



29th January 2010



**Region: Scotland  
Fourth Quarter 2009**

- **Quarterly Change (Q4 2009 on Q3 2009) -1.4%**
- **Annual Change (Q4 2009 on Q4 2008) -6.8%**
- **Standardised Average House Price (seasonally adjusted) £123,805**

- House prices fell by 1.4% in Scotland in Q4 2009 compared to the UK average increase of 3.5%.
- Annually, house prices in Scotland fell by 6.8% compared to the UK average increase of 1.1%.
- The average price of a house in Scotland is currently £123,805. This is 26% below the UK average of £167,020.

- Over the last 10 years, house price growth in Scotland is 94% (UK: 105%).
- Greater London prices are now 2.1 times higher than those in Scotland, compared with 2.4 times in Q4 2004.
- Inverurie has recorded the biggest increase in prices over the last decade (152%).



## Scotland: 1999 to 2009 - Towns with biggest price gains

Post town	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Inverurie	84,269	212,736	152%	1
Elgin	63,804	159,493	150%	2
Alloa	47,344	116,450	146%	3
Larbert	69,585	169,392	143%	4
Lanark	69,116	163,931	137%	5
Lochgelly	41,398	97,193	135%	6
Cupar	67,589	158,586	135%	7
Kirkcaldy	53,015	119,747	126%	8
Ayr	67,157	151,528	126%	9
Dunfermline	59,404	133,469	125%	10

\*12 Months to December

Prices shown in the table above are arithmetic average prices on which an offer of 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	Scotland	UK
2007	30,150	33,736
2008	31,706	35,353
2009	32,313	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.**

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