

## House Price Bulletin 2015

Data on house sales in 2015 provided by [Registers of Scotland](#)<sup>1</sup> shows that house prices across Aberdeen City and Aberdeenshire are well above the Scottish average. Tables 1 and 2 below show the variation between different parts of the area. Figure 2 provides a map showing the boundaries of these areas and the main towns.

**Table 1: Local Authority Areas**

	Average House Price 2015
Aberdeen City	£228,355
Aberdeenshire	£235,471
Aberdeen City & Aberdeenshire	£231,961
Scotland	£174,745

**Table 2: Housing Market Areas<sup>2</sup>**

	Average House Price 2015
Aberdeen City	£215,940
Aberdeenshire part of Aberdeen HMA	£275,927
Aberdeen HMA	£244,182
Rural HMA	£195,937
Aberdeen City and Shire Strategic Development Plan Area	£231,888
Aberdeenshire part of Cairngorms National Park	£241,064

Within Aberdeenshire, there is considerable variation across the area. *Table 3* below shows house prices by town. Note that many of the smaller towns had very few transactions over the course of the year and therefore the average price may be skewed by one or two very high or low sale prices so these should be treated with caution. For the larger towns, the average is a more reliable measure.

<sup>1</sup> *New Build and Second Hand Person to Person Sales, excluding sales with value less than £20,000 or more than £1,000,000. Data provided by the [Centre for Housing Market Analysis](#)*

<sup>2</sup> *More information on Housing Market Areas is available in the [Housing Land Audit](#)*

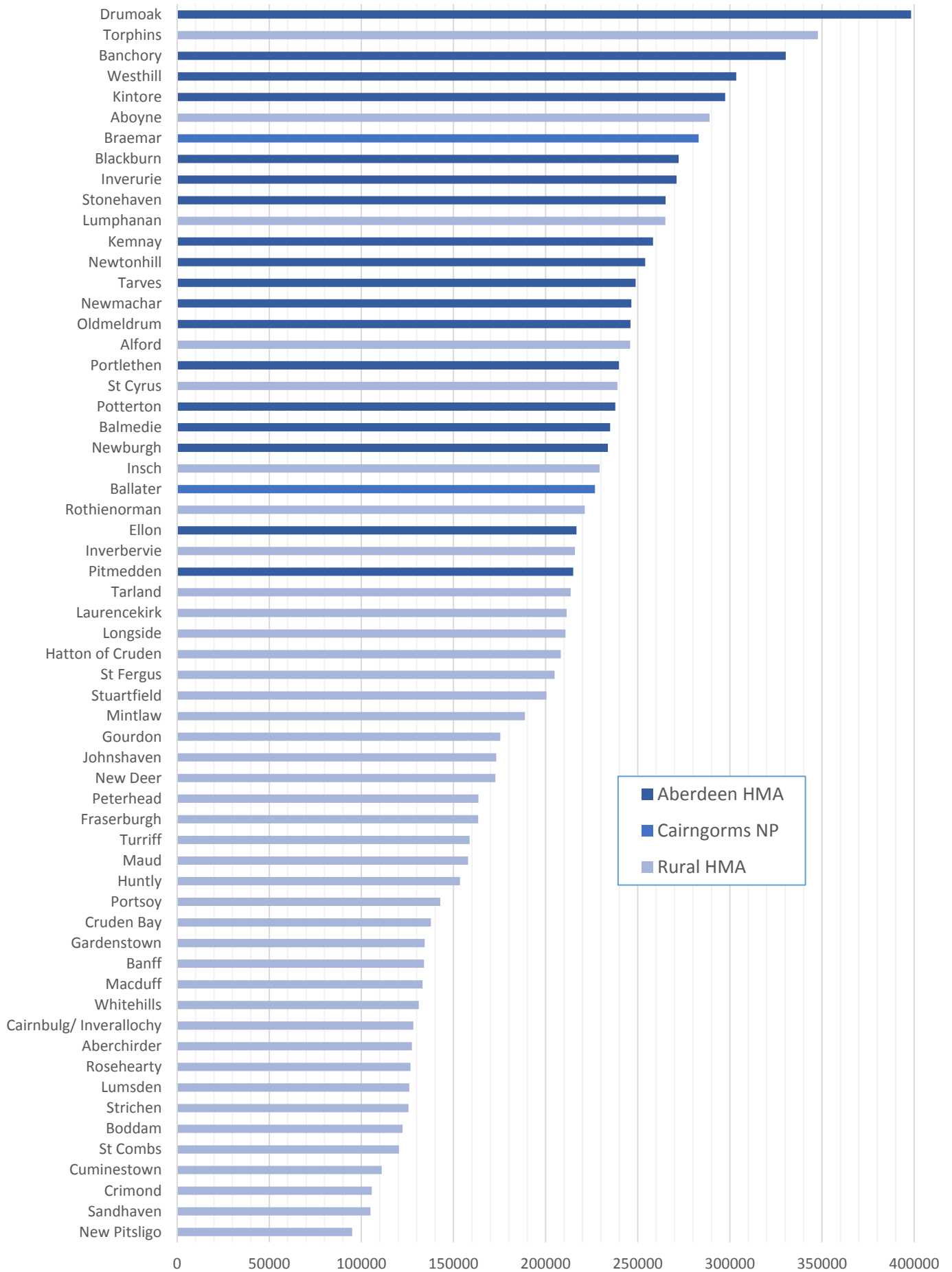
**Table 3: Aberdeenshire Towns**

	Average House Price 2015	Number of Transactions
Aberchirder	£127,444	18
Aboyne	£288,940	73
Alford	£245,897	57
Ballater	£223,824	35
Balmedie	£235,031	51
Banchory	£330,344	116
Banff	£133,960	66
Blackburn	£272,199	40
Boddam	£122,346	26
Cairnbulg/ Inverallochy	£128,226	16
Braemar	£283,067	15
Crimond	£105,667	6
Cruden Bay	£137,774	32
Cuminestown	£111,036	14
Drumoak	£398,352	21
Ellon	£216,738	270
Fraserburgh	£163,380	148
Gardenstown	£134,361	18
Gourdon	£175,373	22
Hatton of Cruden	£208,229	28
Huntly	£153,506	79
Insch	£229,271	62
Inverbervie	£215,938	34
Inverurie	£271,063	346
Johnshaven	£173,167	9
Kemnay	£258,267	44
Kintore	£297,464	93
Laurencekirk	£211,368	58
Longside	£210,808	18
Lumphanan	£265,000	4
Lumsden	£126,000	1
Macduff	£133,240	59
Maud	£157,913	14

	Average House Price 2015	Number of Transactions
Mintlaw	£188,781	65
New Deer	£172,744	17
New Pitsligo	£95,036	14
Newburgh	£233,783	46
Newmachar	£246,546	49
Newtonhill	£254,072	50
Oldmeldrum	£246,038	43
Peterhead	£163,519	400
Pitmedden	£214,951	18
Portlethen	£239,807	169
Portsoy	£142,846	18
Potterton	£237,802	11
Rosehearty	£126,667	18
Rothienorman	£221,209	27
Sandhaven	£104,944	9
St Combs	£120,375	8
St Cyrus	£238,932	19
St Fergus	£204,864	11
Stonehaven	£265,107	217
Strichen	£125,590	12
Stuartfield	£200,474	21
Tarland	£213,571	7
Tarves	£248,843	35
Torphins	£347,806	17
Turriff	£158,760	84
Westhill	£303,489	210
Whitehills	£131,178	14

As you would expect, prices are higher in areas close to Aberdeen City and also in Deeside. Towns further from Aberdeen and particularly in the north of Aberdeenshire generally have much lower average prices. Figure 1 shows Aberdeenshire's towns ordered by house price from highest to lowest and indicates which housing market they are in. With just a few exceptions, house prices in towns in the Aberdeen HMA tend to be considerably higher than those in the Rural HMA.

**Figure 1 - House Price by Town and Housing Market Area**



Towns with recent housing developments often have higher averages because new build prices are usually higher than second hand prices. More detail on this is given in Table 4 below which shows the proportion of new build and secondhand transactions in each town for 2015 and gives average prices for each sale type.

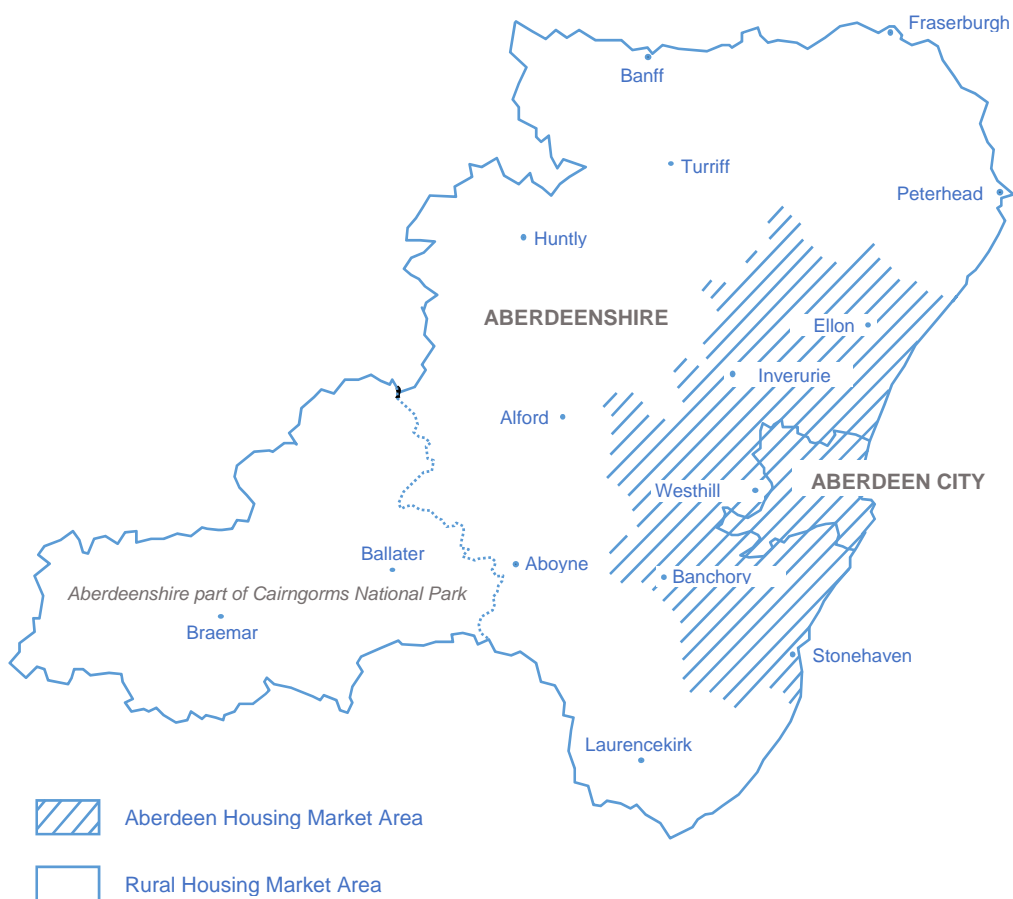
**Table 4: New Build and Secondhand House Prices 2015**

Town	% New Build	New Build Average Price	% Second hand	Secondhand Average Price	Overall Average Price
Aberchirder	0%	-	100%	£127,444	£127,444
Aboyne	16%	£381,792	84%	£270,675	£288,940
Alford	35%	£255,451	65%	£240,733	£245,897
Ballater	0%	-	100%	£223,824	£223,824
Balmedie	0%	-	100%	£235,031	£235,031
Banchory	14%	£337,949	86%	£329,127	£330,344
Banff	0%	-	100%	£133,960	£133,960
Blackburn	0%	-	100%	£272,199	£272,199
Boddam	0%	-	100%	£122,346	£122,346
Braemar	27%	£259,963	73%	£291,468	£283,067
Cairnbulg/ Inverallochy	6%	£75,000	94%	£131,775	£128,226
Crimond	0%	-	100%	£105,667	£105,667
Cruden Bay	0%	-	100%	£137,774	£137,774
Cuminestown	0%	-	100%	£111,036	£111,036
Drumoak	48%	£474,100	52%	£329,490	£398,352
Ellon	25%	£232,154	75%	£211,650	£216,738
Fraserburgh	9%	£264,055	91%	£153,685	£163,380
Gardenstown	6%	£84,000	94%	£137,324	£134,361
Gourdon	18%	£270,000	82%	£154,344	£175,373
Hatton of Cruden	4%	£179,500	96%	£209,293	£208,229
Huntly	0%	-	100%	£153,506	£153,506
Insch	26%	£196,057	74%	£240,824	£229,271
Inverbervie	0%	-	100%	£215,938	£215,938
Inverurie	36%	£329,798	64%	£238,666	£271,063
Johnshaven	0%	-	100%	£173,167	£173,167

Town	% New Build	New Build Average Price	% Second hand	Secondhand Average Price	Overall Average Price
Kemnay	18%	£384,950	82%	£230,115	£258,267
Kintore	18%	£379,824	82%	£279,042	£297,464
Laurencekirk	3%	£405,000	97%	£204,453	£211,368
Longside	22%	£223,924	78%	£207,061	£210,808
Lumphanan	0%	-	100%	£265,000	£265,000
Lumsden	0%	-	100%	£126,000	£126,000
Macduff	20%	£165,463	80%	£125,013	£133,240
Maud	21%	£170,833	79%	£154,390	£157,913
Mintlaw	43%	£257,107	57%	£137,075	£188,781
New Deer	6%	£55,000	94%	£180,103	£172,744
New Pitsligo	0%	-	100%	£95,036	£95,036
Newburgh	57%	£251,153	43%	£211,203	£233,783
Newmachar	12%	£322,328	88%	£235,972	£246,546
Newtonhill	0%	-	100%	£254,072	£254,072
Oldmeldrum	2%	£130,050	98%	£248,799	£246,038
Peterhead	27%	£231,877	73%	£137,914	£163,519
Pitmedden	0%	-	100%	£214,951	£214,951
Portlethen	4%	£315,016	96%	£236,557	£239,807
Portsoy	0%	-	100%	£142,846	£142,846
Potterton	27%	£246,663	73%	£234,479	£237,802
Rosehearty	0%	-	100%	£126,667	£126,667
Rothienorman	4%	£140,000	96%	£224,333	£221,209
Sandhaven	0%	-	100%	£104,944	£104,944
St Combs	0%	-	100%	£120,375	£120,375
St Cyrus	16%	£456,667	84%	£198,107	£238,932
St Fergus	9%	£210,000	91%	£204,350	£204,864
Stonehaven	9%	£425,496	91%	£248,824	£265,107
Strichen	0%	-	100%	£125,590	£125,590
Stuartfield	24%	£222,000	76%	£193,747	£200,474
Tarland	0%	-	100%	£213,571	£213,571
Tarves	69%	£271,708	31%	£198,955	£248,843

Town	% New Build	New Build Average Price	% Second hand	Secondhand Average Price	Overall Average Price
Torphins	0%	-	100%	£347,806	£347,806
Turriff	1%	£280,000	99%	£157,299	£158,760
Westhill	18%	£425,821	82%	£277,325	£303,489
Whitehills	0%	-	100%	£131,178	£131,178

**Figure 2: Aberdeenshire, Housing Market Areas and Main Towns**



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