

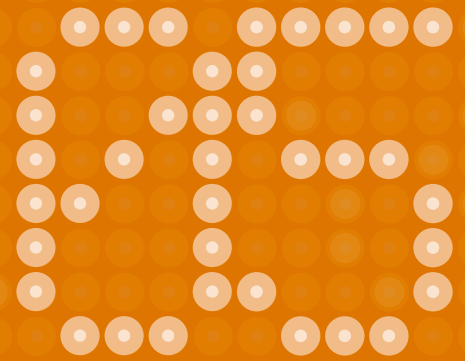
# Glasgow and the Clyde Valley Housing Need and Demand Assessment

Technical Report 05

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Affordability Trends: House Prices,  
Rent and Incomes

May 2015





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Figure 1 Glasgow and the Clyde Valley Private Sector Housing Market Area Framework 2013

### **ANNEX A – House Price Data 2007/08 – 2012/13**

Table 1 - All Relevant Sales - Mean House Prices

Table 2 - All Relevant Sales - Lower Quartile House Prices

Table 3 - New Build Sales only - Mean House Prices

Table 4 - New Build Sales only - Lower Quartile House Prices

Table 5 - Resales only - Mean House Prices

Table 6 - Resales only - Lower Quartile House Prices

Table 7 - All Relevant Sales - Number Of Sales

Table 8 - New Build Sales Only - Number Of Sales

Table 9 - Resales Only - Number Of Sales

Table 10 - 2004-13 - All Relevant Sales - Mean House Prices

## 1. Introduction

This report is concerned with monitoring affordability trends within the Glasgow and the Clyde Valley Strategic Development Plan Authority (GCVSDPA) area and the identification of the related issues. The findings have informed preparation of the second Housing Need and Demand Assessment (HNDA) prepared in 2014 and particularly Chapter 3 on Key Housing Market Drivers and the production of the tenured housing estimates from the HNDA Tool. The evidence on affordability specifically informed the choice of affordability assumptions used within the HNDA Tool and the choice of scenarios modelled. The HNDA is part of the evidence base on housing issues for the Strategic Development Plan, Local Development Plans and Local Housing Strategies of the GCV area.

The analysis is based on a number of sources as follows:

- Propvals house price data (derived from *Registers of Scotland data*)
- Local Housing Allowance rates,
- CACI paycheck
- Housing Revenue Account returns by local authorities to the Scottish Government
- The Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return 2012-13

The exercise has been supported by the provision of refreshed data pack for 2013 from the CHMA which includes for the first time an assessment of house price to incomes ratios undertaken for Scotland wide data.

The analysis focuses on: house prices for the Private sector at the geography of the housing market area; a trend based analysis of house prices relevant to incomes; rents in the private and social sectors; and concludes with a discussion of the outlook relevant to the GCV area and a concluding commentary.

## **2. House Price Analysis**

House price data for 2012/13 has been analysed for the GCVSDP area and has been disaggregated to the relevant tiers of the Housing Market Area (HMA) Framework (see Figure 1.) Comparison is drawn between the changes between year 2011/12 and year 2012/13 and over the last 5 years between 2007/08 and 2013.

Housing choices in the Private market, are made at geographies irrespective of administrative boundaries. The geographical focus of this analysis is therefore the Housing Market Area, which are areas within which there are high levels of self containment in terms of house moves. (see Figure 1 and Technical Report 02, The Housing Market Area Framework.)

Further analysis of house prices and affordability at the geography of the Local Authority is included to provide additional contextual information at those lower geographies and to enable the trend based analysis of house prices relative to income.

An analysis of the data in Annex A, Tables 1-10, is presented and some key issues are identified after the analysis of each of the elements of the HMA Framework as detailed in the following.

### **Conurbation HMA**

The Conurbation HMA broadly covers the GCV Strategic Development Plan area but excludes most of the Inverclyde Council area (retaining Kilmacolm and Quarriers Village), and the Dumbarton and Vale of Leven area of West Dunbartonshire. It is composed from the combination of the Central Conurbation HMA with the Eastern Conurbation HMA.

### **Central Conurbation HMA**

The Central Conurbation HMA comprises 7 distinct Housing Sub-Market Areas. The areas broadly cover East Dunbartonshire, East Renfrewshire, Glasgow and Renfrewshire Council areas, together with the Cumbernauld, Kilsyth, Moodiesburn areas of North Lanarkshire Council, the Clydebank area of West Dunbartonshire Council, the East Kilbride, Cambuslang and Rutherglen areas of South Lanarkshire Council and the Kilmacolm and Quarriers part of Inverclyde.

### **Eastern Conurbation HMA**

The Eastern Conurbation comprises 4 distinct Housing Sub-Market Areas. The HMA broadly includes the North Lanarkshire Council area, (excluding the Cumbernauld, Kilsyth and Moodiesburn areas) and the South Lanarkshire Council area (excluding the East Kilbride, Cambuslang and Rutherglen areas).

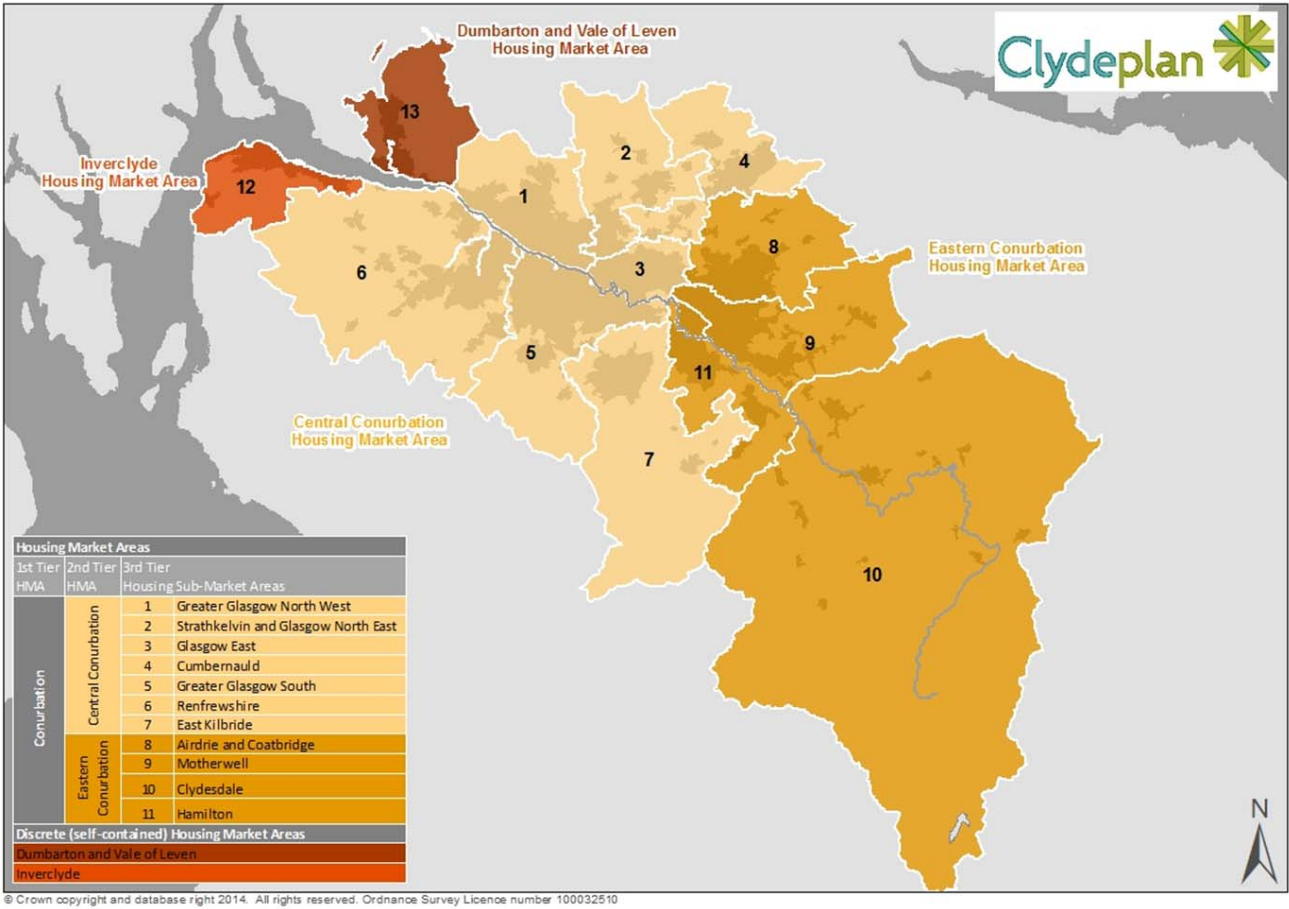
### **Dumbarton and Vale of Leven HMA**

This HMA is formed from a combination of the Dumbarton and Vale of Leven areas, including the surrounding rural area, within West Dunbartonshire Council's administrative boundary.

### **Inverclyde HMA**

The Inverclyde HMA is formed from the Inverclyde Council area, excluding Kilmacolm and Quarriers Village.

**Figure 1 Glasgow and the Clyde Valley Private Sector Housing Market Area Framework 2013**



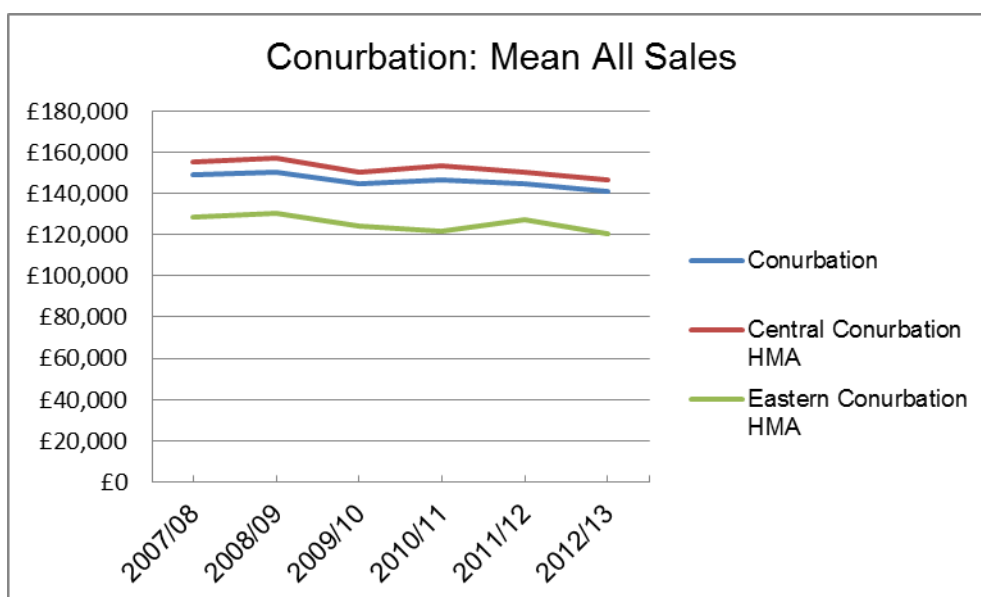




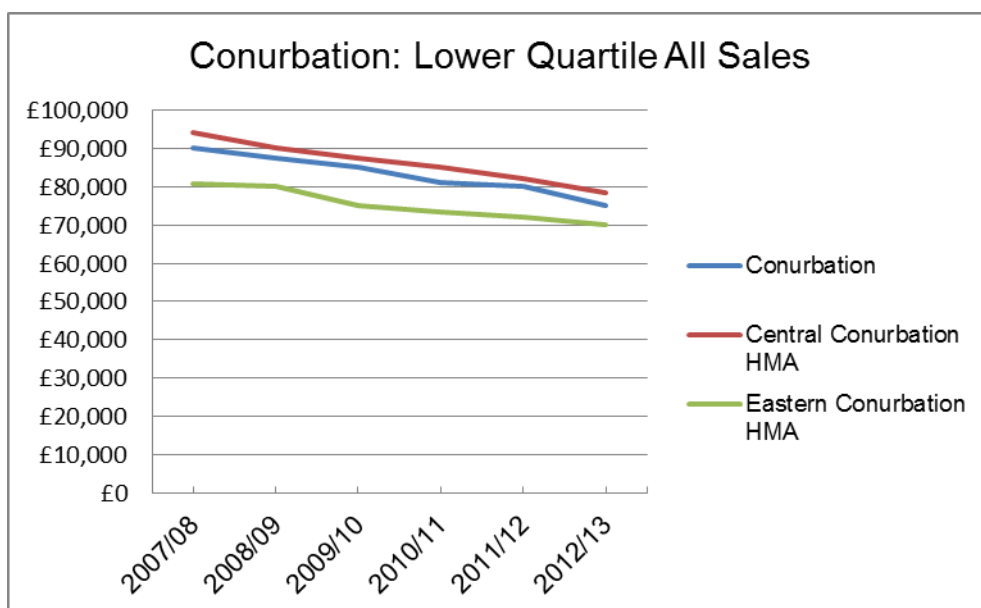
### 3. Conurbation HMA Analysis

#### 3.1 All Relevant Sales

- The mean house price for the Conurbation HMA was £140,774 in 2012/13.
  - This is a decrease of £4,153 (3%) between 2011/12 and 2012/13.
  - This is a decrease of £8,624 (6%) between 2007/08 and 2012/13
- The lower quartile average house price for the Conurbation HMA was £75,000 in 2012/13.
  - This is a decrease of £5,000 (6%) between 2011/12 and 2012/13.
  - This is a decrease of £15,000 (17%) between 2007/08 and 2012/13
- This analysis is based on 17,701 house sales in 2012/13 figures and 17,652 in 2011/12.



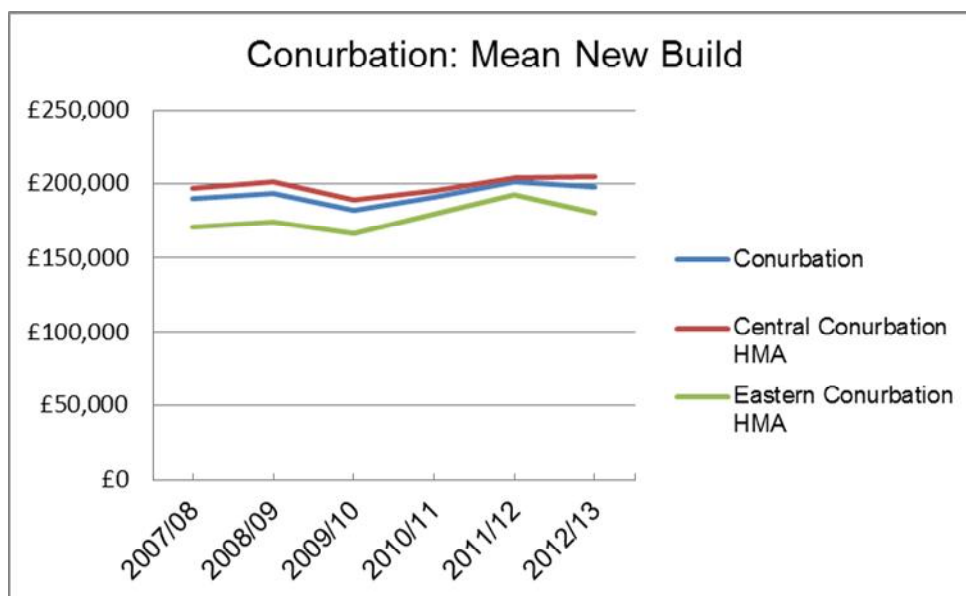
Source: Table 1, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



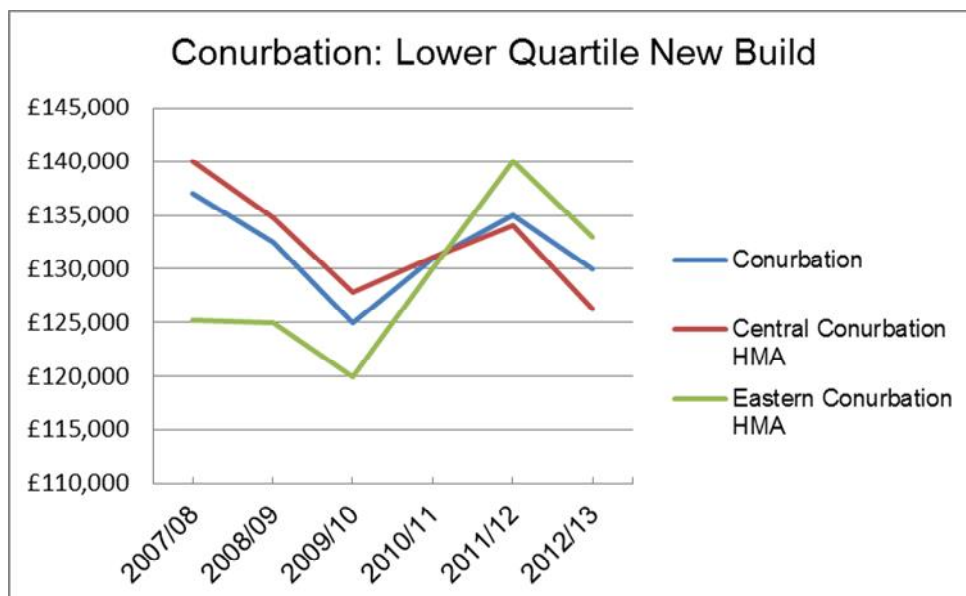
Source: Table 2, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

### 3.2 New Build Sales

- The mean house price for the Conurbation HMA was £197,552 in 2012/13.
  - This is a decrease of £3,388 (2%) between 2011/12 and 2012/13.
  - This is an increase of £7,914 (4%) between 2007/08 and 2012/13
- The lower quartile average house price for the Conurbation HMA was £129,995 in 2012/13.
  - This is a decrease of £5,005 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £7,005 (5%) between 2007/08 and 2012/13
- This analysis is based on 2,469 house sales in 2012/13 figures and 2,436 in 2011/12.



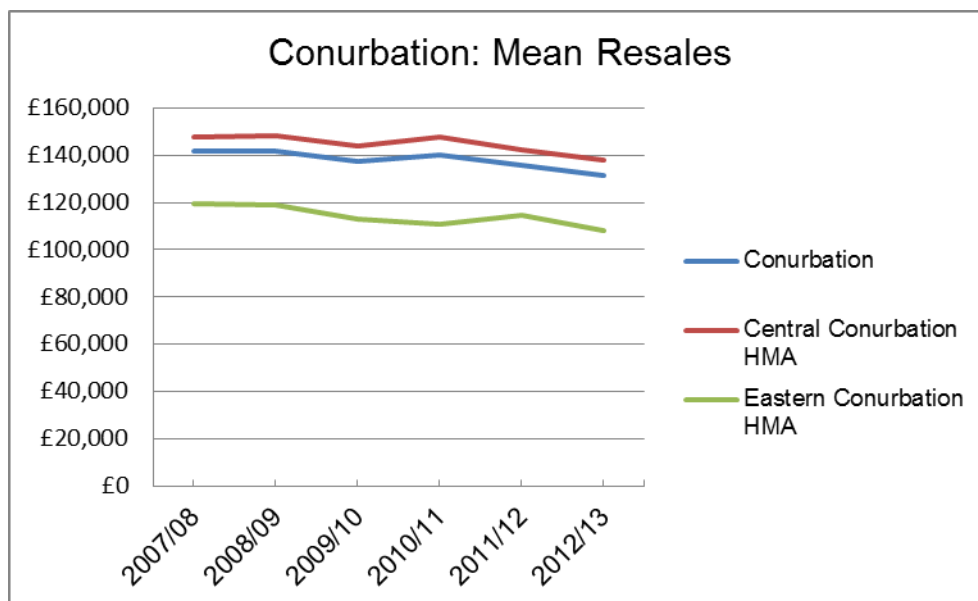
Source: Table 3, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



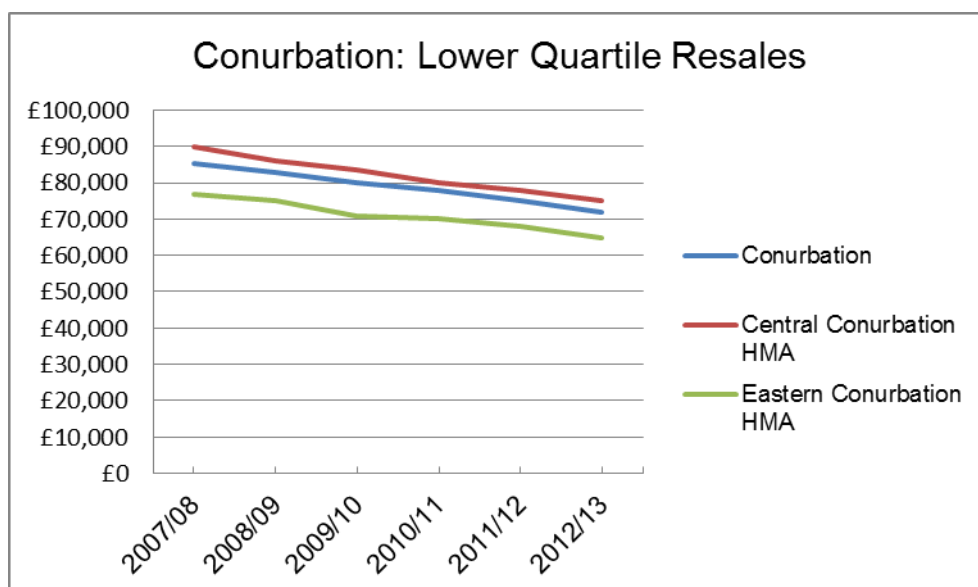
Source: Table 4, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

### 3.3 Resales

- The mean house price for the Conurbation HMA was £131,571 in 2012/13.
  - This is a decrease of £4,389 (3%) between 2011/12 and 2012/13.
  - This is a decrease of £10,035 (7%) between 2007/08 and 2012/13
- The lower quartile average house price for the Conurbation HMA was £72,000 in 2012/13.
  - This is a decrease of £3,000 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £13,250 (16%) between 2007/08 and 2012/13
- This analysis is based on 15,232 house sales in 2012/13 figures and 15,216 in 2011/12.

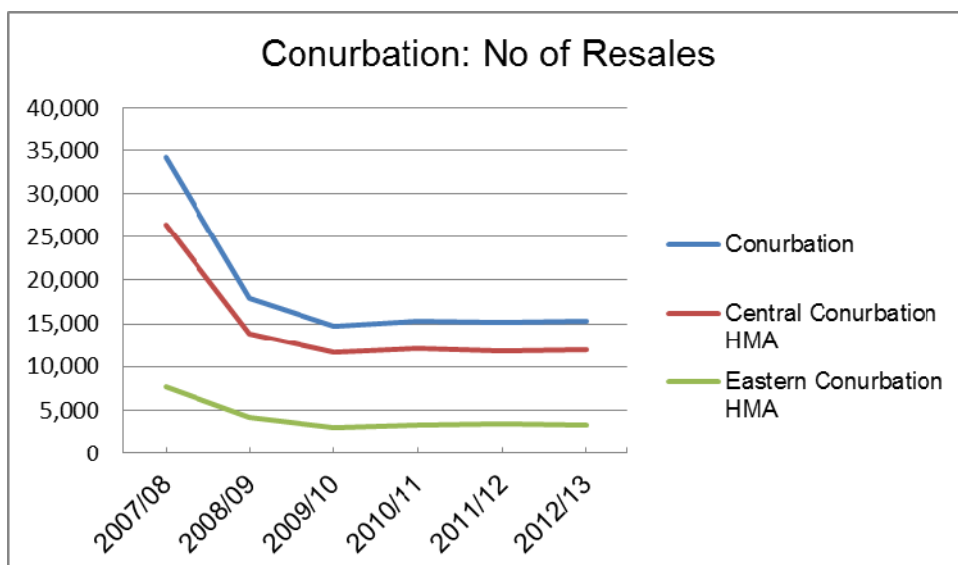
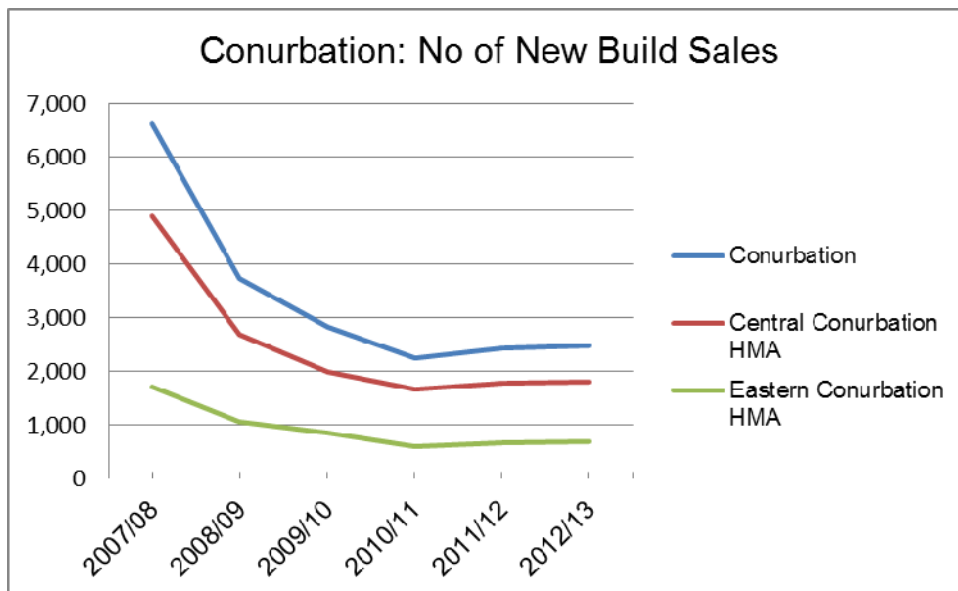
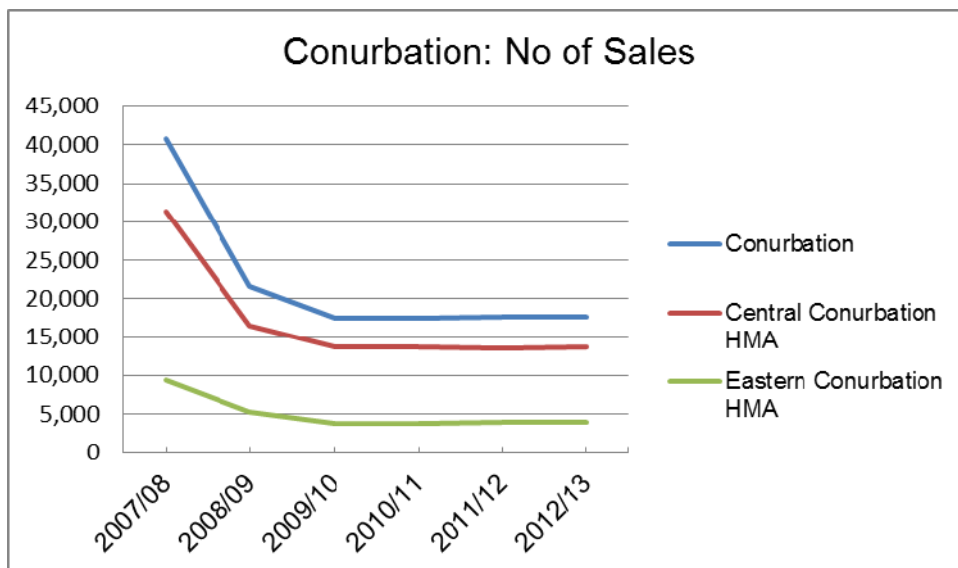


Source: Table 5, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 6, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

### 3.4 Volume of Sales



Source: Table 7, 8 and 9, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

### **3.5 Conurbation HMA: Commentary**

#### **All Relevant Sales**

Mean sales prices for all sales have declined in all years since 2008/09 and are now currently £140,774. The overall decline since 2007/08 is 6%, for the Conurbation and for each of the Central and Eastern Conurbation Second Tier Markets.

The lower quartile average house price for the Conurbation HMA was £75,000 which is a decrease of £15,000 (17%) between 2007/08 and 2012/13.

The percentage decline for lower quartile prices is also significant for the Eastern Conurbation at 13% and for the Central Conurbation at 16%.

The Central Conurbation has higher prices than the Eastern Conurbation for all sales.

#### **New Build Sales**

The mean price for new build sales is significantly higher than that for all sales at £197,552 in 2012/13 this being 40% higher than for all sales. The same is true for lower quartile new build prices which at £129,995 in 2012/13, is 73% higher than for all sales.

#### **Resales**

As resales are a significant proportion of all sales, the pattern broadly follows that for All Sales.

#### **Volume of Sales**

There has been a significant decline in house sales in recent years following the economic downturn. The total number of sales in the Conurbation in 2007/08 was 40,784 dropping to 17,701 in 2012/13, a significant drop of 57%.

For new build sales the decline is larger at 63%, from 6,616 in 2007/08 falling to 2,469 in 2012/13.

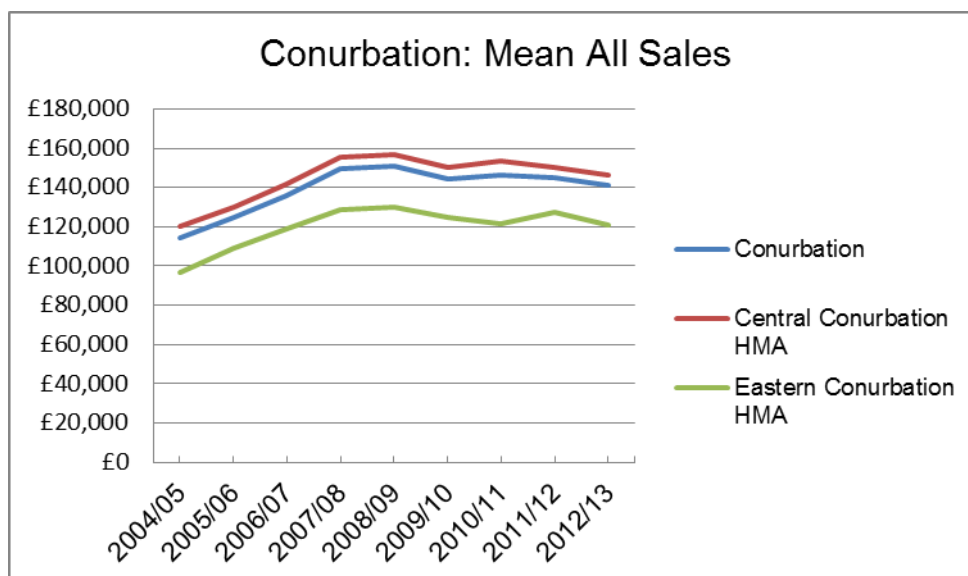
However, there has been a general steady trend in the total volume of house sales since 2009/10 with small increases each year since then. New build house sales reached their lowest level in 20010/11 with small increases since.

#### **Further Analysis of Ten Year Pattern** (Table 10 and chart overleaf)

The patterns of house price reductions and volume of sales are significant when viewing the last 5 year period unsurprisingly due to the economic downturn. However, when examining house prices over a longer ten year period, the impact of the downturn becomes clear. House price growth was strong in the years preceding 2007/08 with peak prices occurring between 2007 and 2009.

Growth in prices for all sales in the Conurbation was 31% between 2004 and 2007/08. It is since that time that prices have steadied and declined with a decline of around 6% between 2007/08 and 2012/13.

Overall since 2004, house prices have increased by 23% for the Conurbation and in 2012 prices are sitting at around the same level as in 2005/06.

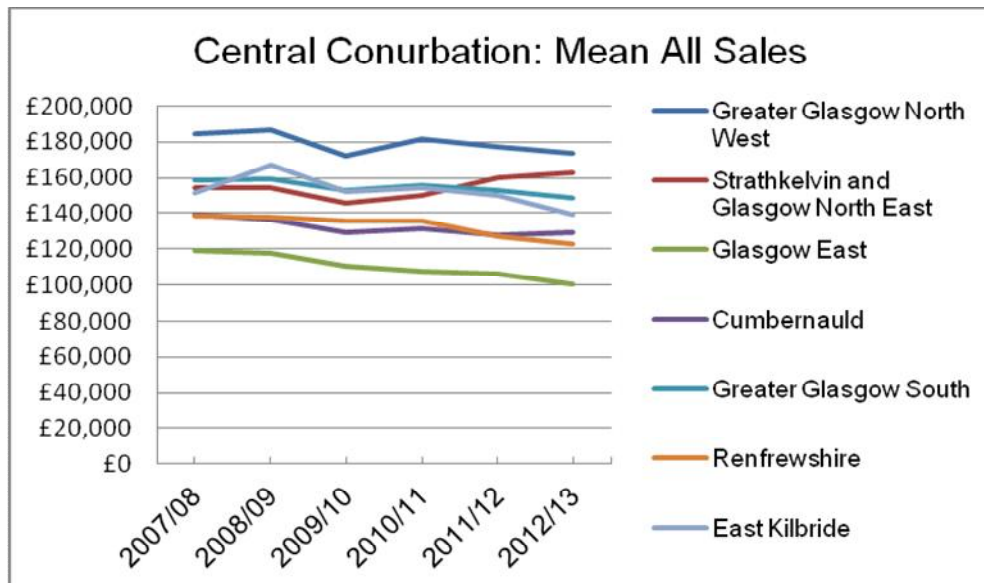


Source: Table 10, Annex A - 2004-13 - All Relevant Sales - Mean House Prices, Propvals house price data, 2013 (derived from Registers of Scotland data)

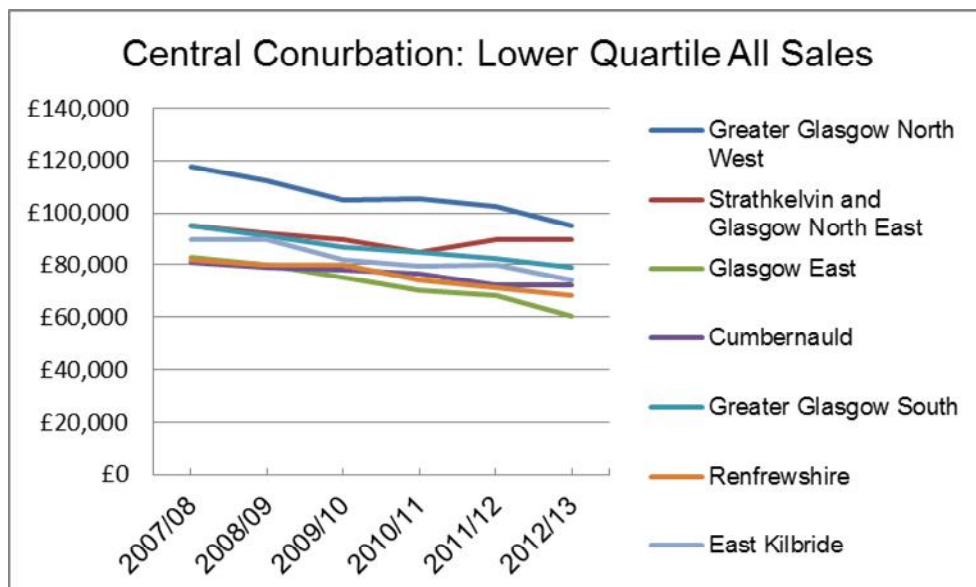
## 4. Central Conurbation HMA Analysis

### 4.1 All Relevant Sales

- The mean house price for the Central Conurbation HMA was £146,521 in 2012/13.
  - This is a decrease of £3,685 (2%) between 2011/12 and 2012/13.
  - This is a decrease of £9,023 (6%) between 2007/08 and 2012/13
- The lower quartile average house price for the Central Conurbation HMA was £78,500 in 2012/13.
  - This is a decrease of £3,500 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £15,500 (16%) between 2007/08 and 2012/13
- This analysis is based on 13,766 house sales in 2012/13 figures and 13,605 in 2011/12.



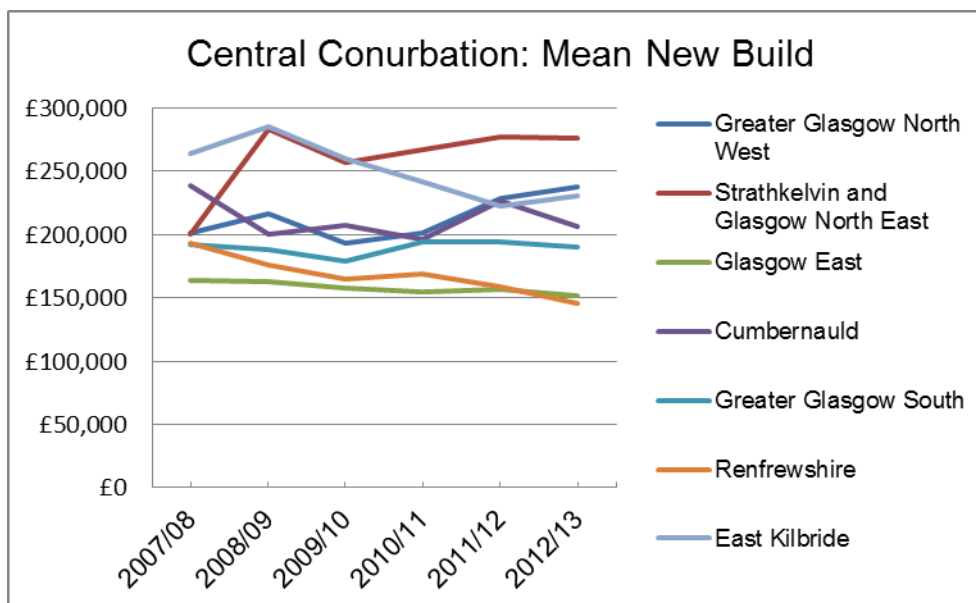
Source: Table 1, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



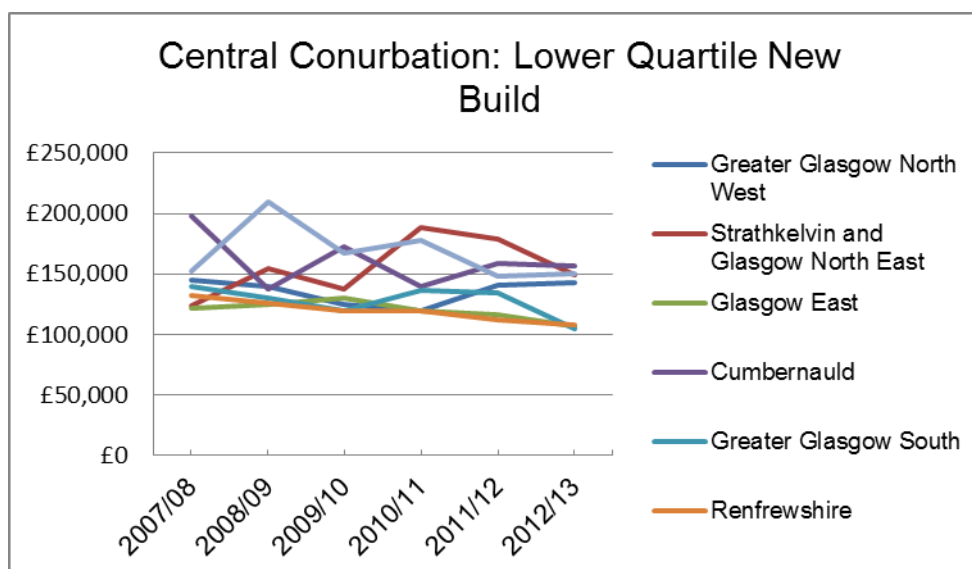
Source: Table 2, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

## 4.2 New Build Sales

- The mean house price for the Central Conurbation HMA was £204,070 in 2012/13.
  - This is an increase of £129 (0%) between 2011/12 and 2012/13.
  - This is an increase of £7,759 (4%) between 2007/08 and 2012/13
- The lower quartile average house price for the Central Conurbation HMA was £126,263 in 2012/13.
  - This is a decrease of £7,732 (6%) between 2011/12 and 2012/13.
  - This is a decrease of £13,732 (10%) between 2007/08 and 2012/13
- This analysis is based on 1,794 house sales in 2012/13 figures and 1,781 in 2011/12.



Source: Table 3, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

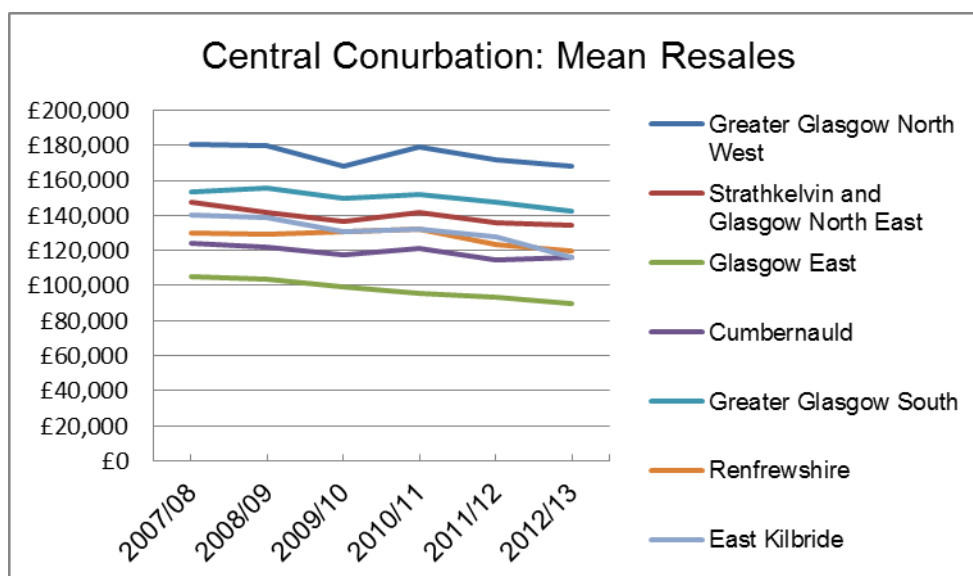


Source: Table 4, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

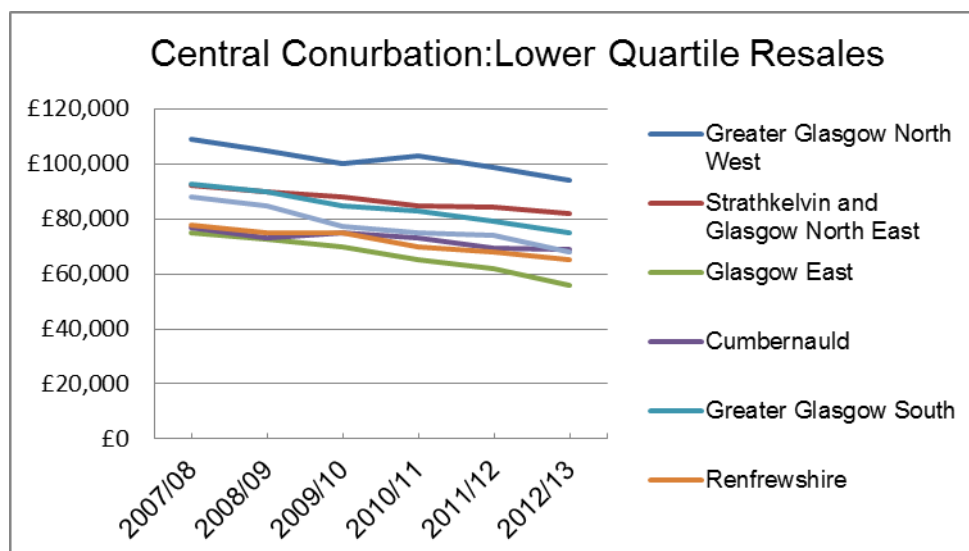


### 4.3 Resales

- The mean average house price for the Central Conurbation HMA was £137,898 in 2012/13.
  - This is a decrease of £4,214 (3%) between 2011/12 and 2012/13.
  - This is a decrease of £10,108 (7%) between 2007/08 and 2012/13
- The lower quartile average house price for the Central Conurbation HMA was £75,000 in 2012/13.
  - This is a decrease of £3,000 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £15,000 (17%) between 2007/08 and 2012/13
- This analysis is based on 11,972 house sales in 2012/13 figures and 11,824 in 2011/12.

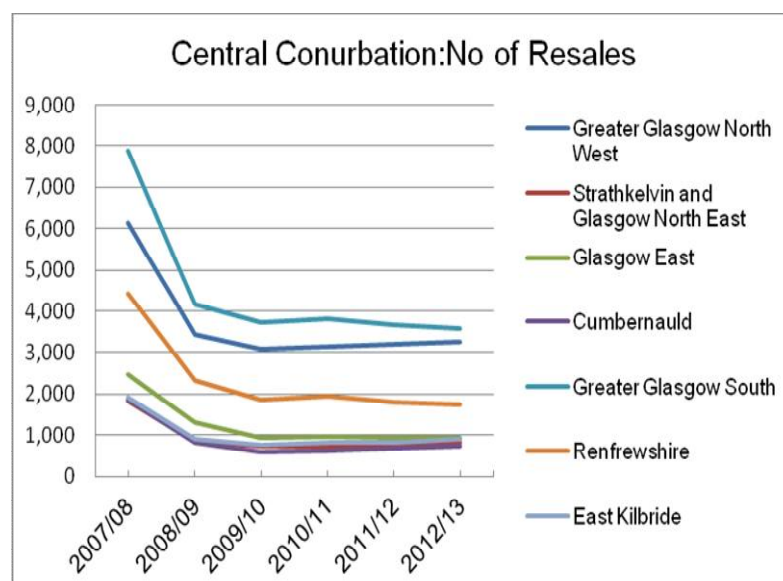
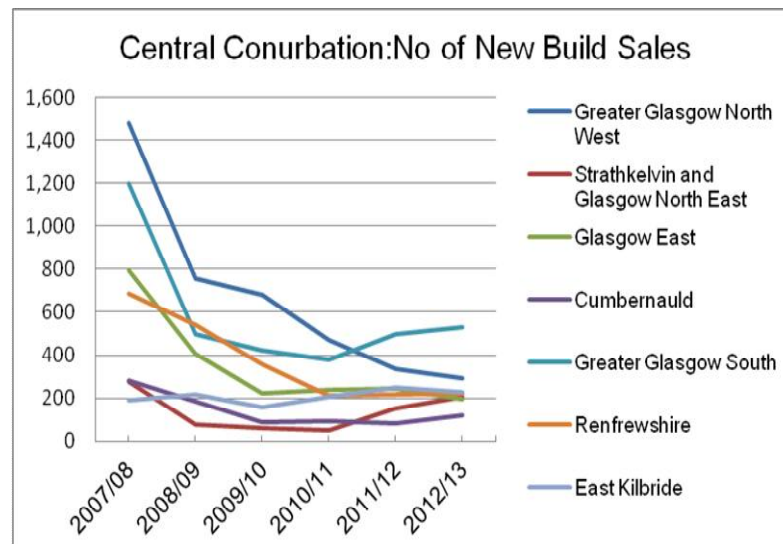
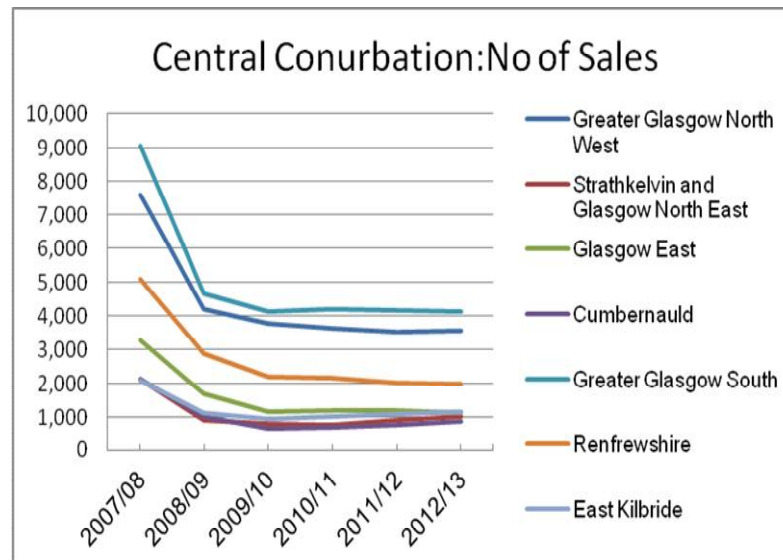


Source: Table 5, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 6, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

#### 4.4 Volume of Sales



Source: Table 7, 8 and 9, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

## **4.5 Central Conurbation HMA: Commentary**

### **All Sales**

Mean house prices for all sales peaked around 2008/09 and have declined in most Sub Areas of the Central Conurbation during most the last five years. On average house prices are 6% lower than in 2007/08. Renfrewshire and Glasgow East have the most marked percentage decline of 11% and 16% respectively. Only Strathkelvin and Glasgow North East has positive growth over the period of 5%.

Lower Quartile prices for all sales have declined in all Sub Areas of the Central Conurbation during the last five years. The average decrease over the period is a striking £15,500 which is a 16% decrease. The greatest decreases are in Glasgow East (27%), Greater Glasgow North West (19%) and East Kilbride (18%).

### **New Build Sales**

Both the mean and lower quartile average price of a new build house is significantly higher than that for all sales. The mean new build price is £204,070 which is £57,549 or 39% more than the average for all sales. The Lower Quartile new build price is 61% higher than for all sales, (New Build LQ £126,263: All Sales LQ £78,500).

Over the last 5 years, mean new build house prices have grown most strongly in percentage terms in Greater Glasgow North (18%) and Strathkelvin where prices are up by a striking £75,856 (38%). New build mean prices have declined in 5 of the 7 HSMA's, notably in Renfrewshire (24%), Cumbernauld (14%) and East Kilbride (13%).

New build lower quartile prices have declined in all the HSMA's except Strathkelvin and Glasgow North East where they have increased by 20% since 2007/08.

### **Resales**

Both mean and lower quartile prices have decreased in all HSMA's since 2007/08. The decline in mean prices varies from 7% to 15%, and the decline in lower quartile resales, ranges from 10% to (-)25%. The largest declines are in Glasgow East and East Kilbride.

### **Volume of Sales**

There have been significant declines in house sales in recent years following the economic downturn. The total number of sales in the Central Conurbation in 2007/08 was 31,393 dropping to 13,766 in 2012/13, a drop of 56%.

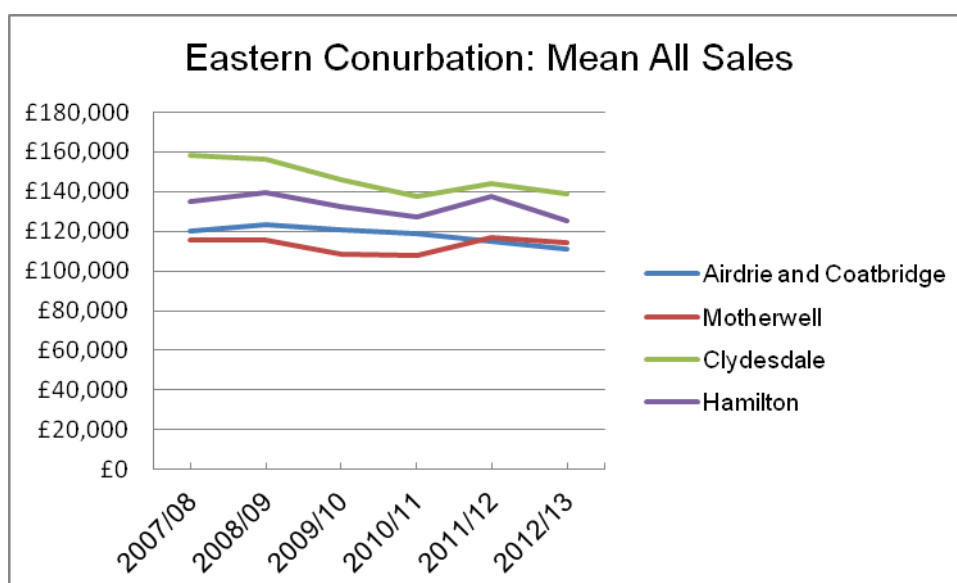
For new build sales the decline is even larger at 63%, from 4,899 in 2007/08 falling to 1,794 in 2012/13. Within the declines in the volume of new build sales, Greater Glasgow North West has seen the greatest decreases in the number of sales falling by 80% in the last 5 years from 1,476 to 290.

However, last year there were increases in the total volume of sales of 14% in Strathkelvin and Glasgow North East and Cumbernauld. All the other HSMA's showed declines and there has been a general steady trend in volume of house sales since 2009.

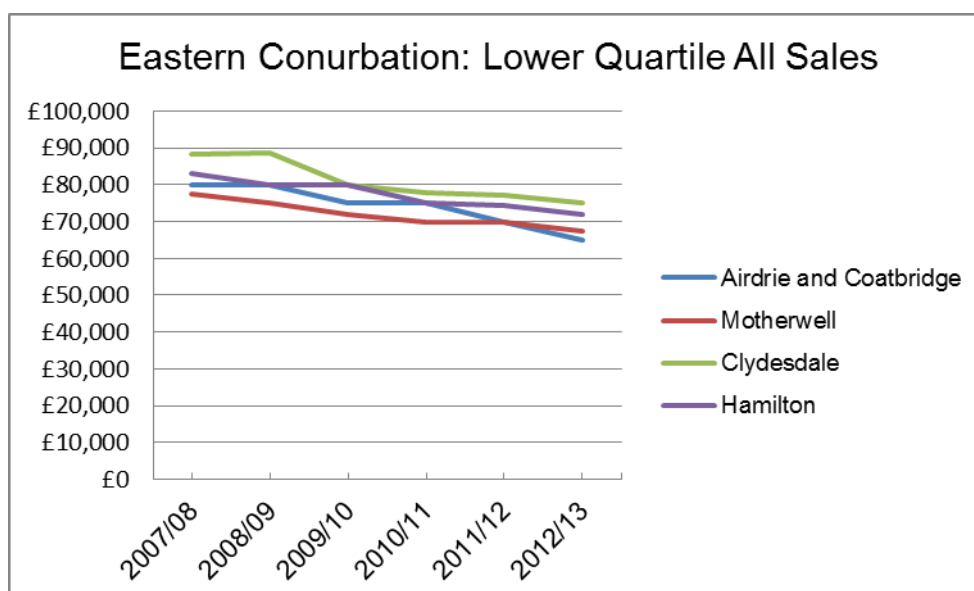
## 5. Eastern Conurbation HMA Analysis

### 5.1 All Relevant Sales

- The mean house price for the Eastern Conurbation HMA was £120,667 in 2012/13.
  - This is a decrease of £6,515 (5%) between 2011/12 and 2012/13.
  - This is a decrease of £8,185 (6%) between 2007/08 and 2012/13
- The lower quartile average house price for the Eastern Conurbation HMA was £70,000 in 2012/13.
  - This is a decrease of £2,000 (3%) between 2011/12 and 2012/13.
  - This is a decrease of £10,600 (13%) between 2007/08 and 2012/13
- This analysis is based on 3,935 house sales in 2012/13 figures and 4,047 in 2011/12.



Source: Table 1, Annex A, *Propvals house price data, 2013* (derived from Registers of Scotland data)

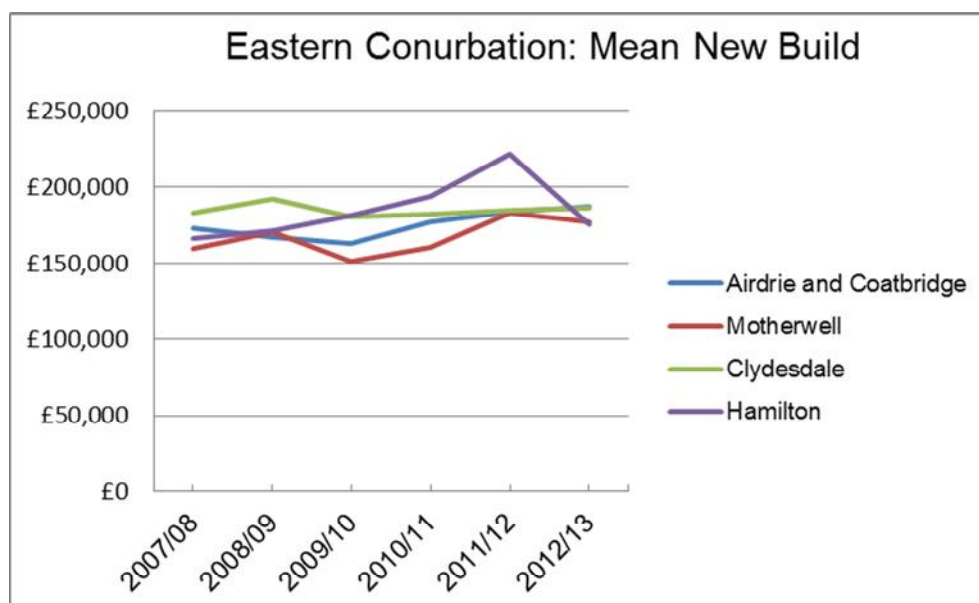


Source: Table 2, Annex A, *Propvals house price data, 2013* (derived from Registers of Scotland data)

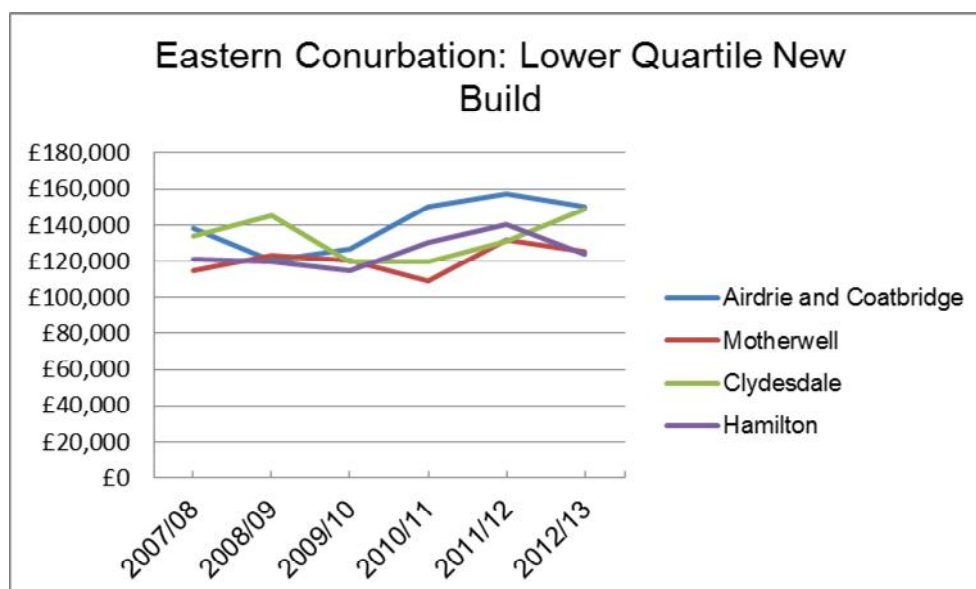
## Eastern Conurbation HMA

### 5.2 New Build Sales

- The mean house price for the Eastern Conurbation HMA was £180,228 in 2012/13.
  - This is a decrease of £12,552 (7%) between 2011/12 and 2012/13.
  - This is an increase of £9,629 (6%) between 2007/08 and 2012/13.
- The lower quartile average house price for the Eastern Conurbation HMA was £132,995 in 2012/13.
  - This is a decrease of £7,000 (5%) between 2011/12 and 2012/13.
  - This is an increase of £7,745 (6%) between 2007/08 and 2012/13.
- This analysis is based on 675 house sales in 2012/13 figures and 655 in 2011/12.



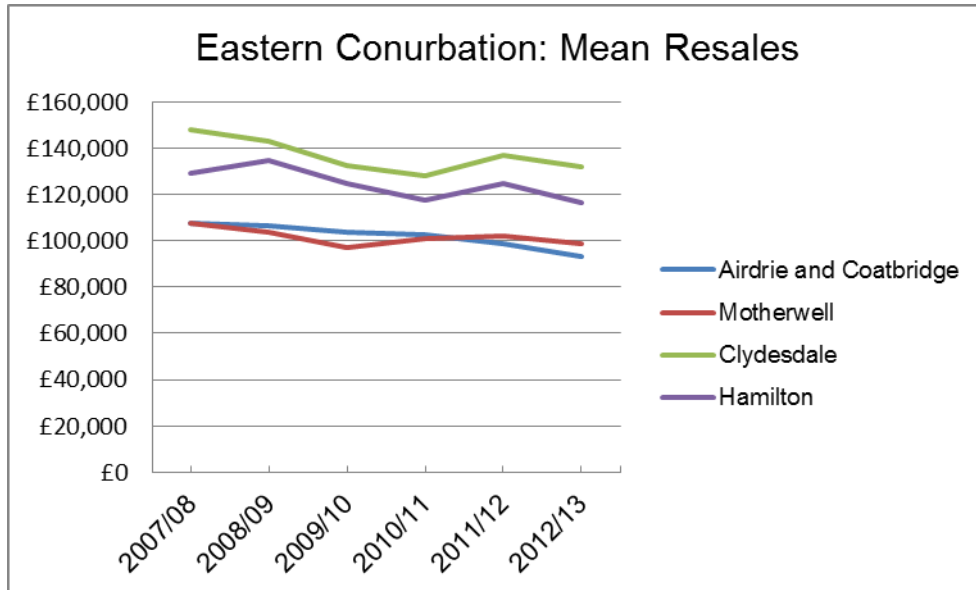
Source: Table 3, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



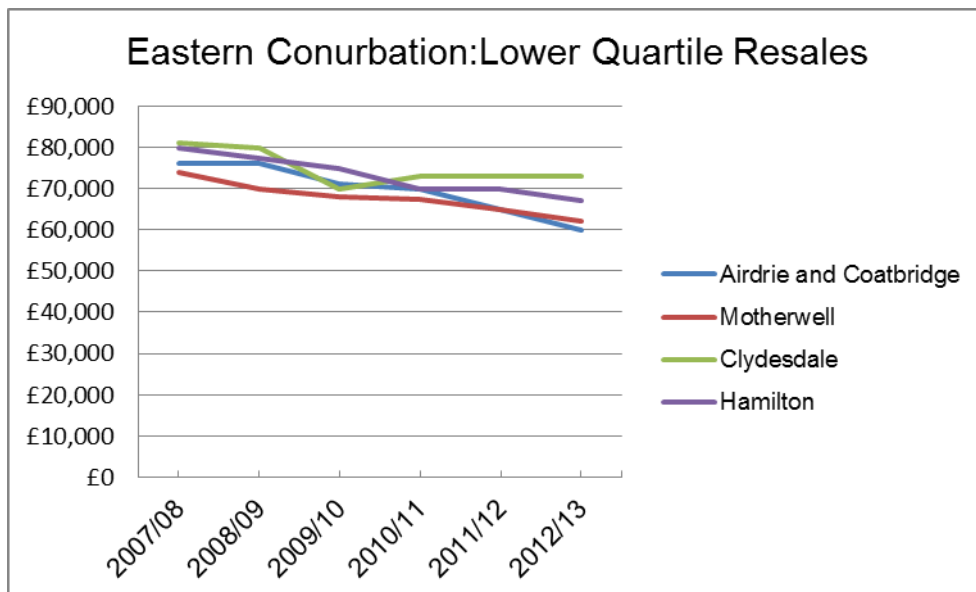
Source: Table 4, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

### 5.3 Resales

- The mean house price for the Eastern Conurbation HMA was £108,335 in 2012/13.
  - This is a decrease of £6,180 (5%) between 2011/12 and 2012/13.
  - This is a decrease of £11,176 (9%) between 2007/08 and 2012/13
- The lower quartile average house price for the Eastern Conurbation HMA was £65,000 in 2012/13.
  - This is a decrease of £3,000 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £12,000 (16%) between 2007/08 and 2012/13
- This analysis is based on 3,260 house sales in 2012/13 figures and 3,392 in 2011/12.



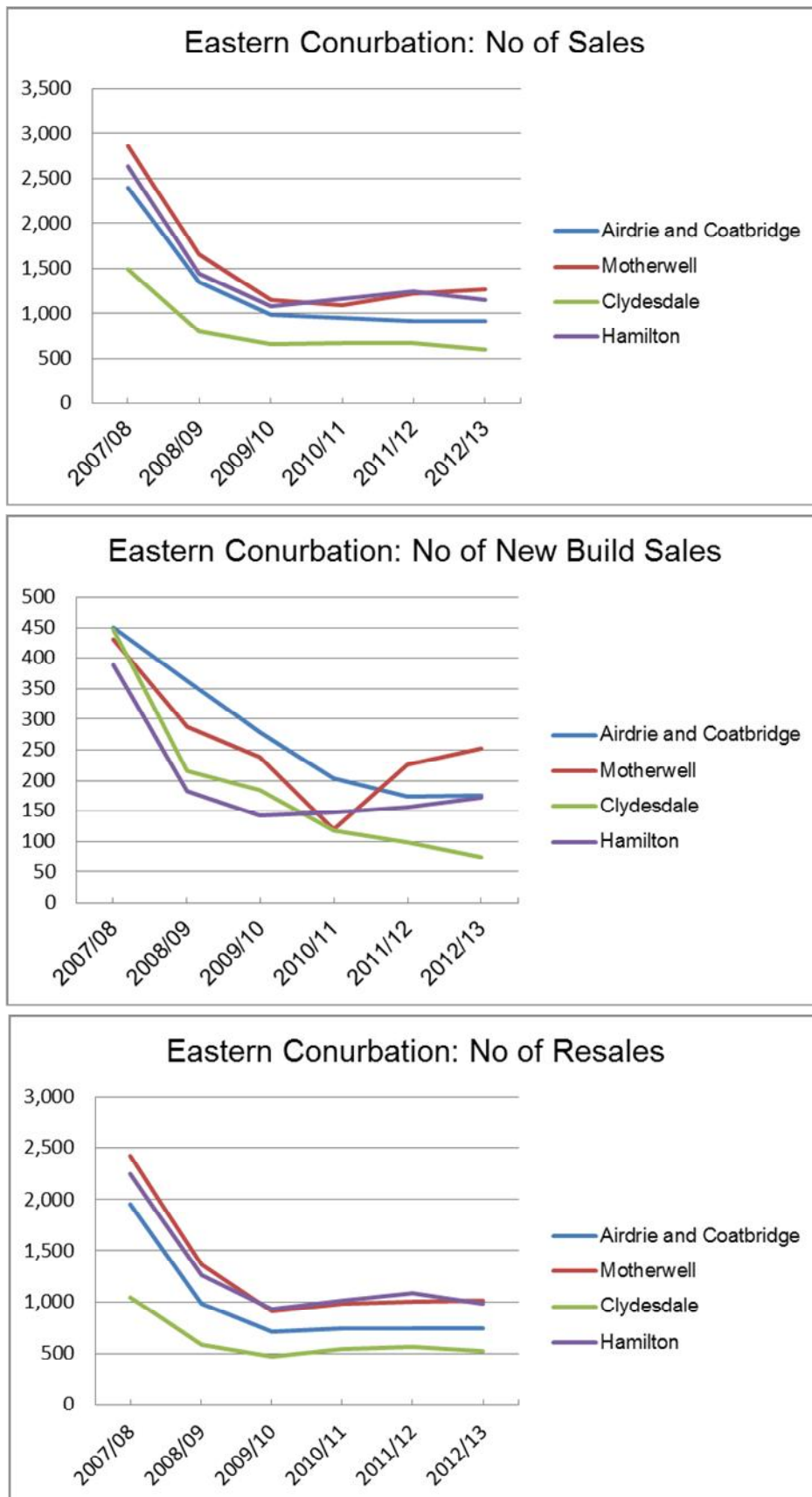
Source: Table 5, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 6, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

## Eastern Conurbation HMA

### 5.4 Volume of Sales



Source: Table 7, 8 and 9, Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

## **5.5 Eastern Conurbation HMA: Commentary**

### **All Relevant Sales**

In the Eastern Conurbation, sales peaked in 2008/09 and have generally been in decline since. Between 2007/08 the most marked decline, has occurred in Clydesdale where mean house prices for all sales have dropped by 12%.

Lower Quartile prices for all sales have declined in all Sub Areas of the Eastern Conurbation during the last five years, and the declines have been greater varying from 13%, in Motherwell and Hamilton, to 19% in Airdrie and Coatbridge.

### **New Build Sales**

Mean new build sales have steadied and generally increased since 2009/10. The average increase between 2007/08 and 2012/13 is 65%. The highest increase is Motherwell at 11% over that period. Hamilton has increased by an average 6% over the last 5 years however in the last year new build sale prices declined by 21%.

Lower quartile house prices have followed a similar trend to new build house prices generally steadying in 2009/10 and increasing since then. However, in the last year only Clydesdale showed positive growth with the other 3 HSMA's, all declining.

### **Resales**

During the last 5 years, both the mean and lower quartile house price of resales, have been in decline. Declines in mean resales have averaged £11,176 (9%) and have been largest in value in Clydesdale at £15,987. In the last year, mean prices in all the HSMA's took a further dip averaging 5%.

### **Volume of Sales**

The pattern in the Eastern Conurbation mirrors that in the Central Conurbation with significant declines in house sales in recent years. The total number of sales in the Central Conurbation in 2007/08 was 9,391 dropping to 3,935 in 2012/13, a decrease of 58%.

For new build sales the decline is even larger averaging 61%, falling from 1,717 in 2007/08 to only 675 in 2012/13. New Build sales have fallen by 83% in Clydesdale with the trend continuing downwards. The other three HSMA's saw some sales growth in the last year with Motherwell showing strong growth in new build sales since 2010/11.

Since the significant declines in the number of sales between 2007 and 2010, there has been a general steadying of the trend.



## 6. Discrete Housing Market Areas Analysis

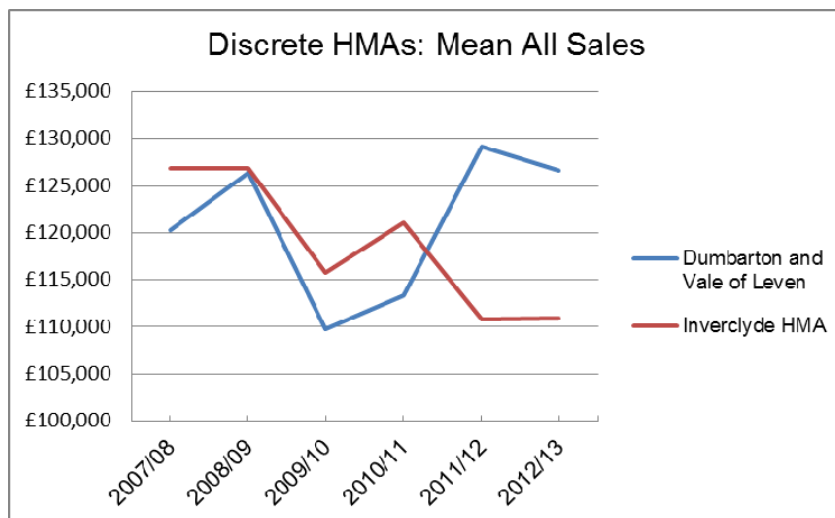
### 6.1 All Relevant Sales

#### Dumbarton and Vale of Leven Discrete HMA

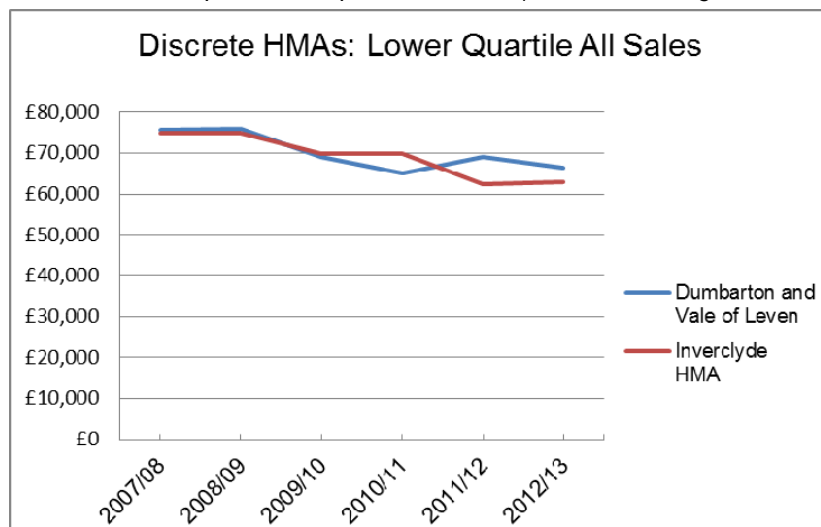
- The mean house price for the Dumbarton and Vale of Leven HMA was £126,573 in 2012/13.
  - This is a decrease of £2,611 (2%) between 2011/12 and 2012/13.
  - This is an increase of £6,320 (5%) between 2007/08 and 2012/13.
- The lower quartile average house price for the Dumbarton and Vale of Leven HMA was £66,500 in 2012/13.
  - This is a decrease of £2,500 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £9,129 (12%) between 2007/08 and 2012/13
- This analysis is based on 507 house sales in 2012/13 figures and 520 in 2011/12.

#### Inverclyde Discrete HMA

- The mean house price for the Inverclyde HMA was £110,888 in 2012/13.
  - This is an increase of £31 (0%) between 2011/12 and 2012/13.
  - This is a decrease of £15,995 (13%) between 2007/08 and 2012/13
- The lower quartile average house price for the Inverclyde HMA was £63,000 in 2012/13.
  - This is an increase of £625 (1%) between 2011/12 and 2012/13.
  - This is a decrease of £12,000 (16%) between 2007/08 and 2012/13
- This analysis is based on 612 house sales in 2012/13 figures and 749 in 2011/12.



Source: Table 1 AnnexA, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 2 Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

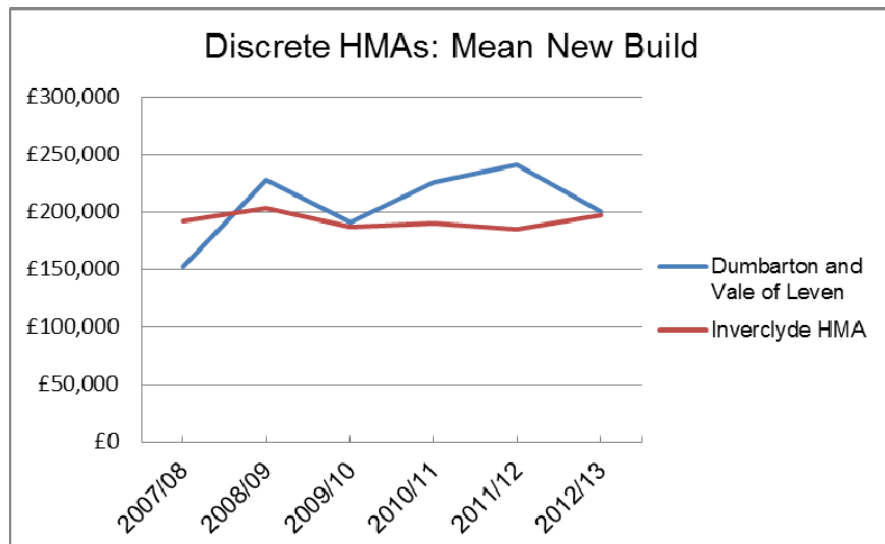
## 6.2 New Build Sales

### Dumbarton and Vale of Leven Discrete HMA

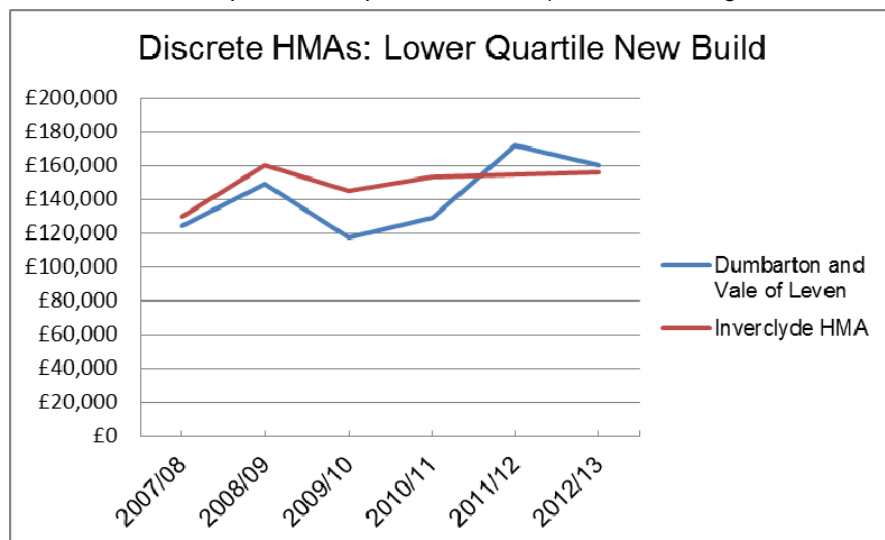
- The mean house price for the Dumbarton and Vale of Leven HMA was £200,051 in 2012/13.
  - This is a decrease of £41,707 (17%) between 2011/12 and 2012/13.
  - This is an increase of £47,097 (31%) between 2007/08 and 2012/13.
- The lower quartile average house price for the Dumbarton and Vale of Leven HMA was £159,995 in 2012/13.
  - This is a decrease of £12,255 (7%) between 2011/12 and 2012/13.
  - This is an increase of £35,295 (28%) between 2007/08 and 2012/13.
- This analysis is based on 115 house sales in 2012/13 figures and 74 in 2011/12.

### Inverclyde Discrete HMA

- The mean house price for the Inverclyde HMA was £197,661 in 2012/13.
  - This is an increase of £12,237 (7%) between 2011/12 and 2012/13.
  - This is an increase of £5,102 (3%) between 2007/08 and 2012/13.
- The lower quartile average house price for the Inverclyde HMA was £155,871 in 2012/13.
  - This is an increase of £871 (1%) between 2011/12 and 2012/13.
  - This is an increase of £25,871 (20%) between 2007/08 and 2012/13.
- This analysis is based on 74 house sales in 2012/13 figures and 75 in 2011/12.



Source: Table 3 Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 4 Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

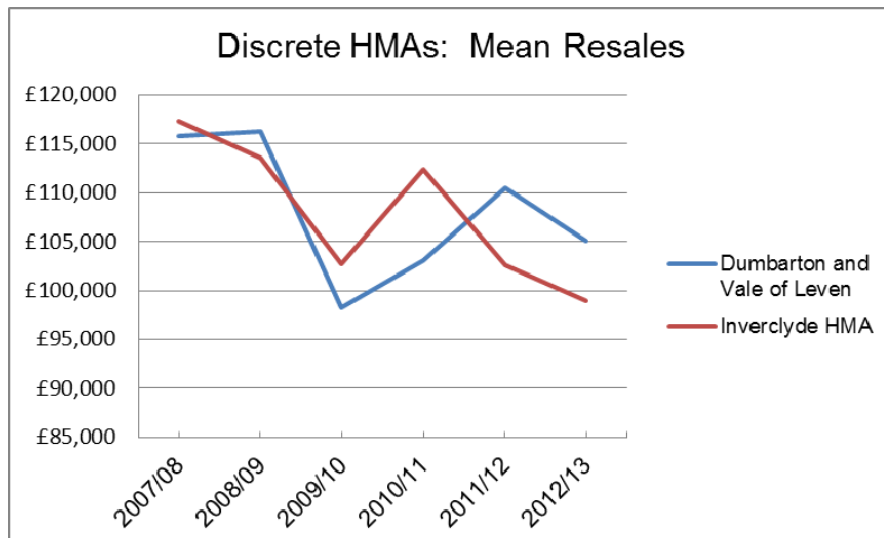
### 6.3 Resales

#### Dumbarton and Vale of Discrete Leven HMA

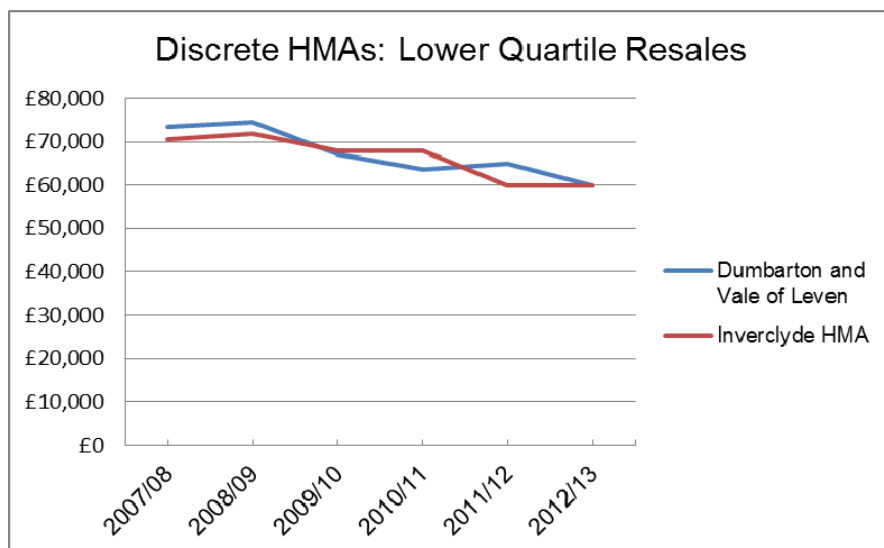
- The mean house price for the Dumbarton and Vale of Leven HMA was £105,017 in 2012/13.
  - This is a decrease of £5,489 (5%) between 2011/12 and 2012/13.
  - This is a decrease of £10,780 (9%) between 2007/08 and 2012/13
- The lower quartile average house price for the Dumbarton and Vale of Leven HMA was £60,000 in 2012/13.
  - This is a decrease of £5,000 (8%) between 2011/12 and 2012/13.
  - This is a decrease of £13,375 (18%) between 2007/08 and 2012/13
- This analysis is based on 392 house sales in 2012/13 figures and 446 in 2011/12.

#### Inverclyde Discrete HMA

- The mean house price for the Inverclyde HMA was £98,953 in 2012/13.
  - This is a decrease of £3,607 (4%) between 2011/12 and 2012/13.
  - This is a decrease of £18,364 (16%) between 2007/08 and 2012/13
- The lower quartile average house price for the Inverclyde HMA was £60,000 in 2012/13.
  - This is an increase of £0 (0%) between 2011/12 and 2012/13.
  - This is a decrease of £10,536 (15%) between 2007/08 and 2012/13
- This analysis is based on 538 house sales in 2012/13 figures and 674 in 2011/12.

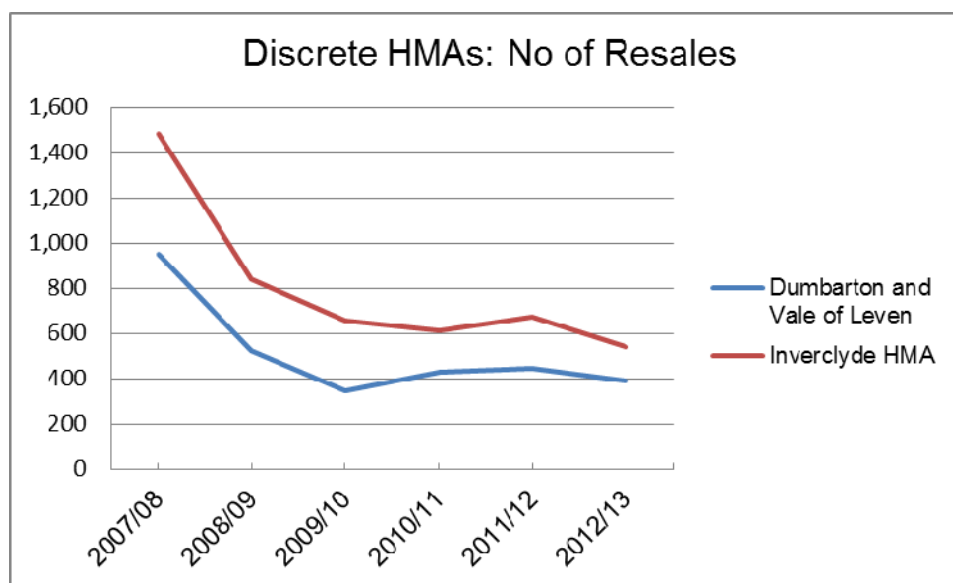
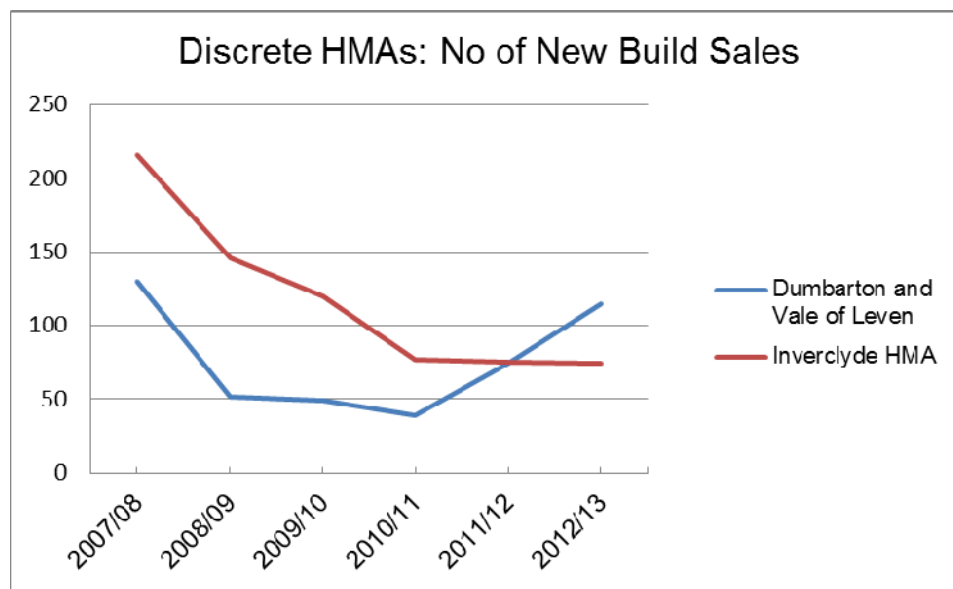
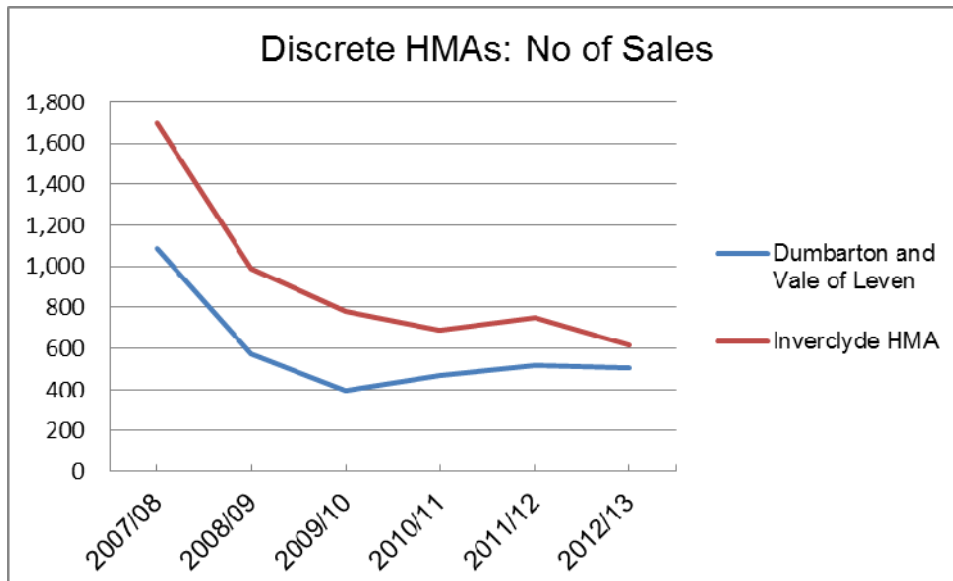


Source: Table 4 Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)



Source: Table 4 Annex A, Propvals house price data, 2013 (derived from Registers of Scotland data)

## 6.4 Volume of Sales



Source: Table 7, 8 and 9, Annex A, *Propvals house price data, 2013* (derived from Registers of Scotland data)

## **7. Trend Based Analysis: House Price to Incomes**

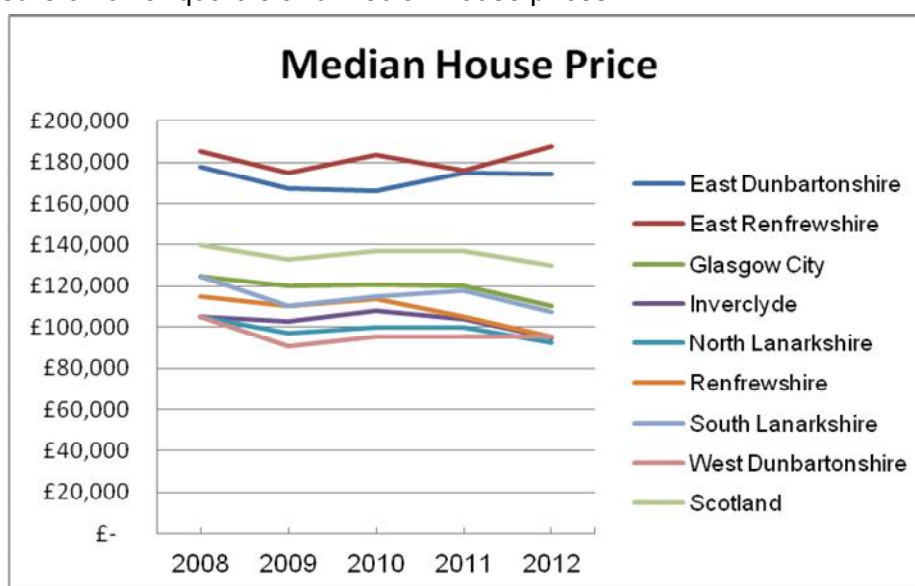
This section utilises the data analysis supplied at local authority geography by the CHMA using Register of Scotland (RoS) and CACI paycheck data to understand the developing trends in house prices relative to incomes.

The preceding analysis within this report utilises Propvals data and the HMA framework to undertake a geographic analysis of house prices. This following analysis uses CHMA data at local authority geography to undertake a trend based analysis of house prices relative to incomes and uses median prices rather than the mean used in the preceding analysis. In these respects therefore, the analyses differ.

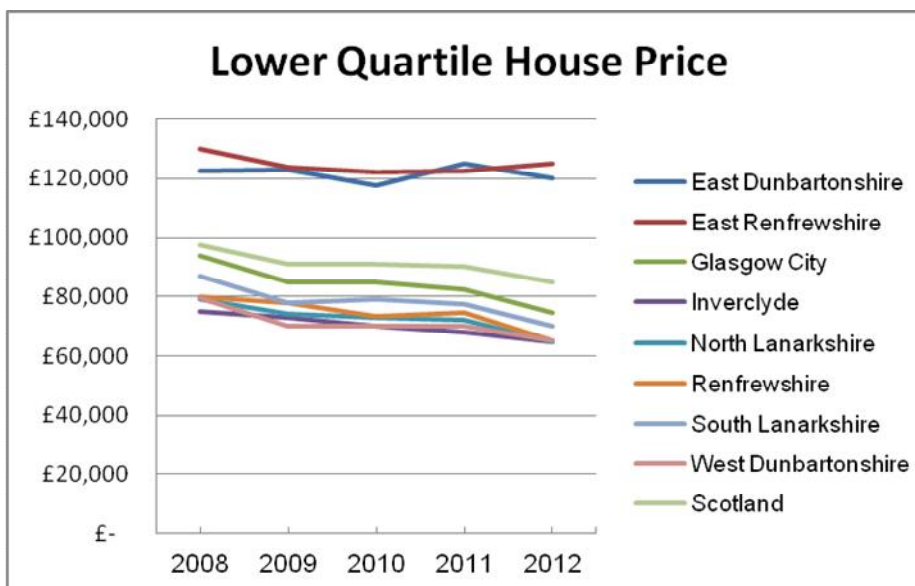
## 7.1 House Prices (Local Authority)

From Table 1A and B below, using RoS data provided by the CHMA, between 2008 and 2012, both median and lower quartile house prices have declined in the GCV local authorities in similar proportions as revealed through the analysis at HMA geography using means. The Scottish average decline is 7% or £9,950 for median prices and 13% or £12,500 for lower quartile prices. This compares with a GCV decline of 6% or £8,624 for median prices and 17% or £15,000 for lower quartile prices.<sup>1</sup> The decline in lower quartile prices in the GCV area is well above the Scottish average.

In 2012, only East Renfrewshire and East Dunbartonshire exhibit prices above the Scottish average, with the 6 other authorities all with lower quartile and median prices below average. Glasgow and South Lanarkshire display similar lower quartile and median prices, closer to the Scottish average. Inverclyde, North Lanarkshire, Renfrewshire and West Dunbartonshire, are the four most affordable local authorities on the measure of lower quartile and median house prices.



Source: Table 1A



Source: Table 1B

<sup>1</sup> NB. The differences observed between the CHMA Local Authority data and HMA analysis arise due to the different geographies analysed and differing data conventions as documented in the data sources.

**Table 1 - HOUSE PRICES TIMESERIES: Second Hand and Company Sales New Build house sales, 2008-2012**

<b>Table 1A, Median by Local Authority</b>							
	2008	2009	2010	2011	2012	<b>Change 2008-12</b>	<b>Percentage</b>
East Dunbartonshire	£ 177,500	£ 167,000	£ 165,996	£ 175,000	£ 174,250	-£3,250	-2%
East Renfrewshire	£ 185,000	£ 175,000	£ 183,490	£ 176,000	£ 187,750	£2,750	1%
Glasgow City	£ 125,000	£ 120,000	£ 121,000	£ 120,000	£ 110,000	-£15,000	-12%
Inverclyde	£ 105,200	£ 102,500	£ 107,750	£ 104,000	£ 94,400	-£10,800	-10%
North Lanarkshire	£ 105,000	£ 97,000	£ 99,995	£ 100,000	£ 92,000	-£13,000	-12%
Renfrewshire	£ 115,000	£ 110,000	£ 113,500	£ 105,000	£ 95,000	-£20,000	-17%
South Lanarkshire	£ 124,800	£ 110,000	£ 115,000	£ 118,000	£ 107,125	-£17,675	-14%
West Dunbartonshire	£ 105,000	£ 90,750	£ 95,000	£ 95,000	£ 95,000	-£10,000	-10%
<b>Scotland</b>	<b>£ 140,000</b>	<b>£ 133,000</b>	<b>£ 137,000</b>	<b>£ 137,000</b>	<b>£ 130,050</b>	<b>-£9,950</b>	<b>-7%</b>

<b>Table 1B, Lower Quartile by Local Authority</b>							
	2008	2009	2010	2011	2012	<b>Change 2008-12</b>	<b>Percentage</b>
East Dunbartonshire	£ 122,650	£ 123,000	£ 117,555	£ 125,000	£ 120,000	-£2,650	-2%
East Renfrewshire	£ 130,000	£ 124,000	£ 122,000	£ 122,500	£ 125,000	-£5,000	-4%
Glasgow City	£ 94,000	£ 85,000	£ 84,950	£ 82,500	£ 74,500	-£19,500	-21%
Inverclyde	£ 75,105	£ 73,000	£ 70,000	£ 68,000	£ 64,750	-£10,355	-14%
North Lanarkshire	£ 79,000	£ 74,000	£ 73,000	£ 72,000	£ 64,500	-£14,500	-18%
Renfrewshire	£ 80,000	£ 77,800	£ 73,475	£ 74,400	£ 64,999	-£15,001	-19%
South Lanarkshire	£ 87,000	£ 78,000	£ 79,200	£ 77,500	£ 70,000	-£17,000	-20%
West Dunbartonshire	£ 79,500	£ 70,000	£ 70,000	£ 70,000	£ 65,000	-£14,500	-18%
<b>Scotland</b>	<b>£ 97,500</b>	<b>£ 91,000</b>	<b>£ 91,000</b>	<b>£ 90,000</b>	<b>£ 85,000</b>	<b>-£12,500</b>	<b>-13%</b>

Sources: Register of Scotland (RoS)

1. Additional data cleaning is carried out on the RoS house price data by the Scottish Government.
2. Includes properties worth less than £20K and more than £1m.

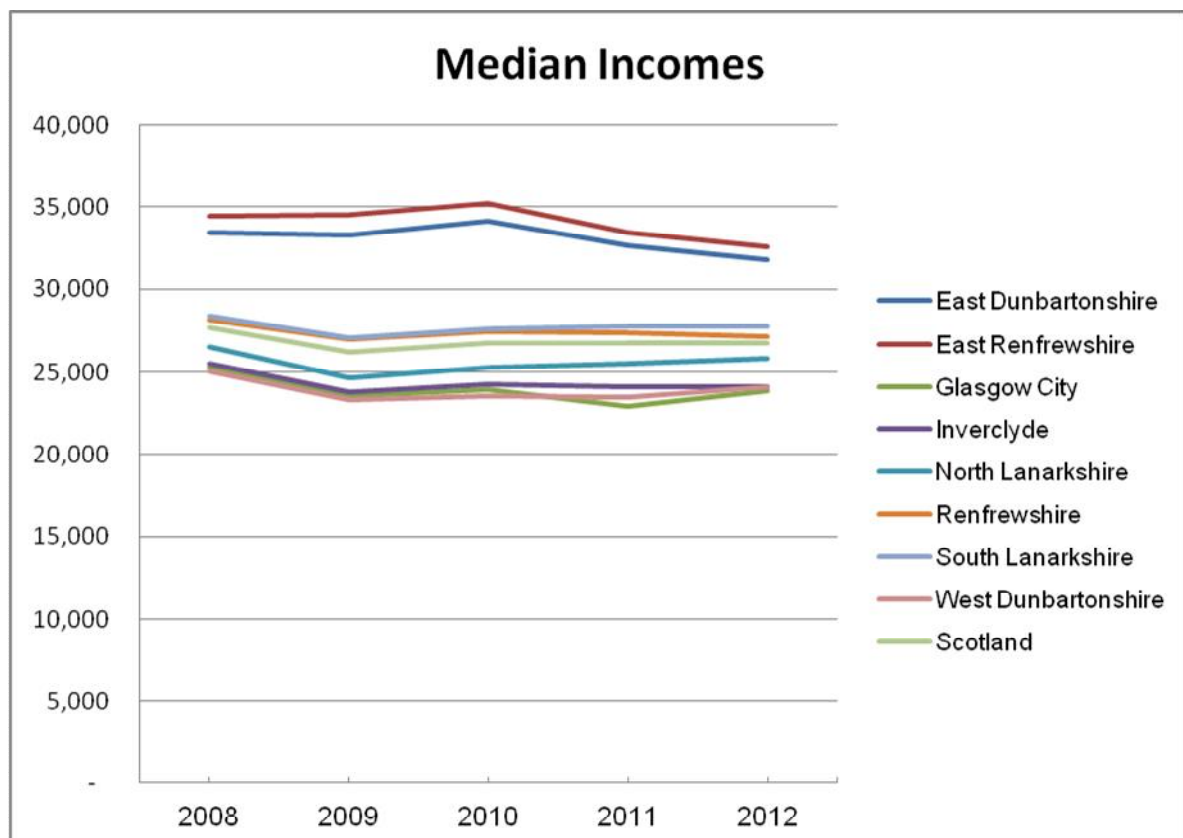
## 7.2 Incomes (Local Authority)

Using the CACI Paycheck data provided by the CHMA (Table 2) in general the median income is reducing in all of the GCV LA areas and for the Scottish Average. Within that overall picture, and when looking at the Scotland wide data provided by the CHMA, incomes are declining for lower income earners and increasing for higher income earners in the 60<sup>th</sup> percentile of earners and above.

Therefore although house prices have been reducing for both mean house prices (6%, GCVHMA) and for lower quartile prices (17%, GCVHMA), when compared against income which has also been reducing, relative affordability expressed as a ration of income to house prices, has not necessarily improved. (See 7.3 Ratio of house price to income trends 2008-2012.)

**Table 2, Household Income Timeseries: Median Incomes (50<sup>th</sup> Percentile), Scotland and GCV Local Authority (Source CACI Paycheck), 2008-2012**

	2008	2009	2010	2011	2012
East Dunbartonshire	33,430	33,311	34,146	32,649	31,842
East Renfrewshire	34,473	34,511	35,197	33,407	32,591
Glasgow City	25,300	23,531	23,974	22,920	23,866
Inverclyde	25,546	23,772	24,231	24,127	24,145
North Lanarkshire	26,483	24,689	25,258	25,469	25,820
Renfrewshire	28,146	26,952	27,481	27,390	27,145
South Lanarkshire	28,350	27,053	27,631	27,727	27,768
West Dunbartonshire	25,069	23,309	23,601	23,504	24,091
Scotland	<b>27,652</b>	<b>26,232</b>	<b>26,784</b>	<b>26,780</b>	<b>26,755</b>





### 7.3 Ratio of house price to income trends 2008-2012

The ratio of median house prices relative to median income has fluctuated between 2008 and 2011 but with a general improvement in affordability for six of the authorities at 2011/12. Only East Renfrewshire and East Dunbartonshire show less affordability in median house prices relative to median income in 2012 compared with 2008.

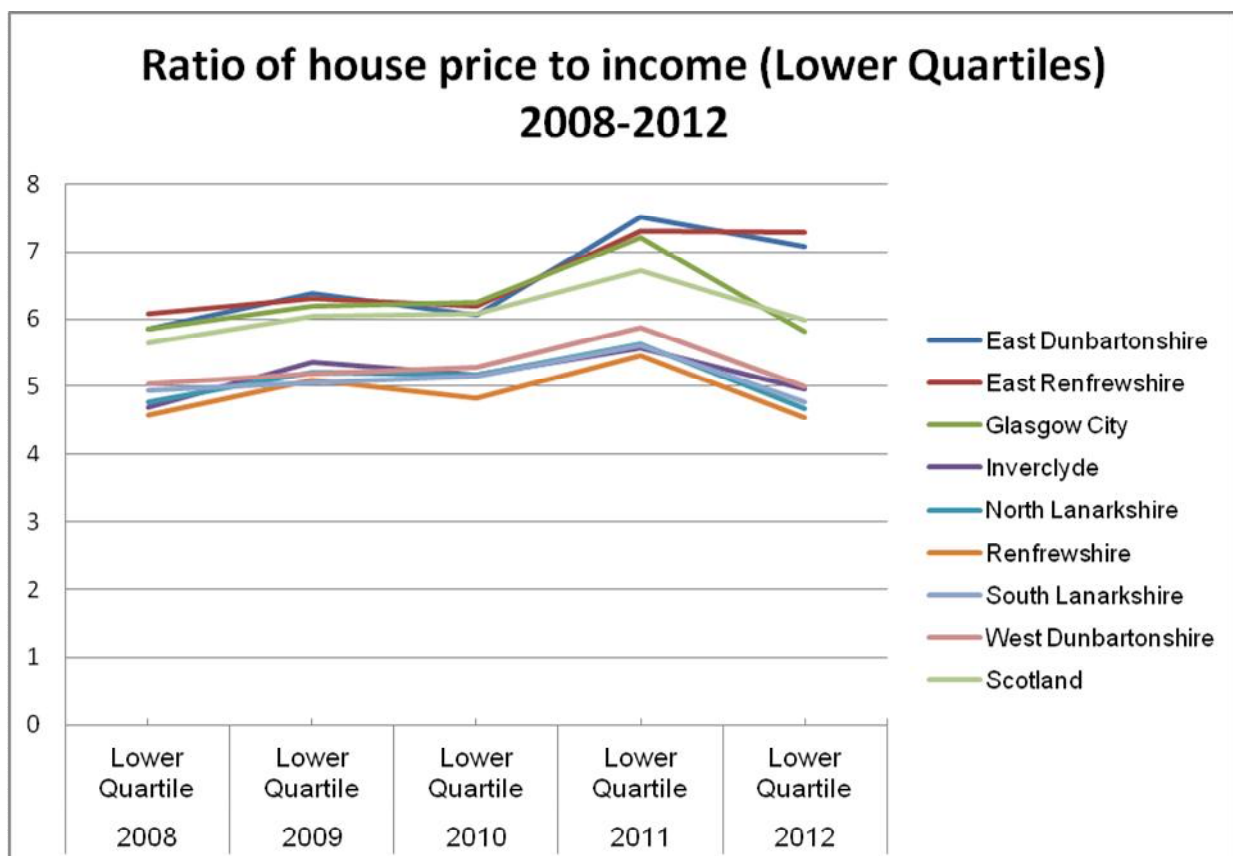
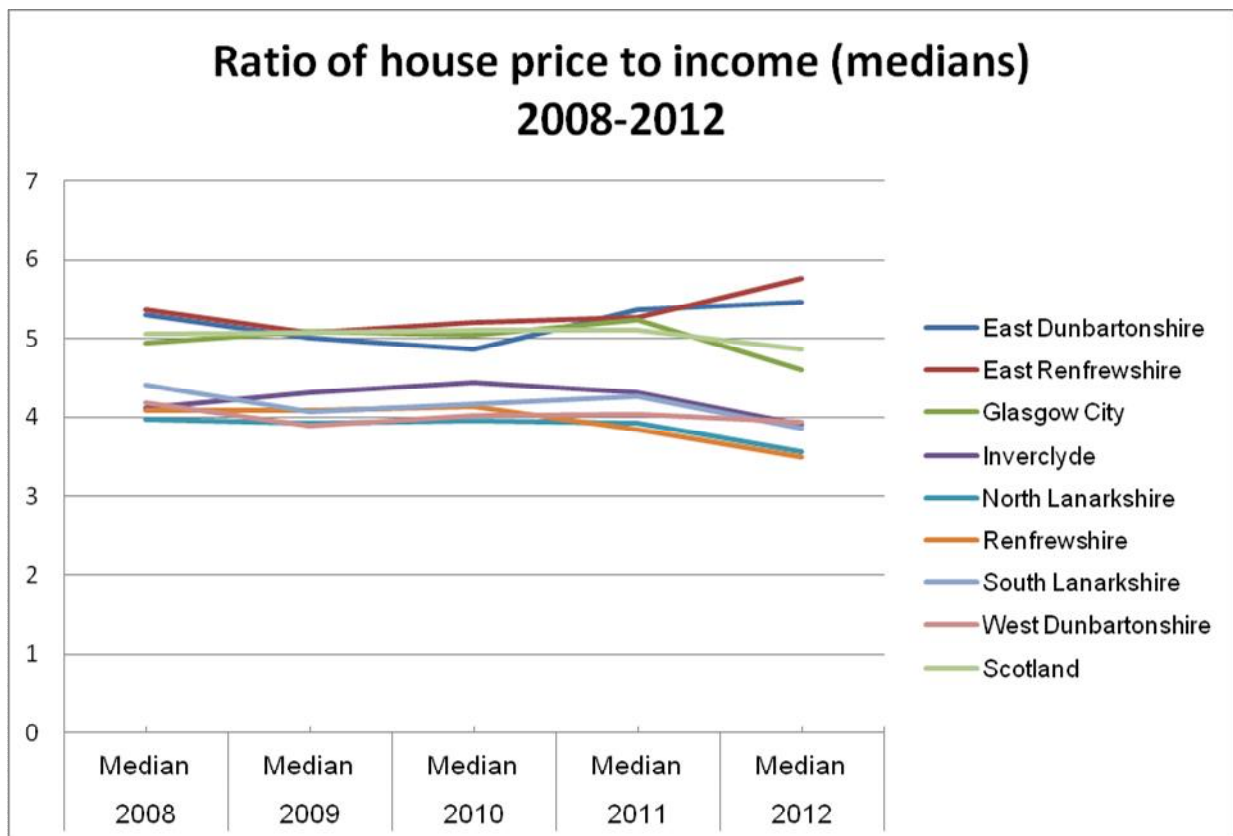
However for lower quartile house prices which have seen the largest declines over the last 5 years, when comparing with LQ incomes, the trends have generally worsened to 2011, with an improvement in the most recent year between 2011 and 2012.

The ratios for lower quartile prices and incomes are generally higher than for median prices and incomes indicating that lower quartile housing (lower quartile prices/incomes) is less affordable relative to income than median housing (median prices/incomes).

**Table 3 - Housing Affordability Timeseries: House price divided by income, Scotland and Local Authority, by quartile, 2008-2012, Ratio of house price to income**

<b>Table 3A - Ratio of house price to income (medians) 2008-2012</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
East Renfrewshire	5.37	5.07	5.21	5.27	5.76
East Dunbartonshire	5.31	5.01	4.86	5.36	5.47
<b>Scotland</b>	<b>5.06</b>	<b>5.07</b>	<b>5.12</b>	<b>5.12</b>	<b>4.86</b>
Glasgow City	4.94	5.10	5.05	5.24	4.61
West Dunbartonshire	4.19	3.89	4.03	4.04	3.94
Inverclyde	4.12	4.31	4.45	4.31	3.91
South Lanarkshire	4.40	4.07	4.16	4.26	3.86
North Lanarkshire	3.96	3.93	3.96	3.93	3.56
Renfrewshire	4.09	4.08	4.13	3.83	3.50

<b>Table 3B - Ratio of house price to income (Lower Quartiles) 2008-2012</b>					
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
East Renfrewshire	6.08	6.30	6.19	7.32	7.30
East Dunbartonshire	5.85	6.38	6.05	7.52	7.08
<b>Scotland</b>	<b>5.64</b>	<b>6.04</b>	<b>6.07</b>	<b>6.72</b>	<b>5.98</b>
Glasgow City	5.85	6.19	6.25	7.22	5.81
West Dunbartonshire	5.03	5.19	5.27	5.87	5.00
Inverclyde	4.70	5.36	5.18	5.57	4.96
South Lanarkshire	4.94	5.05	5.15	5.61	4.78
North Lanarkshire	4.78	5.21	5.16	5.61	4.67
Renfrewshire	4.59	5.09	4.83	5.46	4.54



Source: Table 3

## 8. Rent

In accordance with the HNDA Practitioner's Guide, the following data sets have been analysed:

National	ONS Index of Private Rental Prices SG LHA rates Housing Revenue Account (2013)
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### 8.1 Affordability - Private Rent

Using nationally available experimental data, from the Index of Private Housing Rental Prices (IPHRP) between May 2011 and May 2013 rental prices have increased in Scotland by 2.2% and in the 12 months to June 2014 by 1.1%.

Source: Statistical bulletin: Index of Private Housing Rental Prices, April to June 2014

<http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/april-to-june-2014-results/iphrp-stb-aprtojun14.html>

An analysis of the Local Housing Allowance (LHA) figures provide an indication of the relative affordability of private renting and the last three years of data is provided for the Broad Market Rental Areas within the GCV area. (Table 4). The BRMA is the geographical area used to determine the LHA rate. It is an area where a person could reasonably be expected to live taking into account access to facilities and services for the purposes of health, education, recreation, personal banking and shopping taking account of the distance of travel, by public and private transport, to and from these facilities and services.

The LHA is based on the 30<sup>th</sup> percentile of private rent values in the BRMAs which represents the level of rent where around 3 in 10 properties are let at or below LHA. The list of rents is a representative sample of private sector rents paid across the BRMA, including those from the lower end through to the upper ends of each rental market.

Source: <http://www.voa.gov.uk/corporate/RentOfficers/localHousingAllowance.html#BRMA>

Six BRMAs cover approximately the geographic area of the GCV area, although the geography does not nest exactly to LA boundaries. As a national data source, the Scottish Government uses market evidence to set local housing allowances.

Source: <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance/figures>

Focusing on a 2 bed roomed private rented property, Table 4 below shows that the average weekly LHA rent allowance has decreased from £107.50 in 2012 to £106.13 in 2014 which is a slight reduction in the assumptions about weekly rents for LHA purposes. The pattern is similar for each of the six BRMAs, with either a stand still or slight decrease between 2012 and 2014, with the exception East Dunbartonshire where the decrease was more significant.

East Dunbartonshire's LHA rent allowance is the highest indicating a potential issue with respect to affordability of private rented accommodation. Equally, within the other BRMAs, the geography and averages used, will inevitably mask localised spikes and variations in the cost of private renting on the open market.

Average Monthly LHA in the GCV area for a 2 bed roomed property in 2014 is £459.90 and for a 3 bed room property is £564.16. There is a significant jump in price for larger properties of 3 or more bedrooms indicating a potential affordability issue for those seeking to rent larger homes. This increasing cost of rental properties of 3 or more bedrooms is a particular issue in the case in East Dunbartonshire Council where average rental prices are generally higher.

In general, private rental prices can be flat and unresponsive however there are areas where the cost of private renting varies.

A significant trend to note in respect of the private rented sector, as revealed through the census analysis (HNDA, Chapter 4, *Housing Stock Profile, Pressures and Management Issues*) is the increasing volume of households in the sector which now accounts for 13% of all GCV stock. The PRS now plays an important role for a variety of different households including households who cannot access mortgages and for whom the deposit requirement remains a constraint. The extent to which the shift towards private renting is a temporary or more permanent change is not known, however most policy commentators see the need to do more to support this sector in the short to medium term. The quality of both the condition and management of the private rented sector (PRS) is a policy priority.

**Table 4: GCV analysis of Weekly Scottish LHA: April 2012 to March 2015**

<b>Weekly Scottish LHA report for: April 2012 to March 2013</b>					
BRMA name	1 Bedroom Shared	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
East Dunbartonshire	£65.77	£98.08	£121.15	£160.38	£219.23
Greater Glasgow	£66.92	£90.00	£115.38	£137.31	£201.92
North Lanarkshire	£64.62	£80.77	£98.08	£114.23	£161.54
Renfrewshire / Inverclyde	£65.00	£80.77	£102.69	£123.46	£184.38
South Lanarkshire	£62.31	£81.81	£103.85	£126.92	£183.46
West Dunbartonshire	£64.62	£84.23	£103.85	£126.92	£173.08
GCV Average	£64.87	£85.94	£107.50	£131.54	£187.27

<b>Weekly Scottish LHA report for April 2013 to March 2014</b>					
BRMA Name	1 Bedroom Shared	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
East Dunbartonshire	£67.22	£98.08	£121.15	£160.38	£224.05
Greater Glasgow	£65.00	£91.15	£115.38	£137.31	£196.15
North Lanarkshire	£63.46	£80.77	£98.08	£115.38	£165.09
Renfrewshire/ Inverclyde	£65.00	£80.77	£103.85	£125.77	£184.62
South Lanarkshire	£63.46	£80.77	£101.54	£126.92	£183.46
West Dunbartonshire	£65.77	£86.08	£103.85	£121.15	£161.54
GCV Average	£64.99	£86.27	£107.31	£131.15	£185.82

<b>Weekly Scottish LHA report for April 2014 to March 2015 (effective from April 2014)</b>					
BRMA Name	1 Bedroom Shared	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
East Dunbartonshire	£65.77	£98.08	£115.38	£160.38	£219.23
Greater Glasgow	£67.60	£91.15	£115.38	£137.31	£198.11
North Lanarkshire	£58.85	£80.77	£98.08	£114.23	£166.74
Renfrewshire/ Inverclyde	£60.00	£80.77	£101.54	£126.92	£183.46
South Lanarkshire	£63.46	£80.77	£102.56	£126.92	£173.08
West Dunbartonshire	£63.46	£86.54	£103.85	£115.38	£163.16
GCV Average	£63.19	£86.35	£106.13	£130.19	£183.96

Source: <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/privaterent/tenants/Local-Housing-Allowance/figures>

## 8.2 Affordability - Social Rent

Tables 5A and B set out the average weekly rents for the LAs of the GCV area for RSL and local authority rent rates.

North Lanarkshire has the lowest local authority rents at £54 per week and Renfrewshire the most expensive at £66 per week. For all areas, average weekly RSL rates are higher than average weekly council rents. The lowest average RSL rents are in West Dunbartonshire and the highest in East Renfrewshire. Both RSL and LA average rents are significantly lower than rent in the Private Rented Sector.

**Table 5A, Local Authority Weekly Rent**

Authority Name	LA Rents (per week)					
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
East Dunbartonshire	51.69	53.14	55.70	55.79	57.60	58.66
East Renfrewshire	46.56	47.96	50.14	51.90	54.44	57.45
Glasgow City*						
Inverclyde*						
North Lanarkshire	47.23	48.88	50.59	52.37	53.19	53.99
Renfrewshire	54.17	55.45	57.67	60.27	62.98	65.81
South Lanarkshire	48.27	54.65	52.60	53.98	56.07	56.34
West Dunbartonshire	45.82	47.67	49.82	52.13	54.48	56.93
Scotland	48.35	50.36	52.83	54.31	56.74	58.94

**Table 5B, RSL Weekly Rent**

Authority Name	RSL Rents (per week)					
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
East Dunbartonshire	54.68	57.64	59.91	61.67	66.37	69.87
East Renfrewshire	58.26	63.24	65.12	65.72	70.66	73.49
Glasgow City	54.83	58.03	59.90	60.78	63.56	66.70
Inverclyde	60.79	60.41	63.02	63.90	67.12	73.13
North Lanarkshire	55.87	58.72	60.77	62.34	65.30	68.43
Renfrewshire	55.46	58.10	60.40	62.23	65.35	69.09
South Lanarkshire	57.21	59.46	61.93	63.87	67.50	70.69
West Dunbartonshire	53.09	55.34	57.19	58.80	61.94	64.84
Scotland	54.74	57.36	59.83	61.39	64.29	67.68

\*Stock transfer authorities

NB. (All weighted average rent)

Source: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialtables>

LA data: Housing Revenue Account returns by local authorities to the Scottish Government

RSL data: The Scottish Housing Regulator Registered Social Landlord Annual Performance and Statistical Return 2012-13

## **9. Affordability Analysis: Summary of Key Issues**

### **9.1 Mean House Prices**

In most areas, house prices peaked in 2008/09 and have been generally in decline since that time and up to the year 2012/13. There has been a decline of 6% in mean house prices over the last 5 years. Average house prices are currently sitting at around the same level as in year 2005/06.

The declines occur in both resales and new build sales and in virtually all locations. Only the Strathkelvin and Glasgow North East HSMA has seen average house price growth over the five year period with declines in every other HSMA within the Conurbation HMA.

The Central Conurbation has generally higher prices than the Eastern Conurbation.

### **9.2 Lower Quartile House Prices**

The lower quartile average house price for the Conurbation HMA has decreased by 17% (£15,000) between 2007/08 and 2012/13. The percentage decline for lower quartile prices is 13% for the Eastern Conurbation and 16% for the Central Conurbation.

Lower Quartile prices for all sales have declined in all Sub Areas of the Central Conurbation and Eastern Conurbation during the last five years. The greatest declines are in Glasgow East (27%), Greater Glasgow North West (19%), Airdrie and Coatbridge (19%), East Kilbride (18%) and Motherwell and Hamilton (13%).

### **9.3 New Build House Prices**

The mean price for new build sales is significantly higher than that for all sales at £197,552 this being 40% higher than for all sales. The same is true for lower quartile new build prices which at £129,995, are 73% higher than for all sales.

### **9.4 Price Variations**

In 2012, Glasgow East and Motherwell have the lowest LQ house prices in the conurbation with the discrete market areas in Inverclyde and Dumbarton and Vale of Leven, also having low LQ prices. The highest house prices can be seen in Greater Glasgow North West, Strathkelvin and Glasgow North East, and Greater Glasgow South.

Using the CHMA's Local Authority analysis, compared to the Scottish average, and as concluded in the Oxford Economics report (Technical Report 03, Oxford Economics), the GCV city region has some relatively affordable housing and a range and choice for house movers.

### **9.5 Volume of Sales**

There have been significant declines in house sales in recent years as a result of the economic downturn. The total number of sales in the Conurbation in 2007/08 was 40,784 dropping to 17,701 in 2012/13, a significant drop of 57%. For new build sales the decline is larger at 63%, from 6,616 in 2007/08 falling to 2,469 in 2012/13. Greater Glasgow North West is notable where sales have fallen by 80% over the last 5 years from 1,476 to 290.

However, there has been a general steady trend in the total volume of house sales since 2009/10 with small increases each year since then. New build house sales reached their lowest levels in 2010/11 with small increases since.

## **9.6 House Prices: Summary**

- Average house prices have been falling;
- Lower quartile house prices have been declining even more than the average;
- New build housing is significantly more expensive than for all sales;
- Lower quartile new build housing is significantly more expensive than all sales lower priced housing;
- The total number of sales for all housing as well as for new build housing, has declined markedly over the last 5 years.

## **9.7 Trend Based analysis of house price to incomes**

The trend based analysis using the CHMA data at the local authority geography reveals that although house prices have been reducing, especially lower quartile prices, incomes have also been reducing. This indicates that the relative affordability of housing decreased from 2008 to 2011 with a slight improvement between 2011 and 2012.

In addition the ratios of income to price for lower quartile housing are higher than for median income to price, indicating a general issue with the affordability of lower priced housing at the entry level of the market.

## **9.8 Private Renting**

Average weekly LHA rent allowance for a 2 bed room private rented property, has decreased slightly from £107.50 in 2012 to £106.13 in 2014. There is a significant jump in price for larger properties of 3 or more bedrooms indicating a potential affordability issue for those seeking to rent larger homes. This cost of rental properties of 3 or more bedrooms is a particular issue in the case in East Dunbartonshire where average rental prices are generally higher.

The geography and averages used in the analysis will inevitably mask localised spikes and variations in the cost of private renting on the open market.

A significant trend to note in respect of the private rented sector, as revealed through the census analysis, is the increasing volume of households in the sector. The PRS now plays an important role for a variety of different households including households who cannot access mortgages and for whom the deposit requirement remains a constraint.

The extent to which the shift towards private renting is a temporary or more permanent change is not known, however most policy commentators see the need to do more to support this sector in the short to medium term. The quality of both the condition and management of the private rented sector is a policy priority.

## **9.9 Affordability - Social Rent**

North Lanarkshire has the lowest local authority rents at £54 pw and Renfrewshire the most expensive at £66 pw. For all areas, average weekly RSL rates are higher than average weekly council rents. The lowest average RSL rents are in West Dunbartonshire and the highest in East Renfrewshire. Both RSL and LA average rents are significantly lower than rent in the Private Rented Sector.



## 10. Outlook Relevant to HNDA

Oxford Economics were commissioned to produce a view of the economic outlook for the GCV region "Economic outlook and scenarios for the Glasgow and the Clyde Valley City Region 2013-2038" (Technical Report 03, Oxford Economics).

OE expect the economic recovery to gather pace with an accompanying rise in confidence. However, a strong recovery would be unlikely given the wider economic outlook and the likelihood that the Bank of England will begin to increase interest rates over the next year or two.

Looking forward, OE forecast that average house prices within the Glasgow and the Clyde Valley City region will rise by 4.1% in 2014, 5.0% in 2015 and to trend at an annual average rate of 3.7% over the medium term. Over the longer term, house price growth within Glasgow and the Clyde Valley is expected to slow slightly relative to Scotland.

OE expect the ratio of house prices to earnings to rise within the short term before falling steadily over the medium to longer term. This is the result of slower earnings growth compared to Scotland based upon their sectoral forecasts for the area.

These forecasts are caveated and OE considers that there remain several sources of vulnerability that could lead to weaker outturns than forecast. These risks include: the UK consumer and the potential for further retrenchment; uncertainty around the labour market, where the recent slump in productivity (employment has remained remarkably resilient through the recession) could mean the recovery sees weaker job creation than forecast; and risks to the international economy including: the Eurozone slides into deflation; US consumer disappoints; and capital flows from emerging markets.

## 11. Concluding Commentary

The impact of the economic, fiscal and demographic context is interrelated to considerations relevant to the affordability of housing, and is covered in more detail in the HNDA2 and the related Technical Report 04, *Demographic Change in the Glasgow and the Clyde Valley Area*.

Even with the clear trend of declining house prices along with the lowest bank lending rates in decades, affordability of private sector housing has not improved. The recession and economic downturn has led to curtailed consumer spending, higher cost of living, and reducing incomes for many lower earners. Mortgages are less freely available than prior to 2007/08 and in particular, minimum deposits for mortgages and higher loan to value ratios are putting credit beyond the means of many potential buyers including first time buyers.

Social renting remains the cheapest housing option but is often limited in availability and choice. For many a solution has been the private rented sector which has seen significant increase in entrants both from tenants and new landlords.

Another related trend has seen a slowing in the rate of household formation. OE commented in their 2013 work on economic outlook for the GCV region that increased migration flows have arrested the steady downward trend in occupancy rates in many areas and that cost pressures and risks with purchasing housing have also had a marked impact on attitudes and could push up occupancy rates and hence influence housing demand.

The extent to which all of these trends are temporary or permanent is unclear. Ongoing monitoring of conditions in the housing market, is therefore important to understand emerging trends, and exemplified in the work of the CHMA and indeed the BoE. Trends in the housing market in the GCV area will therefore continue to be monitored, in order to develop understanding and appropriate policy responses through development plans and local housing strategies.



## **ANNEX A – HOUSE PRICE DATA 2007/08 – 2012/13**

Table 1 - All Relevant Sales - Mean House Prices

Table 2 - All Relevant Sales - Lower Quartile House Prices

Table 3 - New Build Sales only - Mean House Prices

Table 4 - New Build Sales only - Lower Quartile House Prices

Table 5 - Resales only - Mean House Prices

Table 6 - Resales only - Lower Quartile House Prices

Table 7 - All Relevant Sales - Number Of Sales

Table 8 - New Build Sales Only - Number Of Sales

Table 9 - Resales Only - Number Of Sales

Table 10 - 2004-13 - All Relevant Sales - Mean House Prices

### *Notes:*

- House price data is purchased for Propvals for the counties DMB, GLA, LAN and REN (for the years 2007/08 and 2012/13 relevant sales for the STG County are also included).
- Sales below £22,500 were excluded as are certain other sales on the basis that they were not market residential property sales.
- New Build Sales include codes: BBU, BBURFB, BPB, BPC, BPCRFB, RFB
- Resales include codes: NULL, BPC
- The Strategic analysis presented within this report and associated tables may differ from local authority analysis due to specific local knowledge of house sales.
- For the Housing Sub Market Areas, the data may not compare exactly with previous analyses, as the geographical building block has changed from Audit Areas (of which there were 63) to LA Sub Areas (of which there are 25).



<b>Table 1 - ALL RELEVANT SALES - MEAN HOUSE PRICES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£149,398	£150,565	£144,574	£146,431	£144,927	£140,774
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£155,544	£157,051	£150,250	£153,513	£150,206	£146,521
Eastern Conurbation HMA	£128,852	£130,167	£124,506	£121,402	£127,182	£120,667
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£184,634	£186,554	£172,403	£181,691	£177,132	£173,586
Strathkelvin and Glasgow North East	£154,285	£154,075	£145,517	£149,767	£159,987	£162,748
Glasgow East	£119,313	£117,594	£110,491	£107,370	£106,432	£100,093
Cumbernauld	£139,479	£136,185	£129,114	£131,005	£127,368	£129,147
Greater Glasgow South	£158,736	£159,290	£152,765	£155,786	£153,155	£148,781
Renfrewshire	£138,601	£138,032	£135,934	£135,922	£127,098	£122,814
East Kilbride	£151,479	£167,276	£152,454	£154,244	£149,780	£139,181
Airdrie and Coatbridge	£119,997	£123,074	£120,493	£118,666	£114,850	£111,250
Motherwell	£115,412	£115,350	£108,470	£107,630	£117,107	£114,526
Clydesdale	£158,328	£156,394	£145,830	£137,555	£143,802	£138,680
Hamilton	£134,800	£139,254	£132,261	£127,358	£137,280	£125,524
<b>Discrete (self-contained) HMA's</b>						
Dumbarton and Vale of Leven	£120,253	£126,435	£109,784	£113,321	£129,184	£126,573
Inverclyde HMA	£126,883	£126,840	£115,794	£121,082	£110,857	£110,888
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£209,312	£234,607	£201,808	£223,734	£213,912	£214,405
East Renfrewshire	£220,315	£225,059	£211,915	£216,537	£218,586	£218,174
City of Glasgow	£151,310	£147,911	£141,721	£142,919	£139,113	£133,981
Inverclyde	£137,851	£140,081	£131,650	£140,532	£124,145	£123,781
North Lanarkshire	£123,853	£123,189	£117,624	£117,440	£119,053	£117,653
Renfrewshire	£135,309	£133,955	£130,852	£129,544	£123,096	£119,055
South Lanarkshire	£145,397	£150,983	£141,061	£139,363	£140,721	£132,262
West Dunbartonshire	£120,557	£125,557	£109,170	£111,284	£122,017	£117,089
GCV Average	£147,795	£148,962	£142,640	£144,663	£143,146	£139,420

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 2 - ALL RELEVANT SALES - LOWER QUARTILE HOUSE PRICES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£90,000	£87,500	£85,000	£81,000	£80,000	£75,000
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£94,000	£90,000	£87,500	£85,000	£82,000	£78,500
Eastern Conurbation HMA	£80,600	£80,000	£75,000	£73,335	£72,000	£70,000
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£117,500	£112,500	£105,000	£105,600	£102,500	£95,000
Strathkelvin and Glasgow North East	£95,000	£92,000	£90,000	£85,000	£90,000	£90,000
Glasgow East	£83,000	£79,973	£74,995	£70,000	£68,000	£60,275
Cumbernauld	£81,000	£79,000	£78,000	£76,500	£72,000	£72,000
Greater Glasgow South	£95,000	£91,000	£87,000	£85,000	£82,500	£79,000
Renfrewshire	£82,000	£80,000	£80,000	£74,000	£71,000	£68,000
East Kilbride	£90,000	£90,000	£82,000	£79,525	£80,000	£74,000
Airdrie and Coatbridge	£80,000	£80,000	£75,000	£75,000	£70,000	£65,000
Motherwell	£77,500	£75,000	£72,000	£70,000	£70,000	£67,500
Clydesdale	£88,375	£88,500	£80,000	£78,000	£77,000	£75,000
Hamilton	£83,000	£80,000	£79,984	£75,000	£74,300	£72,000
<b>Discrete (self-contained) HMA's</b>						
Dumbarton and Vale of Leven	£75,629	£76,000	£69,000	£65,000	£69,000	£66,500
Inverclyde HMA	£75,000	£75,000	£70,000	£70,000	£62,375	£63,000
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£121,500	£125,000	£120,000	£125,000	£125,000	£124,999
East Renfrewshire	£125,000	£130,000	£124,000	£120,000	£125,000	£125,000
City of Glasgow	£95,500	£92,000	£87,500	£84,000	£80,000	£76,000
Inverclyde	£76,000	£77,000	£72,000	£72,000	£65,000	£65,000
North Lanarkshire	£79,995	£78,000	£75,000	£73,000	£70,000	£68,000
Renfrewshire	£81,000	£80,000	£78,500	£72,000	£70,000	£67,000
South Lanarkshire	£88,000	£85,000	£80,000	£78,000	£77,375	£74,000
West Dunbartonshire	£78,500	£78,000	£70,000	£70,000	£70,000	£66,000
GCV Average	£89,995	£86,000	£83,000	£80,000	£78,300	£75,000

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 3 - NEW BUILD SALES ONLY - MEAN HOUSE PRICES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£189,638	£193,519	£182,135	£191,039	£200,940	£197,552
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£196,311	£201,138	£188,766	£195,298	£203,941	£204,070
Eastern Conurbation HMA	£170,599	£174,044	£166,522	£179,061	£192,780	£180,228
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£200,802	£216,589	£193,287	£200,929	£228,555	£237,643
Strathkelvin and Glasgow North East	£200,684	£283,581	£256,628	£266,847	£276,812	£276,540
Glasgow East	£163,557	£162,556	£158,014	£155,020	£156,759	£151,239
Cumbernauld	£239,150	£199,934	£206,853	£196,347	£226,914	£206,447
Greater Glasgow South	£192,484	£187,656	£178,705	£193,800	£194,054	£189,701
Renfrewshire	£193,113	£175,674	£164,346	£169,030	£159,090	£145,934
East Kilbride	£264,293	£285,534	£260,232	£241,797	£222,898	£230,866
Airdrie and Coatbridge	£172,921	£167,300	£162,990	£177,054	£183,643	£186,928
Motherwell	£159,571	£170,476	£150,973	£160,498	£183,111	£176,856
Clydesdale	£182,953	£192,531	£180,327	£182,505	£184,730	£186,633
Hamilton	£165,934	£171,281	£181,512	£194,094	£221,849	£175,577
<b>Discrete (self-contained) HMA's</b>						
Dumbarton and Vale of Leven	£152,954	£228,250	£191,627	£226,191	£241,758	£200,051
Inverclyde HMA	£192,559	£203,584	£187,352	£190,738	£185,424	£197,661
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£240,244	£452,783	£313,275	£595,242	£331,580	£311,976
East Renfrewshire	£260,395	£267,168	£280,791	£318,547	£308,138	£308,883
City of Glasgow	£188,251	£183,654	£176,611	£171,928	£176,159	£165,569
Inverclyde	£193,281	£205,889	£190,142	£211,299	£186,709	£197,225
North Lanarkshire	£183,938	£175,596	£164,575	£176,535	£190,979	£186,624
Renfrewshire	£189,907	£172,691	£160,772	£158,568	£158,620	£144,459
South Lanarkshire	£187,701	£212,735	£193,719	£200,865	£202,284	£198,018
West Dunbartonshire	£156,435	£214,288	£167,457	£180,679	£216,370	£194,443
GCV Average	£189,044	£194,354	£182,500	£191,612	£201,658	£197,663

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 4 - NEW BUILD SALES ONLY - LOWER QUARTILE HOUSE PRICES New Build Sales</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£137,000	£132,500	£125,000	£130,913	£135,000	£129,995
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£139,995	£134,750	£127,776	£131,100	£133,995	£126,263
Eastern Conurbation HMA	£125,250	£125,000	£120,000	£130,000	£139,995	£132,995
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£145,000	£139,998	£125,000	£120,000	£140,300	£143,000
Strathkelvin and Glasgow North East	£123,950	£154,995	£138,000	£188,498	£178,408	£149,120
Glasgow East	£121,176	£124,748	£129,996	£119,995	£115,995	£106,999
Cumbernauld	£197,711	£138,000	£173,000	£140,000	£158,748	£156,688
Greater Glasgow South	£140,000	£129,998	£120,000	£137,000	£134,000	£104,995
Renfrewshire	£132,000	£126,000	£120,000	£119,995	£112,500	£107,995
East Kilbride	£152,000	£210,000	£166,725	£177,995	£148,120	£149,998
Airdrie and Coatbridge	£137,750	£120,000	£127,000	£149,995	£157,246	£149,995
Motherwell	£114,995	£123,000	£120,000	£109,000	£132,000	£124,995
Clydesdale	£134,000	£145,500	£119,748	£119,871	£131,184	£149,000
Hamilton	£121,000	£119,995	£115,000	£130,000	£140,000	£123,870
<b>Discrete (self-contained) HMA's</b>						
Dumbarton and Vale of Leven	£124,700	£149,375	£117,250	£129,000	£172,250	£159,995
Inverclyde HMA	£130,000	£159,995	£145,000	£153,495	£155,000	£155,871
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£177,950	£206,250	£172,000	£567,000	£215,000	£183,636
East Renfrewshire	£181,860	£186,723	£177,246	£155,473	£195,375	£210,950
City of Glasgow	£137,838	£133,000	£125,000	£125,000	£127,950	£102,999
Inverclyde	£130,000	£159,995	£145,000	£155,000	£155,746	£155,995
North Lanarkshire	£138,973	£125,563	£120,995	£138,498	£146,250	£139,999
Renfrewshire	£131,000	£125,000	£120,000	£119,995	£112,500	£107,249
South Lanarkshire	£133,622	£139,995	£119,996	£140,375	£138,995	£140,000
West Dunbartonshire	£124,950	£146,000	£119,000	£115,999	£133,498	£150,995
GCV Average	£136,500	£133,973	£125,000	£131,995	£135,995	£131,000

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)



<b>Table 5 - RESALES ONLY - MEAN HOUSE PRICES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£141,606	£141,660	£137,341	£139,909	£135,960	£131,571
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£148,006	£148,486	£143,697	£147,776	£142,112	£137,898
Eastern Conurbation HMA	£119,511	£119,187	£112,770	£111,093	£114,515	£108,335
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£180,743	£179,935	£167,797	£178,815	£171,678	£167,880
Strathkelvin and Glasgow North East	£147,335	£141,910	£136,634	£141,687	£135,995	£134,576
Glasgow East	£105,101	£103,586	£99,154	£95,520	£93,245	£89,424
Cumbernauld	£124,451	£121,966	£117,433	£121,337	£114,625	£116,263
Greater Glasgow South	£153,600	£155,912	£149,827	£151,999	£147,628	£142,720
Renfrewshire	£130,143	£129,238	£130,429	£132,304	£123,271	£119,819
East Kilbride	£140,209	£138,931	£130,422	£132,032	£127,712	£116,234
Airdrie and Coatbridge	£107,796	£106,788	£103,807	£102,778	£98,696	£93,330
Motherwell	£107,573	£103,719	£97,318	£101,184	£102,160	£98,990
Clydesdale	£147,804	£143,090	£132,280	£127,894	£136,753	£131,817
Hamilton	£129,412	£134,588	£124,757	£117,664	£125,031	£116,757
<b>Discrete (self-contained) HMA's</b>						
Dumbarton and Vale of Leven	£115,797	£116,312	£98,193	£103,108	£110,506	£105,017
Inverclyde HMA	£117,317	£113,533	£102,763	£112,347	£102,560	£98,953
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£206,734	£220,197	£194,300	£211,619	£196,222	£195,464
East Renfrewshire	£218,340	£220,787	£206,524	£209,859	£208,635	£205,229
City of Glasgow	£142,446	£140,787	£135,842	£138,750	£134,152	£130,054
Inverclyde	£130,322	£129,427	£121,848	£132,141	£117,791	£114,631
North Lanarkshire	£112,668	£109,414	£104,720	£106,996	£104,536	£102,393
Renfrewshire	£125,866	£123,914	£124,801	£126,443	£118,551	£115,407
South Lanarkshire	£136,477	£137,097	£127,202	£125,667	£126,792	£118,790
West Dunbartonshire	£116,714	£115,199	£99,198	£104,182	£109,964	£102,806
GCV Average	£139,950	£139,750	£135,026	£137,905	£133,887	£129,841

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 6 - RESALES ONLY - LOWER QUARTILE HOUSE PRICES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	£85,250	£83,000	£80,000	£78,000	£75,000	£72,000
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	£90,000	£86,000	£83,500	£80,000	£78,000	£75,000
Eastern Conurbation HMA	£77,000	£75,000	£70,894	£70,000	£68,000	£65,000
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	£109,000	£105,000	£99,995	£103,000	£98,938	£94,000
Strathkelvin and Glasgow North East	£92,038	£90,000	£88,000	£85,000	£84,175	£82,125
Glasgow East	£75,000	£72,500	£70,000	£65,000	£62,000	£56,000
Cumbernauld	£76,998	£73,000	£75,000	£73,000	£69,250	£69,000
Greater Glasgow South	£92,500	£90,000	£85,000	£83,000	£79,001	£75,000
Renfrewshire	£78,000	£75,000	£75,000	£70,000	£68,000	£65,000
East Kilbride	£88,000	£85,000	£77,250	£75,000	£74,250	£67,999
Airdrie and Coatbridge	£76,000	£76,000	£71,000	£70,000	£65,000	£60,000
Motherwell	£74,000	£70,000	£68,000	£67,500	£65,000	£62,110
Clydesdale	£81,000	£80,000	£70,000	£73,000	£73,000	£73,000
Hamilton	£79,950	£77,500	£75,000	£70,000	£70,000	£67,000
<b>Discrete (self-contained HMA's)</b>						
Dumbarton and Vale of Leven	£73,375	£74,500	£67,000	£63,750	£65,000	£60,000
Inverclyde HMA	£70,536	£72,000	£68,000	£67,885	£60,000	£60,000
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	£118,524	£122,500	£116,500	£122,000	£120,000	£115,500
East Renfrewshire	£125,000	£125,000	£120,000	£118,875	£120,000	£118,375
City of Glasgow	£91,000	£88,000	£84,995	£80,000	£77,000	£74,000
Inverclyde	£73,000	£72,538	£70,000	£70,000	£62,000	£62,375
North Lanarkshire	£75,000	£73,000	£70,000	£70,000	£66,000	£63,000
Renfrewshire	£77,000	£75,000	£74,000	£70,000	£66,625	£63,125
South Lanarkshire	£84,000	£81,000	£75,000	£73,500	£72,000	£68,000
West Dunbartonshire	£77,000	£76,000	£68,000	£67,000	£66,250	£63,525
GCV Average	£85,000	£82,000	£79,000	£77,000	£74,995	£70,000

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 7 - ALL RELEVANT SALES - NUMBER OF SALES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	40,784	21,704	17,513	17,547	17,652	17,701
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	31,393	16,468	13,652	13,677	13,605	13,766
Eastern Conurbation HMA	9,391	5,236	3,861	3,870	4,047	3,935
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	7,609	4,192	3,757	3,622	3,524	3,546
Strathkelvin and Glasgow North East	2,111	920	797	759	898	1,028
Glasgow East	3,270	1,705	1,163	1,205	1,180	1,124
Cumbernauld	2,137	1,009	666	706	749	854
Greater Glasgow South	9,071	4,668	4,138	4,205	4,158	4,108
Renfrewshire	5,092	2,862	2,206	2,162	2,022	1,962
East Kilbride	2,103	1,112	925	1,018	1,074	1,144
Airdrie and Coatbridge	2,402	1,345	986	949	915	914
Motherwell	2,859	1,653	1,145	1,095	1,224	1,268
Clydesdale	1,493	799	656	667	667	599
Hamilton	2,637	1,439	1,074	1,159	1,241	1,154
<b>Discrete (self-contained) HMA's</b>						
Dumbarton/Vale of Leven HMA	1,084	575	395	470	520	507
Inverclyde HMA	1,699	988	779	691	749	612
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	2,184	1,033	1,030	1,045	1,186	1,341
East Renfrewshire	1,810	1,140	1,102	1,123	1,180	1,145
City of Glasgow	16,050	8,340	6,879	6,797	6,563	6,494
Inverclyde	1,823	1,055	850	783	846	677
North Lanarkshire	7,398	4,007	2,797	2,750	2,888	3,036
Renfrewshire	4,537	2,560	1,926	1,844	1,719	1,720
South Lanarkshire	7,884	4,118	3,398	3,569	3,718	3,605
West Dunbartonshire	1,881	1,014	705	797	821	802
GCV	43,567	23,267	18,687	18,708	18,921	18,820

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 8 - NEW BUILD SALES ONLY - NUMBER OF SALES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	6,616	3,727	2,828	2,238	2,436	2,469
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	4,899	2,679	1,985	1,651	1,781	1,794
Eastern Conurbation HMA	1,717	1,048	843	587	655	675
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	1,476	757	679	471	338	290
Strathkelvin and Glasgow North East	275	79	59	49	153	204
Glasgow East	795	405	224	240	245	194
Cumbernauld	280	184	87	91	85	122
Greater Glasgow South	1,198	497	421	381	495	530
Renfrewshire	684	542	358	213	216	225
East Kilbride	191	215	157	206	249	229
Airdrie and Coatbridge	450	362	278	203	174	175
Motherwell	431	288	238	119	226	253
Clydesdale	447	215	185	118	98	75
Hamilton	389	183	142	147	157	172
<b>Discrete (self-contained) HMA's</b>						
Dumbarton/Vale of Leven HMA	130	52	49	39	74	115
Inverclyde HMA	216	146	120	77	75	74
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	168	64	65	33	155	218
East Renfrewshire	85	105	80	69	118	143
City of Glasgow	3,106	1,386	992	854	775	718
Inverclyde	218	147	122	83	78	75
North Lanarkshire	1,161	834	603	413	485	550
Renfrewshire	669	527	324	178	195	216
South Lanarkshire	1,373	756	708	650	686	613
West Dunbartonshire	182	106	103	74	93	125
GCV	6,962	3,925	2,997	2,354	2,585	2,658

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 9 - RESALES ONLY - NUMBER OF SALES</b>						
<b>1 April - 31 March</b>						
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>						
	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>						
<b>1st Tier Housing Market Area</b>						
Conurbation	34,168	17,977	14,685	15,309	15,216	15,232
<b>2nd Tier Housing Market Area</b>						
Central Conurbation HMA	26,494	13,789	11,667	12,026	11,824	11,972
Eastern Conurbation HMA	7,674	4,188	3,018	3,283	3,392	3,260
<b>3rd Tier Sub-Market Areas</b>						
Greater Glasgow North West	6,133	3,435	3,078	3,151	3,186	3,256
Strathkelvin and Glasgow North East	1,836	841	738	710	745	824
Glasgow East	2,475	1,300	939	965	935	930
Cumbernauld	1,857	825	579	615	664	732
Greater Glasgow South	7,873	4,171	3,717	3,824	3,663	3,578
Renfrewshire	4,408	2,320	1,848	1,949	1,806	1,737
East Kilbride	1,912	897	768	812	825	915
Airdrie and Coatbridge	1,952	983	708	746	741	739
Motherwell	2,428	1,365	907	976	998	1,015
Clydesdale	1,046	584	471	549	569	524
Hamilton	2,248	1,256	932	1,012	1,084	982
<b>Discrete (self-contained) HMA's</b>						
Dumbarton/Vale of Leven HMA	954	523	346	431	446	392
Inverclyde HMA	1,483	842	659	614	674	538
<b>UNITARY COUNCILS</b>						
East Dunbartonshire	2,016	969	965	1,012	1,031	1,123
East Renfrewshire	1,725	1,035	1,022	1,054	1,062	1,002
City of Glasgow	12,944	6,954	5,887	5,943	5,788	5,776
Inverclyde	1,605	908	728	700	768	602
North Lanarkshire	6,237	3,173	2,194	2,337	2,403	2,486
Renfrewshire	3,868	2,033	1,602	1,666	1,524	1,504
South Lanarkshire	6,511	3,362	2,690	2,919	3,032	2,992
West Dunbartonshire	1,699	908	602	723	728	677
GCV	36,605	19,342	15,690	16,354	16,336	16,162

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)

<b>Table 10 - 2004-13 - ALL RELEVANT SALES - MEAN HOUSE PRICES</b>									
<b>1 April - 31 March</b>									
<b>GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN 2011</b>									
	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
<b>HOUSING MARKET AREAS</b>									
<b>1st Tier Housing Market Area</b>									
Conurbation	£114,505	£124,586	£136,025	£149,398	£150,565	£144,574	£146,431	£144,927	£140,774
<b>2nd Tier Housing Market Area</b>									
Central Conurbation HMA	£120,178	£129,709	£141,426	£155,544	£157,051	£150,250	£153,513	£150,206	£146,521
Eastern Conurbation HMA	£96,535	£109,101	£118,918	£128,852	£130,167	£124,506	£121,402	£127,182	£120,667
<b>3rd Tier Sub-Market Areas</b>									
Greater Glasgow North West	£147,609	£160,884	£169,020	£184,634	£186,554	£172,403	£181,691	£177,132	£173,586
Strathkelvin and Glasgow North East	£111,677	£126,098	£131,478	£154,285	£154,075	£145,517	£149,767	£159,987	£162,748
Glasgow East	£79,595	£88,829	£105,261	£119,313	£117,594	£110,491	£107,370	£106,432	£100,093
Cumbernauld	£101,943	£114,677	£124,911	£139,479	£136,185	£129,114	£131,005	£127,368	£129,147
Greater Glasgow South	£126,454	£134,563	£146,137	£158,736	£159,290	£152,765	£155,786	£153,155	£148,781
Renfrewshire	£105,519	£111,536	£125,370	£138,601	£138,032	£135,934	£135,922	£127,098	£122,814
East Kilbride	£103,888	£117,993	£139,218	£151,479	£167,276	£152,454	£154,244	£149,780	£139,181
Airdrie and Coatbridge	£83,870	£101,283	£114,464	£119,997	£123,074	£120,493	£118,666	£114,850	£111,250
Motherwell	£85,217	£95,200	£105,867	£115,412	£115,350	£108,470	£107,630	£117,107	£114,526
Clydesdale	£113,147	£117,519	£140,125	£158,328	£156,394	£145,830	£137,555	£143,802	£138,680
Hamilton	£110,113	£117,215	£125,845	£134,800	£139,254	£132,261	£127,358	£137,280	£125,524
<b>Discrete (self-contained) HMA's</b>									
Dumbarton and Vale of Leven	£96,524	£98,585	£106,007	£120,253	£126,435	£109,784	£113,321	£129,184	£126,573
Inverclyde HMA	£92,815	£100,179	£112,030	£126,883	£126,840	£115,794	£121,082	£110,857	£110,888
<b>UNITARY COUNCILS</b>									
East Dunbartonshire	£170,674	£182,522	£194,510	£209,312	£234,607	£201,808	£223,734	£213,912	£214,405
East Renfrewshire	£176,813	£184,678	£205,559	£220,315	£225,059	£211,915	£216,537	£218,586	£218,174
City of Glasgow	£117,642	£128,459	£136,870	£151,310	£147,911	£141,721	£142,919	£139,113	£133,981
Inverclyde	£104,061	£110,950	£126,202	£137,851	£140,081	£131,650	£140,532	£124,145	£123,781
North Lanarkshire	£89,254	£102,324	£113,754	£123,853	£123,189	£117,624	£117,440	£119,053	£117,653
Renfrewshire	£102,383	£108,251	£120,939	£135,309	£133,955	£130,852	£129,544	£123,096	£119,055
South Lanarkshire	£110,246	£118,927	£133,688	£145,397	£150,983	£141,061	£139,363	£140,721	£132,262
West Dunbartonshire	£90,115	£98,051	£106,253	£120,557	£125,557	£109,170	£111,284	£122,017	£117,089
GCV Average	£113,290	£122,935	£134,563	£147,795	£148,962	£142,640	£144,663	£143,146	£139,420

Source: Propvals house price data, 2013 (derived from Registers of Scotland data)



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