



21st July 2010



Region: Wales  
Second Quarter 2010

- **Annual Change (Q2 2010 on Q2 2009)** 10.8%
- **Standardised Average House Price (seasonally adjusted)** £141,809

- Annually, house prices in Wales increased by 10.8% in Q2 2010, compared with the UK average rise of 6.3%.
- Over the last 10 years, house price growth in Wales is 123% (UK:99%).
- At £141,809, the average house price in Wales is 15% below the UK average of £167,786.

- Greater London prices are 1.9 times higher than those in Wales compared with 2.3 times in 2000 Q2.
- Mountain Ash recorded the biggest increase in prices over the last five years (10%).

#### ABOUT THE HALIFAX HOUSE PRICE INDEX

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. 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.



Over the last ten years, **Bungalow** properties in Wales have seen the strongest price growth; increasing by 127% from £71,696 in Q2 2000 to £162,413 in Q2 2010.

Wales	2000-Q2 (£)	2010-Q2 (£)	2000 Q2–2010 Q2 Average Annual % Change
<b>Bungalows</b>	71,696	162,413	127%
<b>Detached</b>	108,180	232,776	115%
<b>Flat &amp; Mais.</b>	45,061	100,510	123%
<b>Semi-Detached</b>	59,784	133,407	123%
<b>Terraced</b>	47,326	102,979	118%

### Wales: 2005-2010 – Average house prices

Post town	County	Average Price £ 2005*	Average Price £ 2010*	5 Year % Change	Regional Ranking
Mountain Ash	Mid Glamorgan	68,770	75,334	10%	1
Llanelli	Dyfed	120,480	127,725	6%	2
Barry	South Glamorgan	142,809	144,042	1%	3
Cardiff	South Glamorgan	164,952	164,713	0%	4
Swansea	West Glamorgan	132,522	131,928	0%	5
Wrexham	Clwyd	139,998	138,672	-1%	6
Caerphilly	Mid Glamorgan	124,558	122,057	-2%	7
Rhyl	Clwyd	117,727	113,958	-3%	8
Bridgend	Mid Glamorgan	128,453	123,121	-4%	9
Pontyclun	Mid Glamorgan	158,410	149,932	-5%	10

\*12 months to June

Prices shown in the tables above are arithmetic average prices on which an offer of a mortgage has been granted. These prices are not standardised and therefore can be affected by changes in the sample from quarter to quarter.

Annual Average Earnings £		
April	Wales	UK
2007	27,608	33,736
2008	28,945	35,353
2009	29,434	35,661

Source: ONS Annual Survey of Hours and Earnings: Full-time males on adult rates, who have been in the same job for more than a year. Mean gross annual average earnings.

**Ends.**



# House Price Index

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