



29th January 2010



Region: Wales Fourth Quarter 2009

- **Quarterly Change (Q4 2009 on Q3 2009)** 2.3%
- **Annual Change (Q4 2009 on Q4 2008)** 2.4%
- **Standardised Average House Price (seasonally adjusted)** £137,316

- House prices rose by 2.3% in Wales in Q4 2009 compared to the UK average increase of 3.5%.
- Annually, house prices in Wales rose by 2.4%, compared to the UK average increase of 1.1%.
- Over the last 10 years, house price growth in Wales is 122% (UK: 105%).

- At £137,316, the average house price in Wales is 18% below the UK average of £167,020.
- Greater London prices are 1.9 times higher than those in Wales compared with 2.3 times in 1999 Q4.
- Barry has recorded the biggest increase in prices in the last decade (161%)

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.



Wales: 1999 to 2009- Towns with biggest price gains

Post town	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Barry	53,536	139,820	161%	1
Llanelli	47,160	109,555	132%	2
Wrexham	61,763	133,631	116%	3
Rhyl	50,587	109,417	116%	4
Swansea	62,226	132,635	113%	5
Colwyn Bay	62,422	132,933	113%	6
Aberdare	50,978	107,397	111%	7
Ebbw Vale	41,162	85,120	107%	8
Merthyr Tydfil	49,857	102,514	106%	9
Cwmbran	61,640	126,255	105%	10

*12 Months to December

Prices shown in the table 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.

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For further information please contact
Helpline No: 08456 045404
Email: Groupecoconomics@hbosplc.com