

South Ayrshire Housing Need and  
Demand Assessment  
2010  
Historical House Prices in South  
Ayrshire

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# Historical House Prices in South Ayrshire

## Introduction

Table 1 Resale Prices 1990 - 2008

Year	Lower Quartile		Median		Upper Quartile	
	South Ayrshire	Scotland	South Ayrshire	Scotland	South Ayrshire	Scotland
1990	£36,020	£32,000	£48,105	£42,000	£67,000	£59,250
1991	£36,500	£33,950	£48,000	£44,000	£65,500	£61,000
1992	£37,000	£35,000	£50,000	£45,000	£69,000	£63,000
1993	£37,000	£35,500	£50,000	£46,000	£68,500	£64,500
1994	£39,000	£36,500	£52,000	£48,000	£68,900	£67,092
1995	£38,000	£36,950	£51,000	£48,000	£67,500	£67,713
1996	£39,500	£37,500	£53,000	£49,500	£72,050	£70,000
1997	£39,750	£38,950	£53,000	£52,000	£74,000	£74,000
1998	£38,250	£39,000	£53,398	£52,852	£75,010	£75,050
1999	£39,250	£40,000	£55,000	£55,000	£80,000	£80,000
2000	£40,000	£41,000	£55,658	£57,000	£81,500	£83,000
2001	£40,503	£42,000	£59,375	£59,500	£87,500	£87,550
2002	£42,000	£44,277	£63,000	£64,000	£96,000	£97,777
2003	£52,000	£50,000	£75,510	£75,000	£118,007	£120,000
2004	£60,000	£60,000	£88,000	£90,000	£140,500	£141,000
2005	£70,000	£70,000	£105,000	£99,200	£162,500	£151,500
2006	£79,995	£75,000	£120,000	£105,000	£179,950	£156,000
2007	£90,000	£86,650	£130,013	£127,000	£190,000	£189,000
2008	£90,000	£92,000	£125,000	£128,500	£191,553	£188,000

Source: APT (2009) House Price SA & Scotland

House prices within South Ayrshire by property type for 2007<sup>1</sup> are presented in Table 2 below. The average price of a property in South Ayrshire in 2007 was £155,700. This was much higher (around 29 percent) than the average price of a property in Scotland at around £121,000.

Substantial cost differences were associated with the different housing types between South Ayrshire and Scotland:

- Detached houses cost around £58,500 (around 29 percent) more in South Ayrshire than the Scottish average
- Semi-detached houses cost around £56,700 (around 53 percent) more in South Ayrshire than the Scottish average
- Terraced houses cost around £20,200 (around 21 percent) more in South Ayrshire than the Scottish average

<sup>1</sup> House prices by size and type have not been made available yet for 2008

- Flats cost around £10,500 (around 11 percent) more in South Ayrshire than the Scottish average

Average prices in South Ayrshire's HMAs varied slightly in 2007. The average property price in Ayr HMA in 2007 was £152,900, while in G&SC HMA the average property price was £153,000.

There was some differences between the types of properties:

- The average price of flats in Ayr HMA in 2007 was £107,500, while in G&SC HMA the average flat price was £104,100
- The average prices of terraced housing in Ayr HMA in 2007 was £118,000, while in G&SC HMA the average flat price was £99,400
- The average prices of semi-detached housing in Ayr HMA in 2007 was £155,300, while in G&SC HMA the average flat price was £156,900
- The average prices of detached housing in Ayr HMA in 2007 was £242,000, while in G&SC HMA the average flat price was £211,500

As at the local authority level, the cost of properties varied with property type:

- In terms of detached properties, Ayr had the highest mean price for a detached property in 2007, with the average cost of this property type being £284,400. Girvan had the lowest mean price for a detached property in 2007, with the average cost of this property type being £182,200
- The average price of semi-detached properties in South Ayrshire in 2007, ranged from £114,600 in Rural North to £202,300 in Rural South
- The average price of terraced properties in South Ayrshire in 2007, ranged from £88,500 in Girvan to £129,400 in Ayr
- The average price of flats in South Ayrshire in 2007 ranged from £58,100 in Maybole to £160,500 in Rural North.

Table 2 House Price by Type by Sub-Area 2007

	Detached	Semi-Detached	Terrace	Flat	All
Ayr	£284,400	£161,400	£129,400	£109,700	£159,300
Prestwick	£217,000	£162,700	£123,500	£119,100	£154,400
Troon	£284,300	£190,400	£127,100	£112,300	£166,700
Maybole	£186,600	£142,200	£107,100	£58,100	£101,700
Rural North	£229,800	£114,600	£98,300	£160,500	£174,200
Girvan	£182,200	£115,600	£88,500	£89,600	£105,400
Rural South	£249,212	£202,300	£114,600	£117,100	£191,300
Ayr HMA	£240,400	£154,300	£117,100	£111,900	£151,300
G&SC	£215,700	£159,000	£101,600	£103,400	£148,400

<b>South Ayrshire</b>	£257,400	£164,000	£118,100	£109,900	£155,700
<b>Scotland</b>	£198,900	£107,300	£97,900	£99,400	£121,100

Detached properties have increased by around 59.2 percent between 2003 - 2007. In Ayr HMA over this period, detached properties increased by around 52.2 percent, while in G&SC HMA, detached properties increased by 88.7 percent.

Semi-detached properties have increased by around 68.5 percent between 2003 and 2007. In Ayr HMA over this period, semi-detached properties increased by around 70.3 percent, while in G&SC HMA, semi-detached properties increased by around 97.0 percent

Terraced properties have increased by around 68.6 percent between 2003 and 2007. In Ayr HMA over this period, terraced properties increased by around 73.0 percent while in G&SC HMA, terraced properties increased by around 69.3 percent.

Flats have decreased by around 71.1 percent between 2003 and 2007. In Ayr HMA over this period, flats have increased by around 81.1 percent while in G&SC HMA, flats have decreased by around 14.2 percent.

At a lower level of analysis:

- Detached house prices have:
  - Grown at a similar rate in and Girvan (60.1 percent)
  - Grown at a higher rate in Ayr (63.1 percent), Rural North (80.9 percent) and Rural South (110.3 percent)
  - Grown at a lower rate in Prestwick (47.4 percent), Troon (53.3 percent) and Maybole (25.9 percent)
- Semi-detached house prices have:
  - Grown at a higher rate in Troon (82.1 percent), Maybole (126.2 percent) and Rural South (121.3 percent)
  - Grown at a lower rate in Ayr (62.0 percent), Prestwick (60.0 percent, Rural North (50.2 percent) and Girvan (59.0 percent)
- Terraced house prices have
  - Grown at around the same rate in Rural South (66.8 percent)
  - Grown at a higher rate in Prestwick (72.0 percent), Troon (72.9 percent), Maybole (97 percent), Rural North (76.2 percent),
  - Grown at a lower rate in Ayr (64.6 percent), and Girvan (64.8 percent) and Rural South (64.8 percent)

- Flat prices have
  - Grown at around the same rate in Ayr (74.7 percent), Troon (71.7 percent),
  - Grown at a higher rate in, Maybole (79.9 percent), and Girvan (83.5 percent) Rural South (102.0 percent)
  - Grown at a lower rate in Prestwick (65.6 percent) Rural North (36 percent)