

Insight

Housing Market Update 2011 - 2015

Falkirk Council

Research & Information

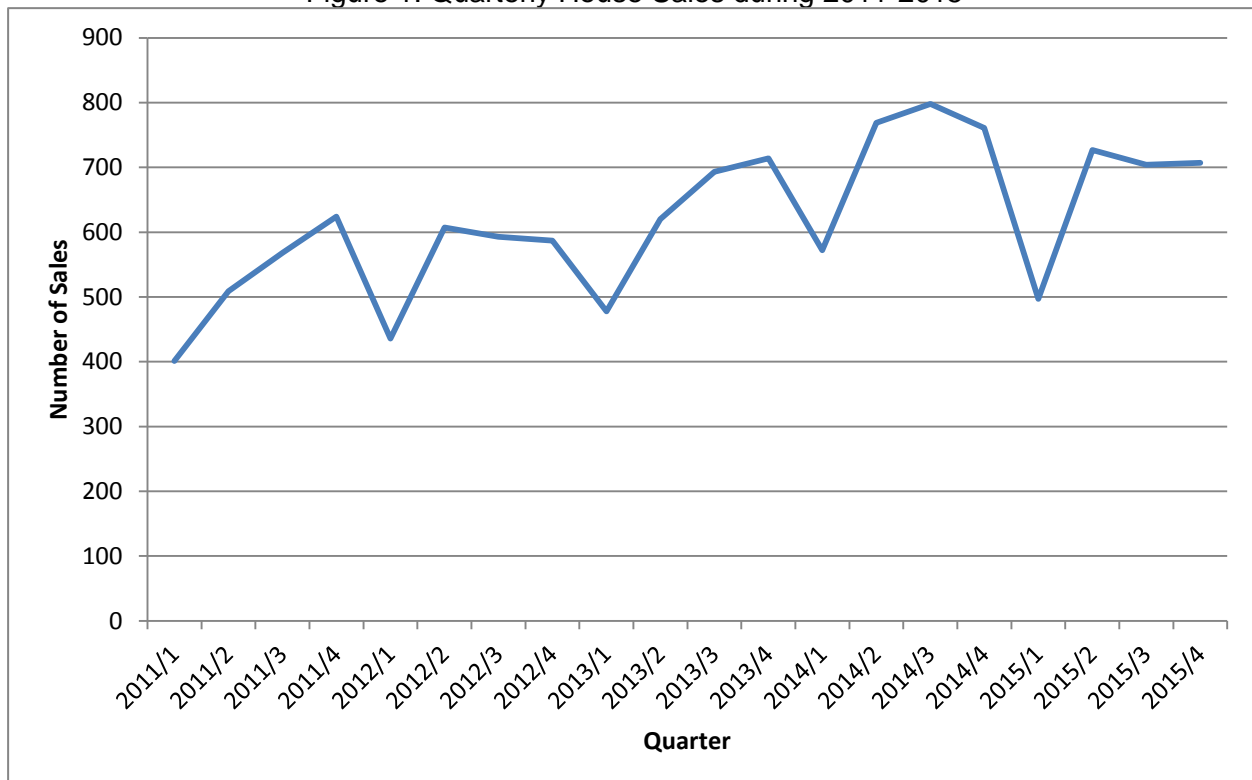
March 2016

The purpose of this Insight is to provide up to date information on house sales in the Falkirk Council area. Data has been analysed from the Register of Sasines for 2011 to 2015. For more details on earlier periods see the previous reports. The Register of Sasines is records of the transfer of ownership of land or of a building.

Property Sales

The graph below shows the quarterly house sales of all genuine house sales within the Falkirk Council area; this excludes transfers of inheritance, divorce and right to buy. The graph illustrates an increase in the number of house sales since 2011 in the Falkirk Council area. The lowest number of house sales was in the first quarter of 2011 with 401 sales. The highest number of house sales was in quarter 3 of 2014 with 798 house sales. There is a clear drop in sales in the first quarter of every year, house sales pick up in the second quarter in the year. 2015 quarter 1 had 497 house sales which rose to 727 in quarter 2 then in quarter 3 and quarter 4 sales were relatively similar with 704 and 707 respectively.

Figure 1: Quarterly House Sales during 2011-2015



Source: Register of Sasines

Figure 2 illustrates the number of new build house sales started to increase from the beginning of 2011 where 143 house sales were new builds. It remained relatively stable and increased to 186 in the second half of 2013, it dropped slightly at the beginning of 2014 to 153 and then increased

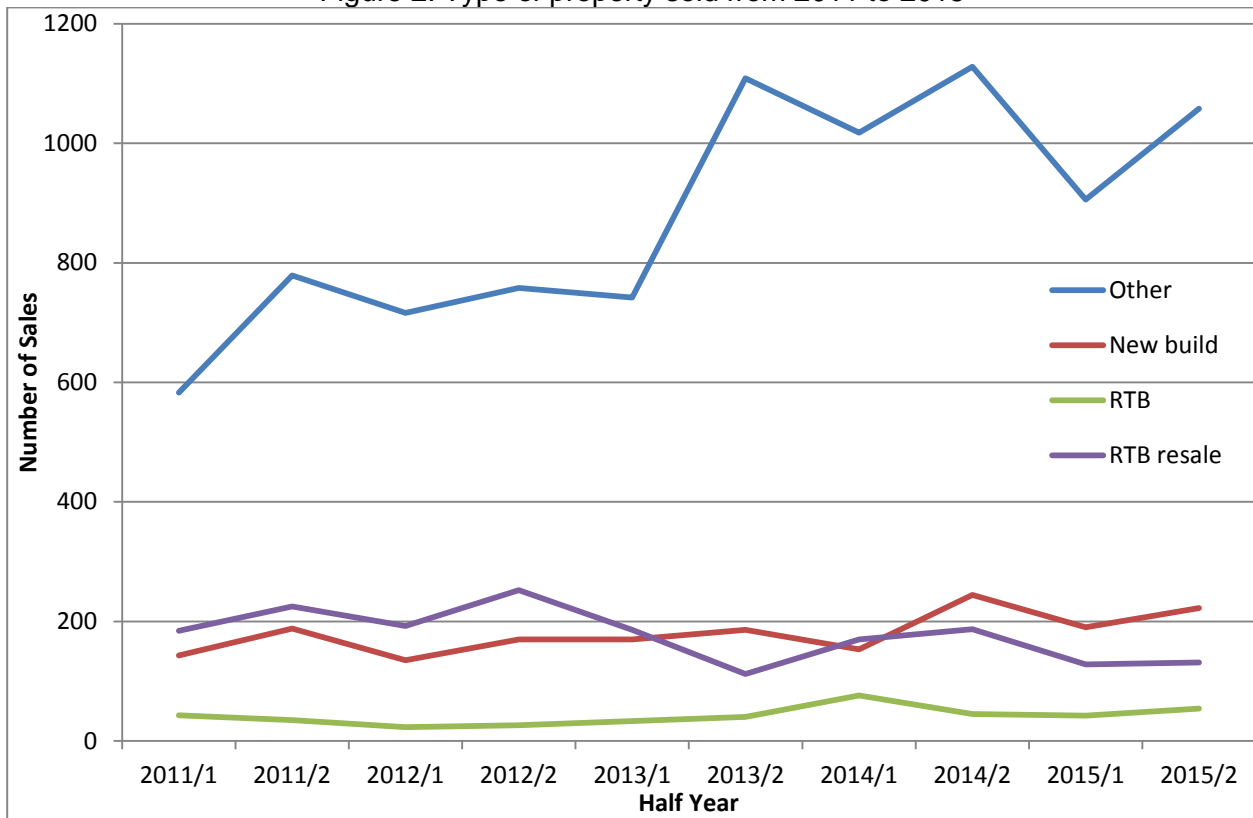
again to the highest in the 4 years to 244 in the second half of 2014. New Builds decreased again to 190 in the first half of 2015 but for the second half of 2015 increased to 222.

The half yearly figures show the number of RTB house sales have been decreasing with less than 50 sales from 2011 to the second half of 2013. In the first half of 2014 RTB sales rose to 76 and then dropped below 50 again for the second half of 2014. The first half of 2015 RTB sales dropped further to 46 but slightly increased to 54 for the second half of 2015.

The RTB resales have been on the decline since the second half of 2012 with 244 RTB resales down to 107 in the second half of 2013. In both the first and second half of 2014 RTB resales were around 170 and again dropped to 128 in the first half of 2015, RTB resales increased slightly to 131 for the second half of 2015.

Within the 'other' category the number of properties sold between the first half of 2011 and the beginning of 2013 remained between 600 and 800. The number of properties increased with over 1,000 sold in the second half of 2013, this continued to the end of 2014. For the first half of 2015 the number of properties sold dropped to 906, but improved with 1,058 selling in the second half of 2015.

Figure 2: Type of property sold from 2011 to 2015

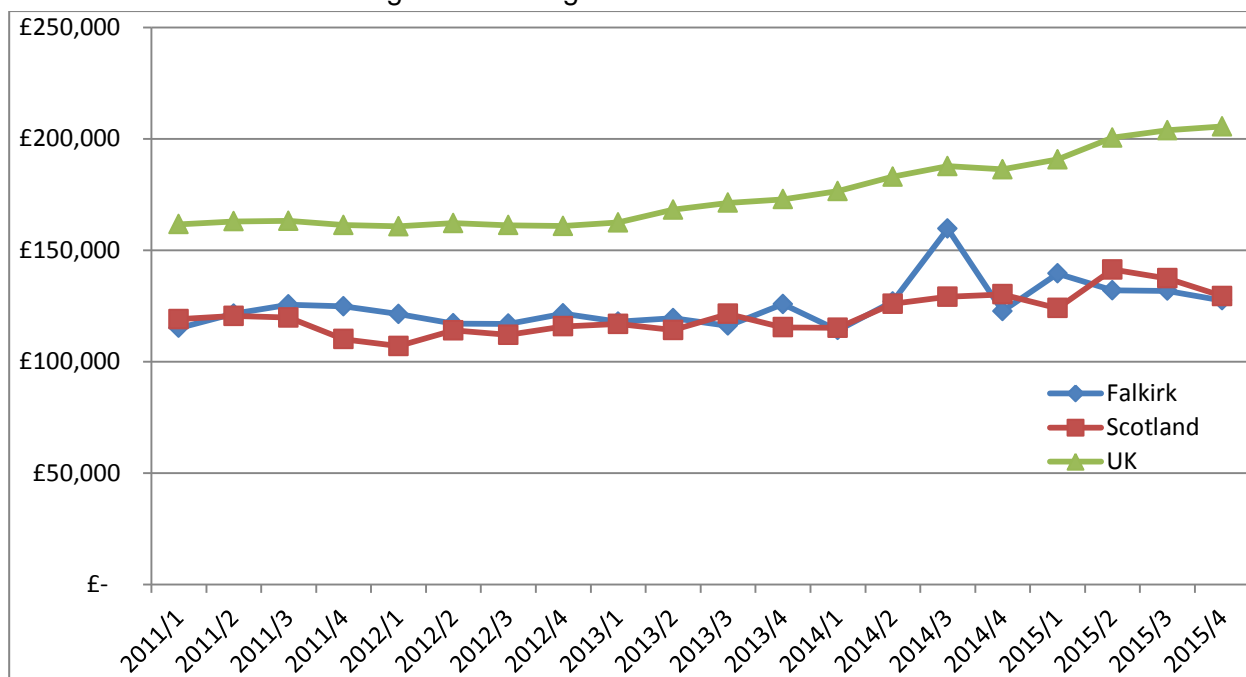


Source: Register of Sasines

House Prices

The following graph presents information on the average house price in each quarter together with comparisons for Scotland and the UK. The analysis of this data has excluded RTB sales and other transactions where no move took place, for example property transfer as a result of divorce or inheritance.

Figure 3: Average House Prices 2011-2015



Source: Register of Sasines, HBOS Housing Research

The graph clearly illustrates UK house prices are higher than both the Falkirk and Scottish average prices. The smallest gap between the Falkirk average and the UK average was 18% in 2014/3. However, the gap increased since 2014/3 to 61% in 2015/4. The Falkirk house prices were similar with the Scottish house prices in 2014/1 and 2014/2, the Falkirk house prices peaked in 2014/3 with £159,601. The spike in 2014/3 can be attributed to the increase in the average price of a new build and other property within this quarter.

In 2015 the Falkirk house prices have been below the Scottish average with the average in Falkirk for 2015/1 being £139,475, for 2015/2 it was £131,950, in 2015/3 it was £131,735 and for 2015/4 the average was £129,359. Falkirk has seen a noticeable increase in the average house price the lowest being £114,103 in 2014/1 to around £130,000 in 2015.

Table 1: Average House Prices by Sector 2011-2015

Sector	2011	2012	2013	2014	2015	% change from 2011 to 2015
New build	£186,444	£189,573	£195,763	£178,986	£190,604	2.2%
RTB	£34,647	£35,706	£34,840	£53,941	£40,278	16.3%
RTB resale	£72,010	£71,193	£71,329	£82,772	£80,286	11.5%
Other	£123,050	£121,169	£114,483	£133,437	£129,404	5.2%

Source: Register of Sasines

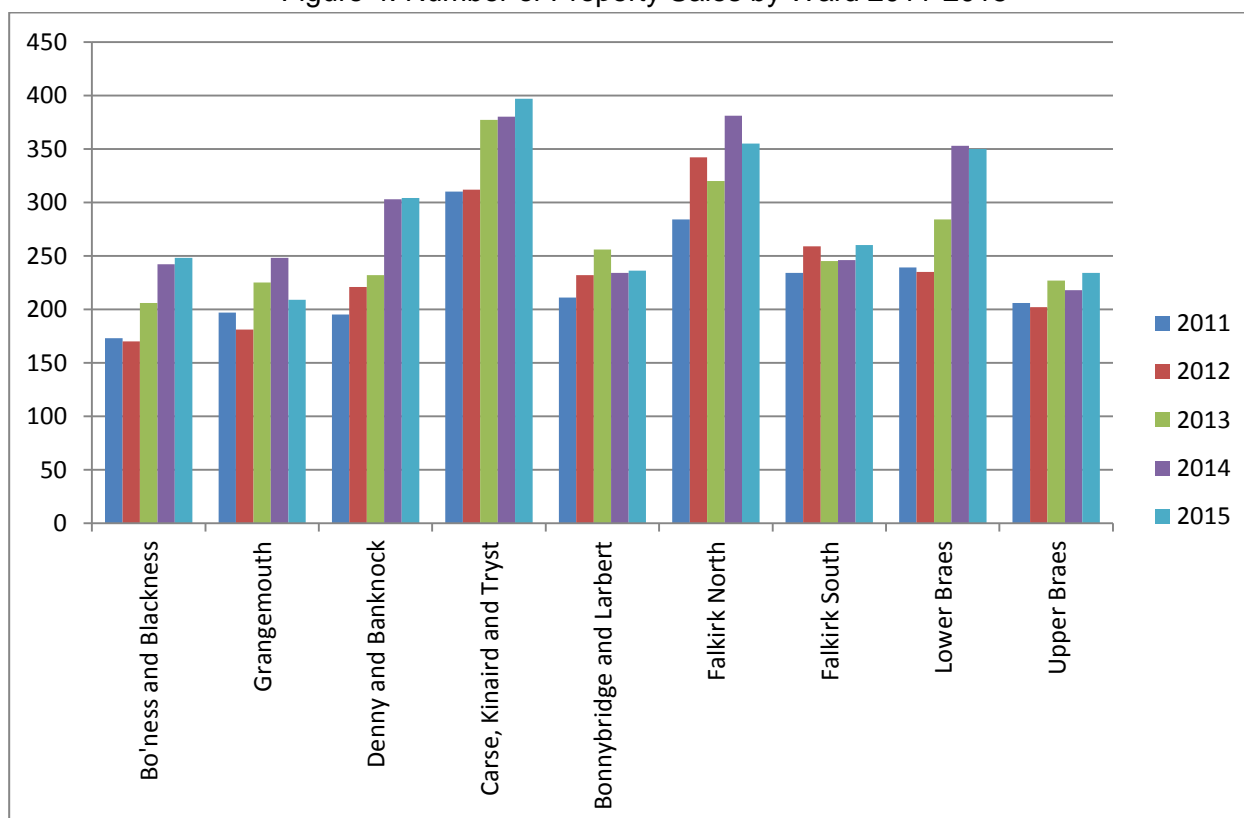
A comparison can also be made with the individual sectors and the average house price in Falkirk shown in Table 1. Note that the RTB sales are at a discounted price.

New house prices increased from the start of 2011 to 2013, they decreased in 2014 to £178,986 but increased again in 2015 to £190,621. RTB sales were consistently around £30,000 to £40,000 from 2011 to 2013, increased in 2014 to £53,941 but decreased again to £41,283 in 2015. RTB re-sale prices are around double the RTB sales. The highest average price for a RTB re-sale house was £82,772 in 2014, the rest of years have remained consistently around £70,000 to £80,000. Other house prices show the lowest average was in 2013 with £114,483, this increased to £133,437 in 2014 but decreased again to £127,345 in 2015.

Sales by Wards

Comparisons can be made in the number of sales of property for Ward areas in Falkirk from 2011-2015. From 2011 to 2015 all Wards had a general increase in the number of property sales. From 2011 to 2015 Denny and Banknock had the greatest increase in house sales with an increase of 55.9%, followed by Lower Braes with a 46.4% increase. Grangemouth had the lowest increase in house sales with 6.1% increase.

Figure 4: Number of Property Sales by Ward 2011-2015



Source: Register of Sasines

The table below gives the change in average house prices in all wards from 2011 to 2015. Most Ward areas increased in the average house price from 2011 with the exception of Carse, Kinaird and Tryst and Bonnybridge and Larbert where both Wards decreased by 12.2%. Grangemouth has seen an 54.1% increase in the average house prices since 2011 from £87,407 to £134,667. This is due to a number of houses being sold over £200,000 in both 2014 and 2015.

Table 2: Average House Price by Ward 2011-2015*

Ward	2011	2012	2013	2014	2015	% change from 2011 to 2015
Bo'ness and Blackness	£111,048	£111,783	£110,941	£112,791	£ 123,689	11.4%
Grangemouth	£87,407	£84,228	£78,065	£185,690	£ 134,667	54.1%
Denny and Banknock	£119,434	£108,053	£109,154	£123,540	£ 120,543	0.9%
Carse, Kinaird and Tryst	£154,427	£148,465	£150,742	£129,868	£ 135,541	-12.2%
Bonnybridge and Larbert	£138,618	£136,150	£135,182	£129,564	£ 121,748	-12.2%
Falkirk North	£98,856	£96,792	£92,447	£121,201	£ 133,866	35.4%
Falkirk South	£111,235	£116,990	£106,535	£117,835	£ 129,267	16.2%
Lower Braes	£131,161	£118,381	£136,169	£145,628	£ 143,467	9.4%
Upper Braes	£137,511	£144,713	£145,852	£128,381	£ 141,942	3.2%

Source: Register of Sasines

Source:

Register of Sasines
HBOS Housing Research

For further information

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