Analysis of the latest GSPC House Sales Data

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1 Strathclyde and Glasgow

Constant quality house price inflation for Strathclyde stood at 7.4% in quarter 3. This is slightly below the figure for Glasgow (7.7%) but well above the general rate of inflation, and well above the figures for most areas South of the Border. Although the following table is not directly comparable with the GSPC figures because it does not control for the variation in the mix of properties coming onto the market, it nevertheless gives some idea of the differences between regions and of the relative buoyancy of the West of Scotland housing market.

Table 1 Land Registry House Price Results

Region	Jul-Sept 2004	Jul-Sept 2005	Price increase %
Wales	£135,162	£145,188	7.42%
Yorkshire	£133,552	£141,188	6.01%
North	£123,606	£130,948	5.94%
North West	£133,878	£139,929	4.52%
Greater London	£287,470	£300,329	4.47%
South East	£227,991	£234,833	3.00%
East Anglia	£174,949	£180,053	2.92%
East Midlands	£151,405	£155,630	2.79%
West Midlands	£159,203	£161,076	1.18%
South West	£201,156	£202,249	0.54%
England & Wales	£187,971	£194,589	3.52%

Source: Land Registry

2 Strathclyde Sub-regions

For most areas, the value of houses has fallen slightly compared with three months ago, but the annual inflation figures are still positive with the exception of North Ayrshire and East Kilbride:

Annual inflation (Constant Quality Prices)

Strathclyde	7.4%
Glasgow	7.7%
West End	2.1%
East End	8.5%
South Side	4.4%
North Glasgow	6.2%
E. Dunbartonshire	4.2%
E. Renferewshire	15.4%
Paisley	4.1%
East Kilbride	-3.9%
E.Renfrewshire	1.7%
S.Lanarkshire	2.0%
N. Lanarkshire	10.9%
N. Ayrshire	-1.7%

Selling time has risen across most areas, up around 21% overall on this time last year to around 35 days,

Annual % change in Time to Sale

Strathclyde	20.7%
Glasgow	20.0%
West End	11.4%
East End	38.5%
South Side	5.4%
North Glasgow	39.7%
E. Dunbartonshire	42.4%
E. Renferewshire	50.0%
Paisley	37.3%
East Kilbride	-38.1%
E.Renfrewshire	50.0%
S.Lanarkshire	00.0%
N. Lanarkshire	25.0%
N. Ayrshire	-4.3%

but as the graphs below demonstrate, time on the market is still a lot lower than it was in 1999.

3 The Cumulative Effect

The cumulative inflation figures (Figure 1) suggest that East Renfrewshire has had the largest overall increase in house prices since 1999, with an increase in house prices of 155.7% over that period. North Lanarkshire and Renfrewshire both have cumulative inflation figures over 130%. East Dunbartonshire, North Ayrshire, South Lanarkshire and Paisley have all had similar cumulative rates of appreciation of just over

120%. Houses in East Kilbride have approximately doubled in value over the period, and more central areas (East End, South Side, North Glasgow, and the West End) have performed worst.

This confirms the general pattern observed in earlier editions of *Housing Market Commentary* that it is the peripheral areas that have generally performed best.

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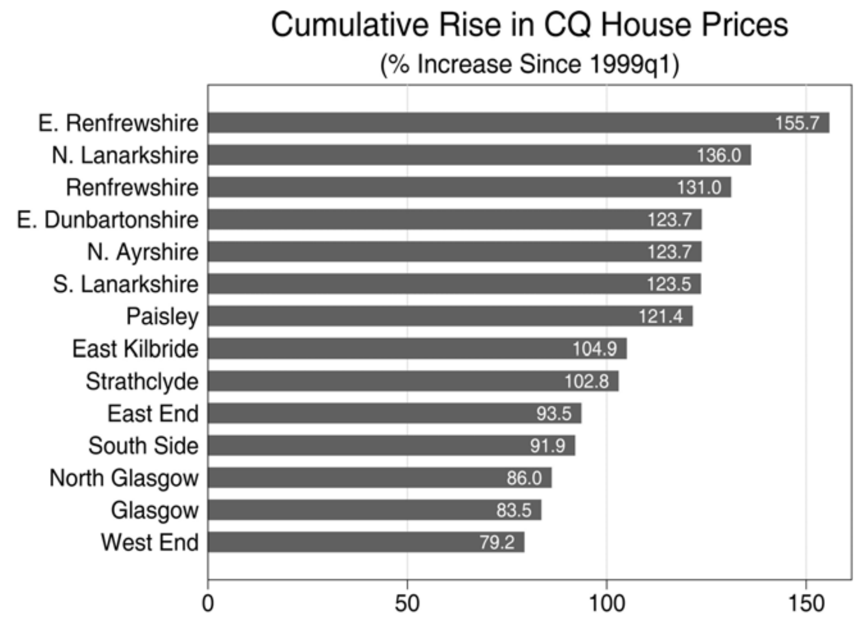
The Department of Urban Studies is a 5 rated research department reflecting its national and international status in the areas of housing and urban research. It is the home of three national research centres: (1) the ESRC Centre for Neighbourhood Research (in collaboration with the University of Bristol), (2) the Centre for Public Policy for the Regions (in collaboration with the following departments of the University of Glasgow: Urban Studies, Economics, Geography and Business & Management; and the following departments of Strathclyde University: Economics / the Fraser of Allander Institute, and Government and the European Policies Research Centre) and (3) the Scottish Centre for Research on Social Justice (in collaboration with the Universities of Bristol and Aberdeen respectively).

The analysis is funded by GSPC (Glasgow Solicitors Property Centre) and is based on the GSPC database of property transactions. GSPC has over 200 member firms of solicitors that sell over 8,500 homes a year worth over £775 million. GSPC covers all of West Central Scotland from South Ayrshire and South Lanarkshire to North Lanarkshire and Argyll & Bute. The analysis is based on a total sample of 37,122 GSPC sales since 1999.

Figures

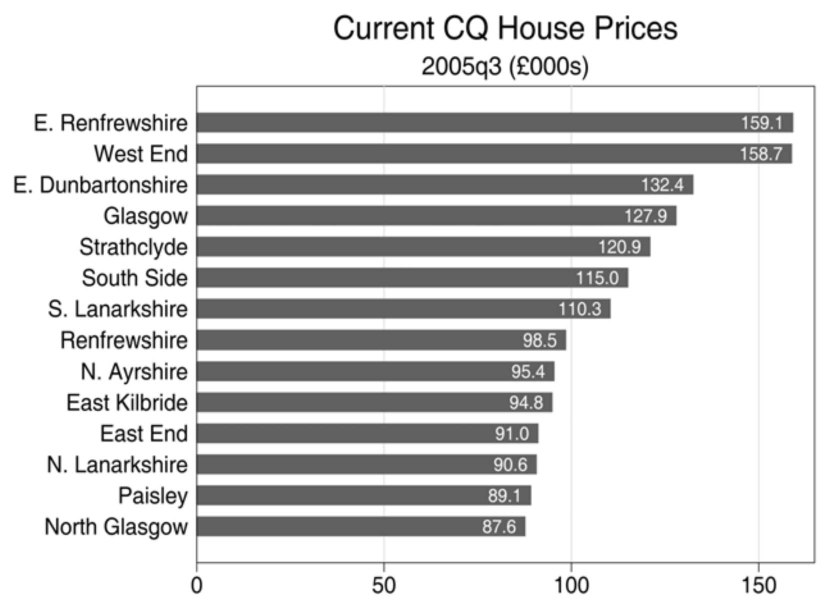
1 Constant Quality House Prices

Figure 1



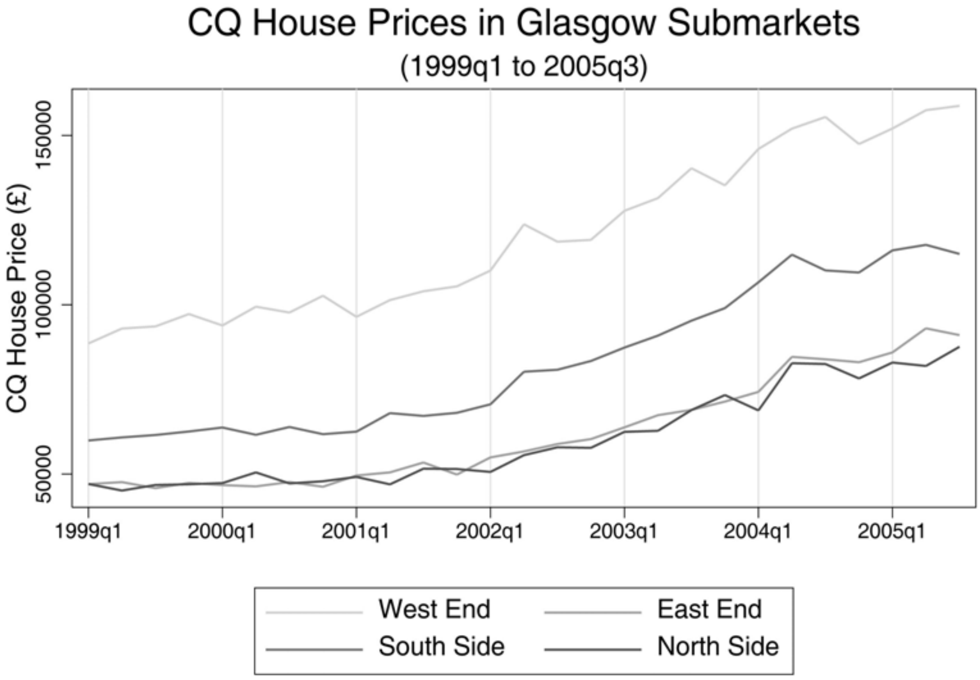
(Source: GSPC Sales Data 1999q1 to 2005q3)

Figure 2



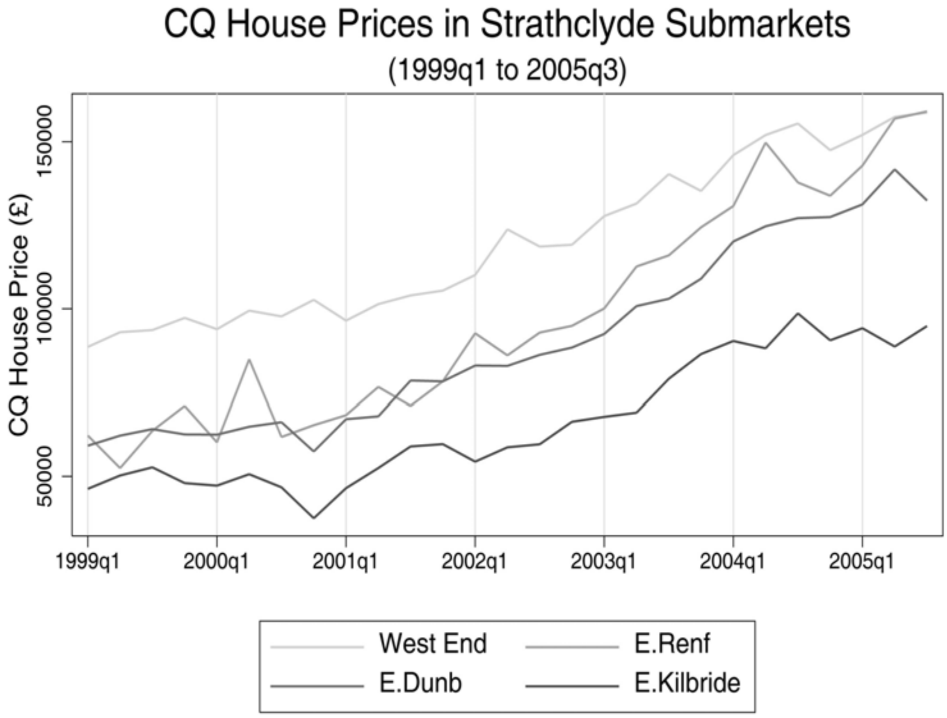
(Source: GSPC Sales Data 2005q3)

Figure 3



(Source: GSPC Sales Data 1999q1 to 2005q3)

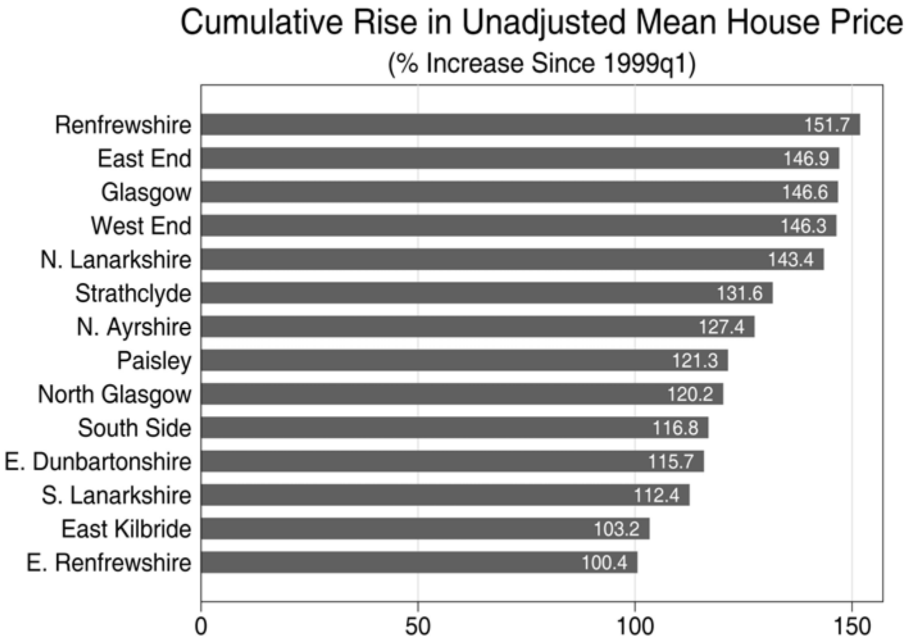
Figure 4



(Source: GSPC Sales Data 1999q1 to 2005q3)

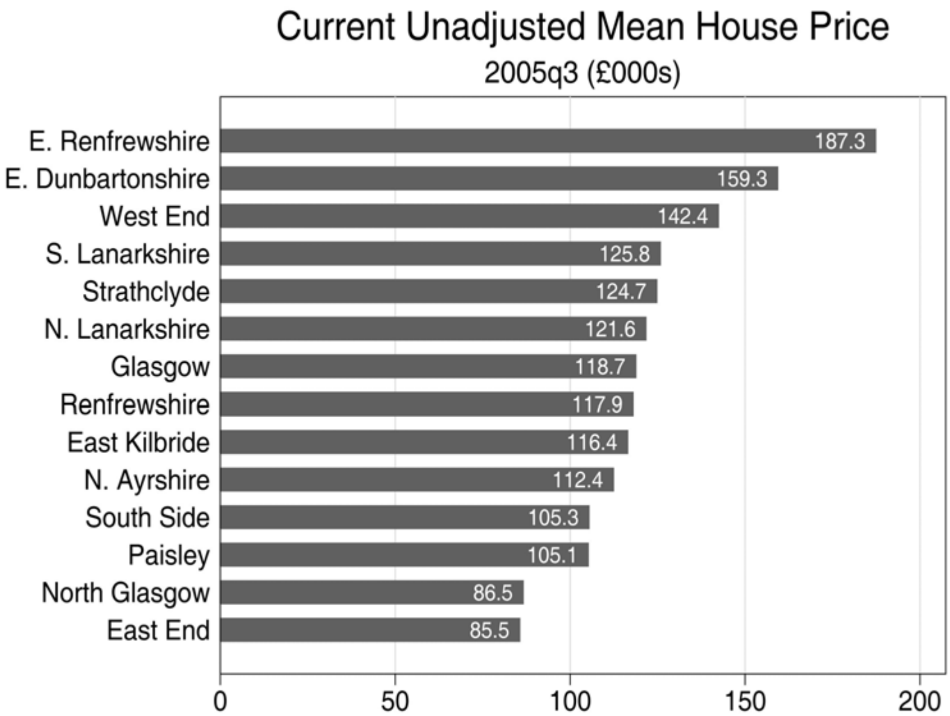
2 Unadjusted House Prices

Figure 5



(Source: GSPC Sales Data 1999q1 to 2005q3)

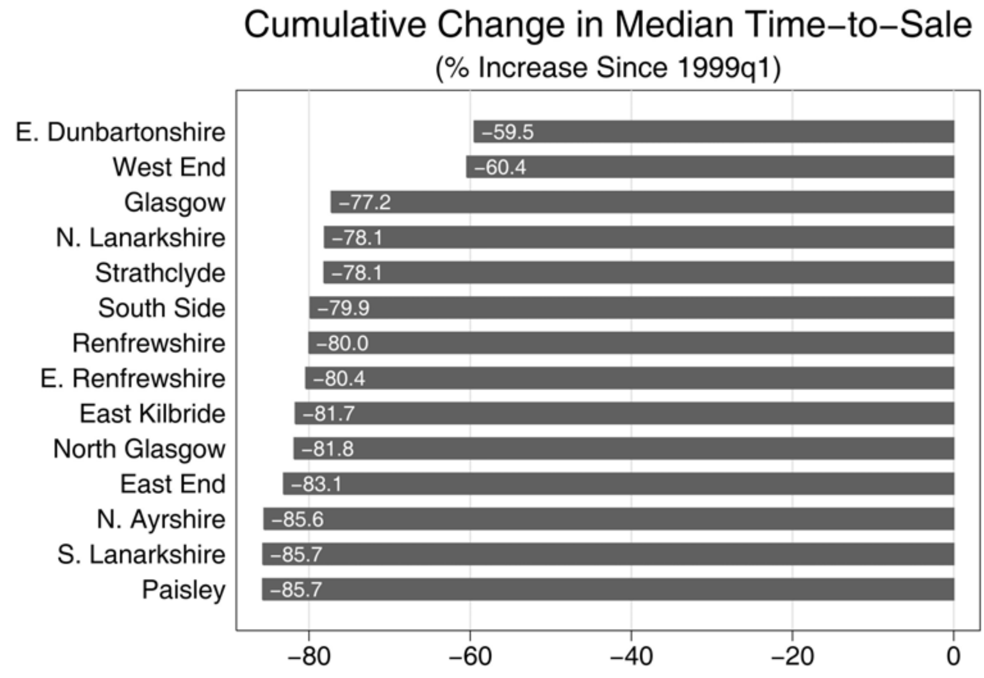
Figure 6



(Source: GSPC Sales Data 2005q3)

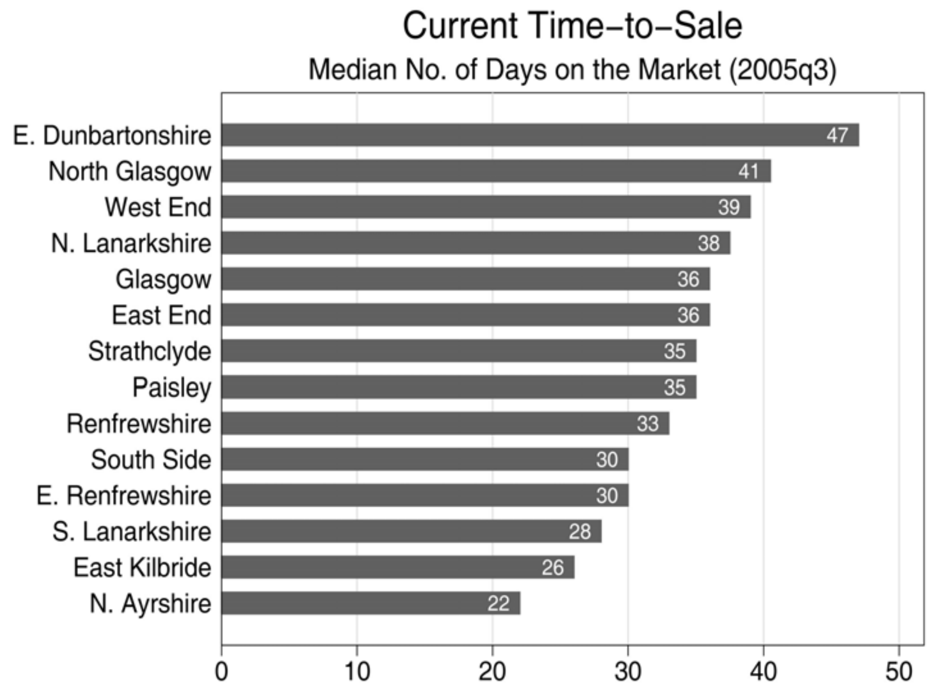
3 Time on the Market

Figure 7



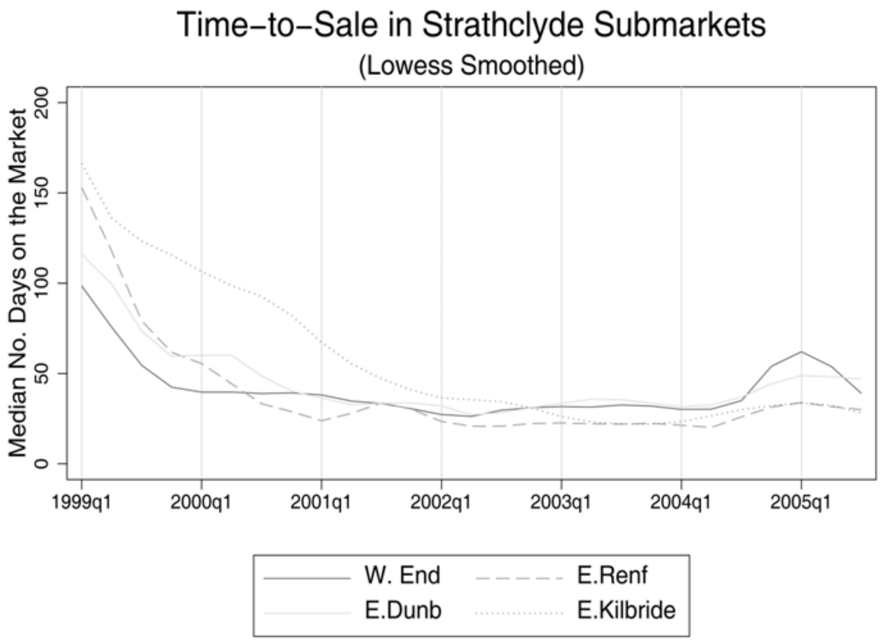
(Source: GSPC Sales Data 1999q1 to 2005q3)

Figure 8



(Source: GSPC Sales Data 2005q3)

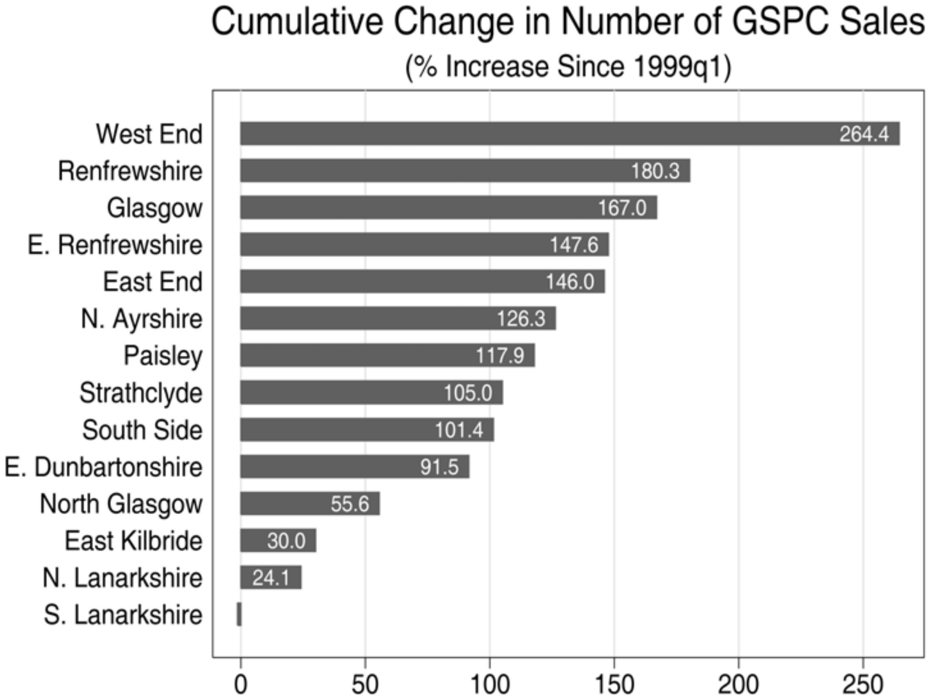
Figure 9



(Source: GSPC Sales Data 1999q1 to 2005q3)

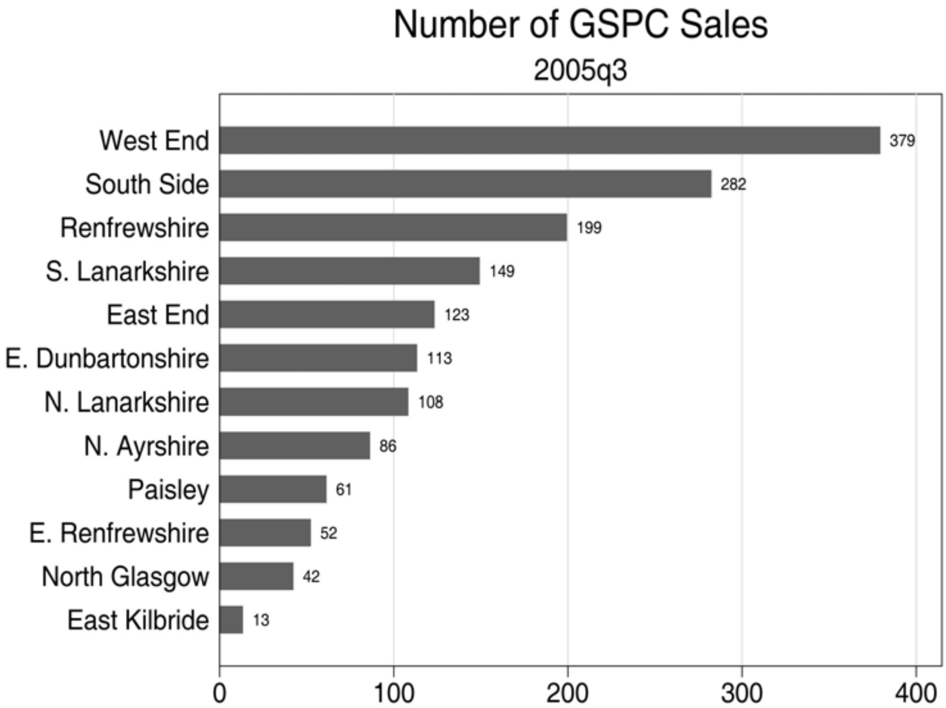
4 Number of Sales used in the Analysis:

Figure 10



(Source: GSPC Sales Data 1999q1 to 2005q3)

Figure 11



(Source: GSPC Sales Data 2005q3)

5 Variation in Selling Price in a Given Quarter:

Figure 12

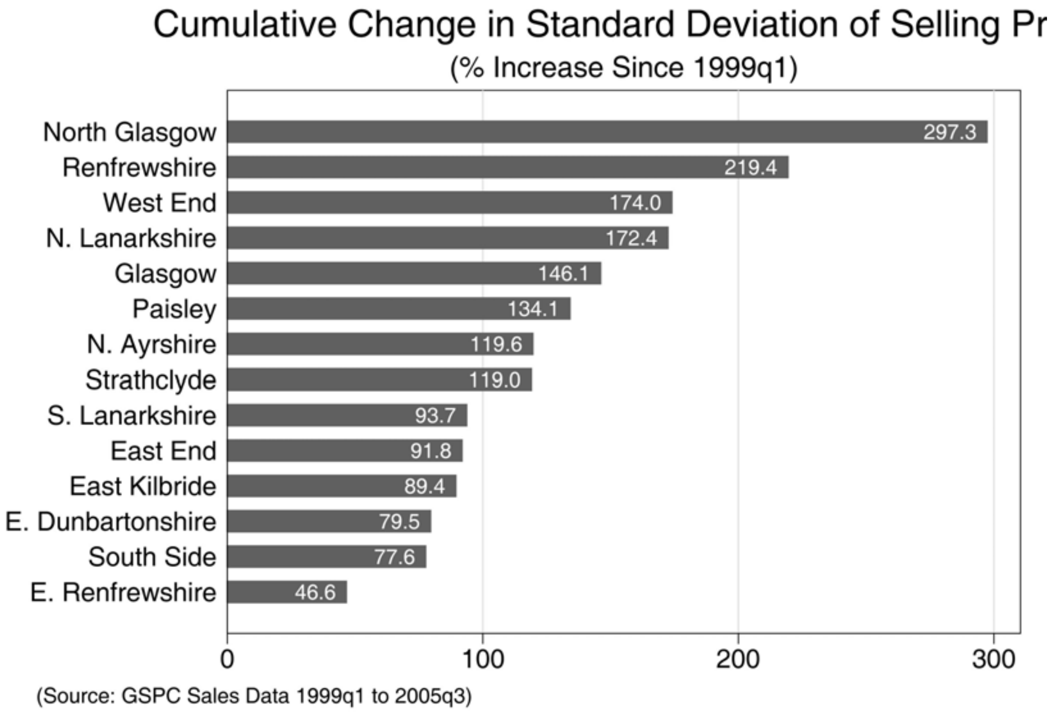


Figure 13

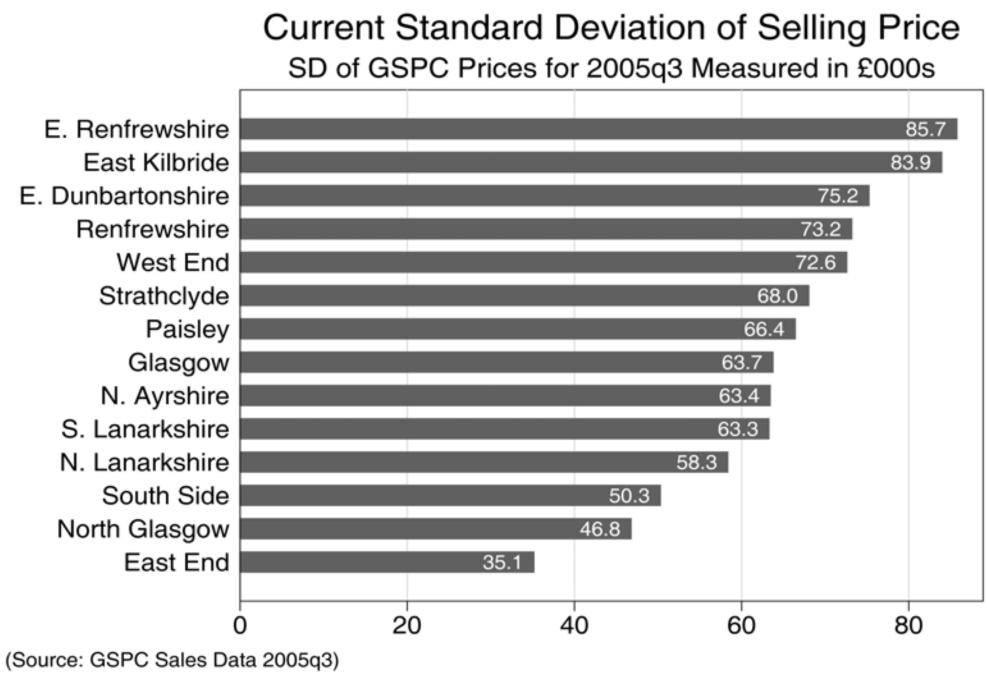


Table 2

Mean and Median House Prices by Total Number of Rooms
(City of Glasgow, 2004)

		mean		median	No. GSPC sales
1 room	£	49,084	£	46,250	46
2 rooms	£	70,019	£	67,000	1,117
3 rooms	£	91,126	£	83,500	1,374
4 rooms	£	117,598	£	103,500	417
5 rooms	£	189,238	£	187,000	58
6 rooms	£	231,239	£	221,325	20
7 rooms	£	287,750	£	232,000	3
8 rooms	£	323,900	£	303,000	4

Total rooms = bedrooms + public rooms
(*Source*: GSPC sales data 2004)