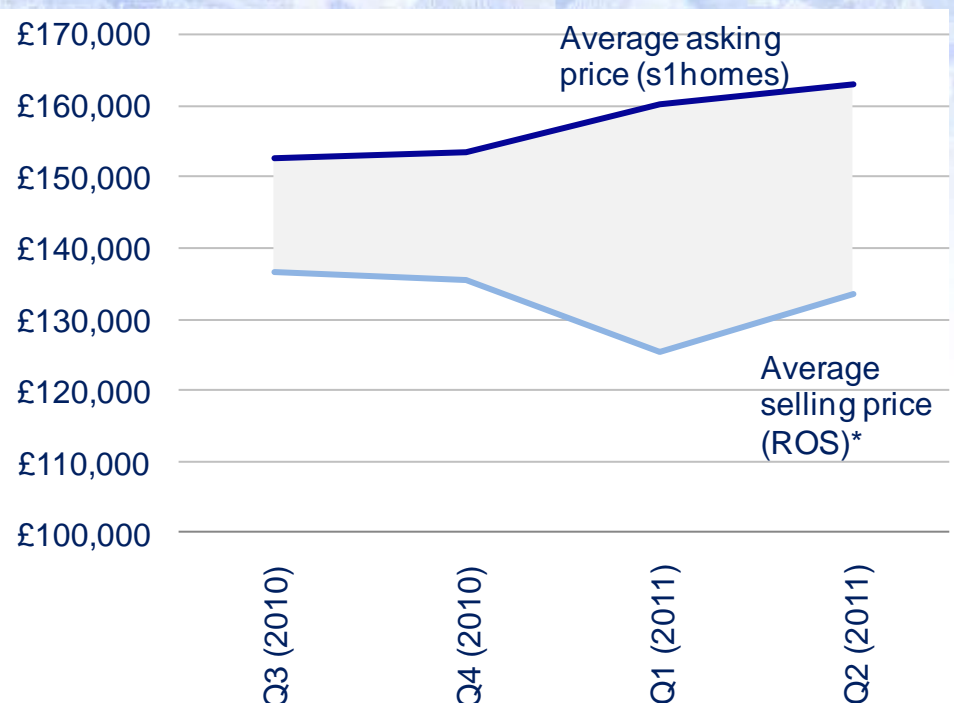
## Change in advertised asking price over time

The average asking price in South Lanarkshire continued to increase in Q2 by 1.79% to £163,126.



## Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed in Q2.

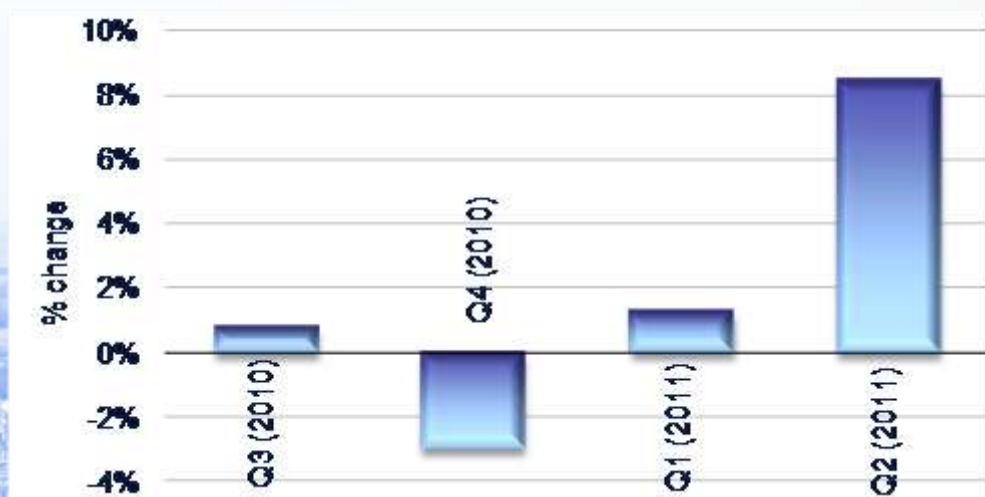


# East Renfrewshire

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	418	£223,762	0.83%	£226,124
Q4 (2010)	348	£217,087	-2.98%	£201,210
Q1 (2011)	420	£219,863	1.28%	£179,372
Q2 (2011)	493	£238,495	8.47%	£221,309

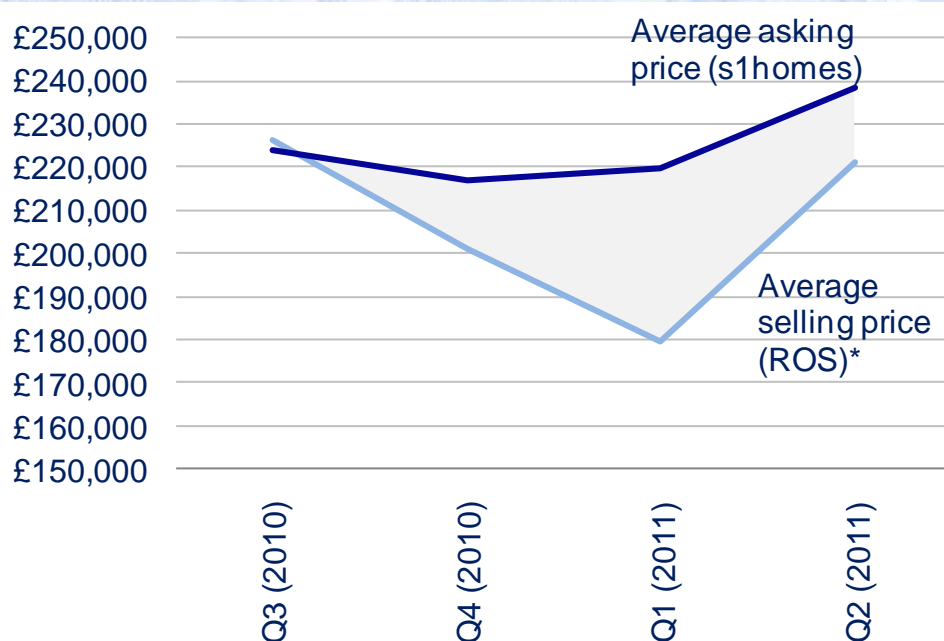
### Change in advertised asking price over time

The average asking price in East Renfrewshire increased significantly in Q2 by 8.47% to £238,495.



### Average asking price vs Average selling price

The gap between average asking price and average selling price narrowed significantly in Q2.



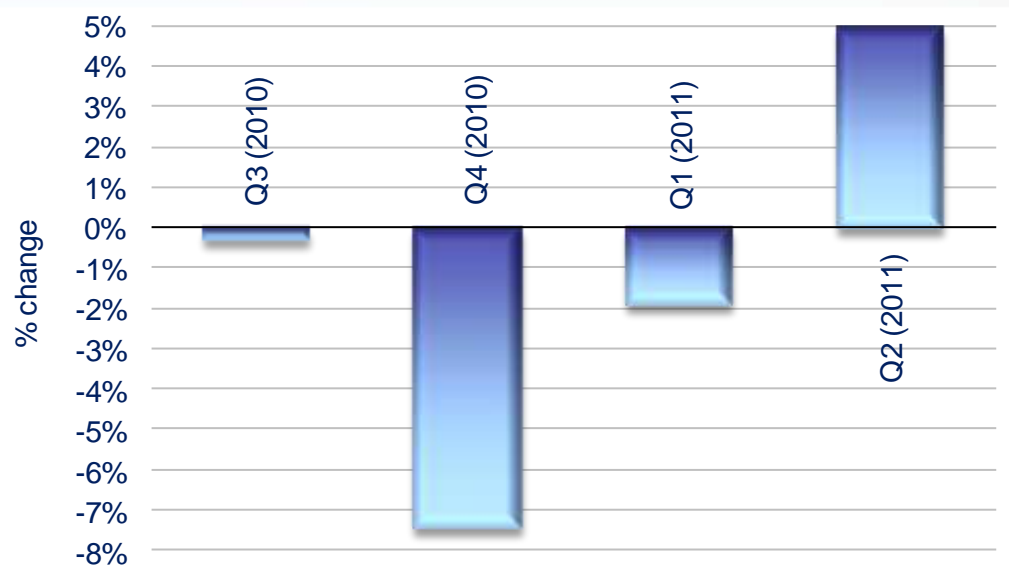
\*Source: Registers of Scotland House Price Report (April-June 2011)

# Stirling / Clackmannanshire

Quarter	No of properties advertised	Average asking price (s1homes)	% change	Average selling price (ROS)*
Q3 (2010)	782	£214,494	-0.31%	£170,920
Q4 (2010)	790	£198,447	-7.48%	£170,925
Q1 (2011)	882	£194,615	-1.93%	£152,937
Q2 (2011)	973	£204,322	4.99%	£155,204

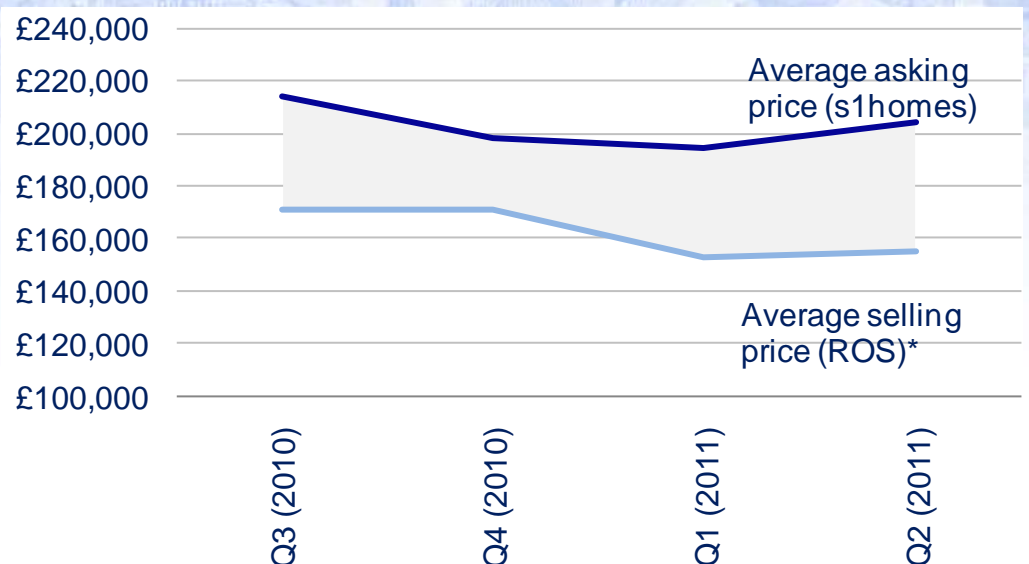
## Change in advertised asking price over time

The average asking price in Stirling & Clackmannanshire increased by 4.99% to £204,322.



## Average asking price vs Average selling price

The gap between average asking price and average selling price increased in Q2.



## Methodology

The data is collated and published each quarter for the previous calendar quarter.

s1homes asking price 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.

Average selling price statistics are taken from quarterly reports released by Registers of Scotland, to view the methodology visit <http://www.ros.gov.uk/pdfs/StatisticsGuidanceNotes.pdf>  
Registers of Scotland have no association with s1homes or this report.

## Data Quality

All asking price 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. Asking price data is mined directly from the s1homes database and cleansed to remove duplicate listings and other anomalies.  
of the information. The report does not constitute legal or other professional advice.

## Disclaimer

Whilst every effort is made to ensure information is correct, s1homes cannot guarantee the accuracy or completeness of the information. The report does not constitute legal or other professional advice. s1homes reserves the right to change methodology, discontinue or revise indices or other analysis at any time.

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