

The Jersey House Price Index

Second quarter of 2007

Headlines

- **The average price of dwellings sold in Jersey in the first half of 2007 was about 8% higher than the first half of 2006;**
- house prices in particular have seen a greater rate of increase than in previous years, with **2- and 3- bedroom houses up by about 10% on the first six months of 2006;**
- **flat prices have remained essentially static over the last 3 years;**
- **the average (mix-adjusted) price of dwellings sold in Jersey during Q2 2007 was £388,000;**
- on a **quarterly** basis the average price **increased** by **5%** between the first and second quarters of 2007;
- **turnover** of properties in Q2 2007 was at a similar level to the average quarterly turnover seen in 2006.

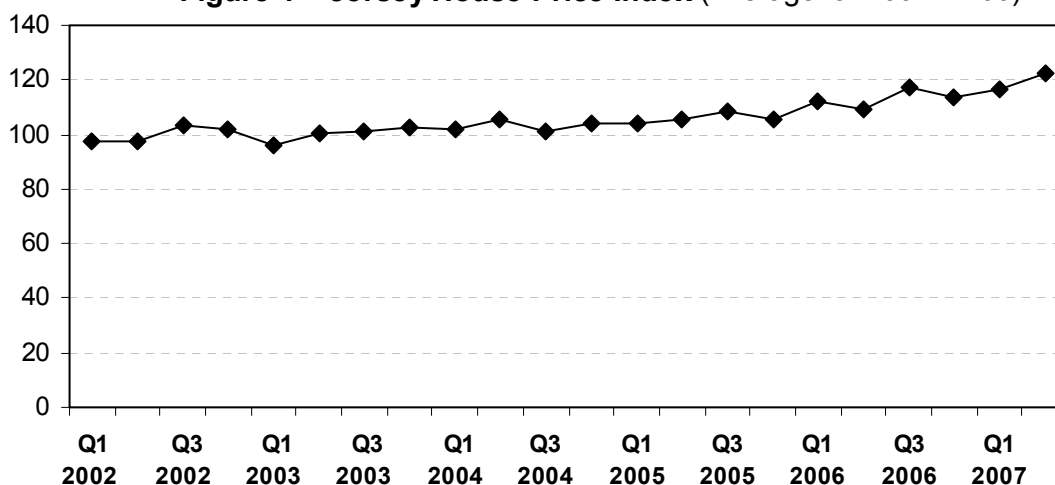
Overall mix-adjusted Index

The Jersey House Price Index measures the combined average price of 1- and 2-bedroom flats and 2-, 3- and 4-bedroom houses<sup>1</sup>.

In considering house prices, longer term analysis is more informative than looking at movements between specific quarters, which can be influenced by a range of factors. Figures 1 and 2 illustrate that the mix-adjusted average price of dwellings in Jersey, as measured by the Jersey House Price Index, was essentially flat during 2002 and 2003, increased at a rate of around 3% per annum in both 2004 and 2005 and then increased at a higher rate (about 6.5%) in 2006.

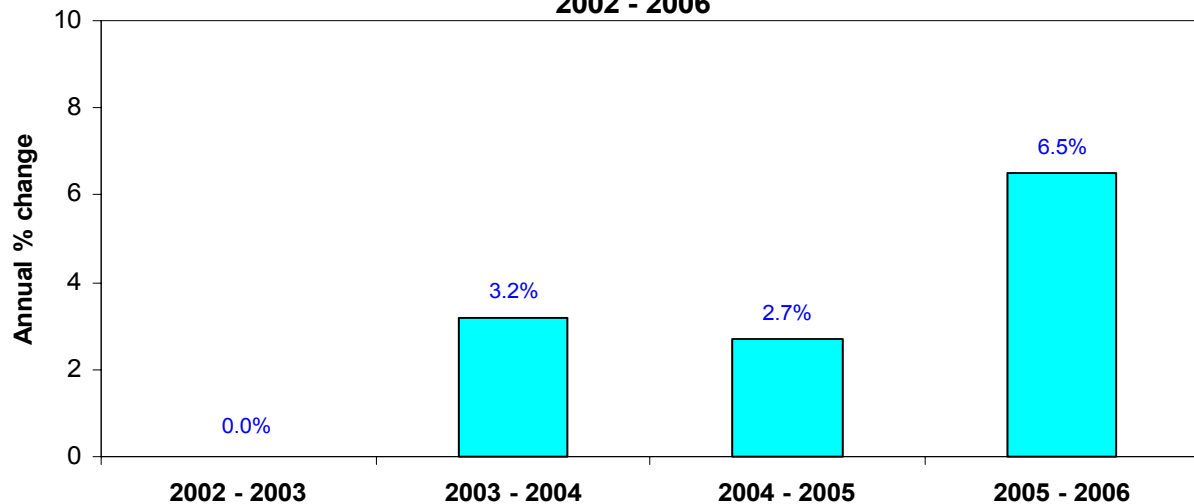
The Index over the first half of 2007 was about 8% higher than the average for the first half of 2006, corresponding to an increase in average price of about £29,000, and suggesting that we are now seeing a higher rate of price growth.

Figure 1 - Jersey House Price Index (Average for 2002 = 100)



<sup>1</sup> A full description of the index and methodology is given in the Notes.

**Figure 2 - Annual % Change in average (mix-adjusted) price  
2002 - 2006**



**Table 1: Mix-adjusted average dwelling price and Jersey House Price Index.**

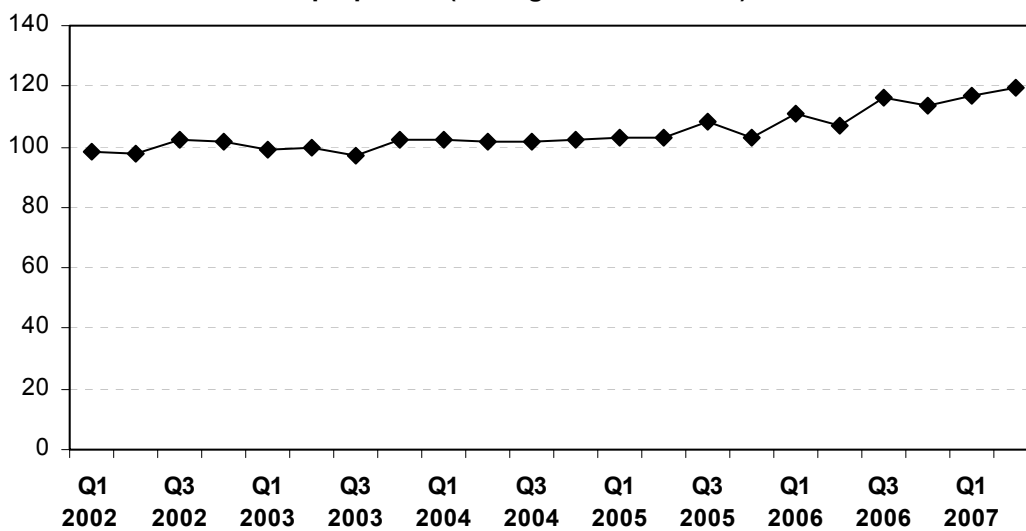
	Period	Average price (£,000)	Index (2002=100)
<b>2002</b>	Q1	309	97.3
	Q2	310	97.6
	Q3	327	103.1
	Q4	324	102.0
	<b>Average</b>	<b>317</b>	<b>100.0</b>
<b>2003</b>	Q1	304	95.7
	Q2	319	100.5
	Q3	322	101.3
	Q4	325	102.5
	<b>Average</b>	<b>317</b>	<b>100.0</b>
<b>2004</b>	Q1	323	101.7
	Q2	335	105.7
	Q3	322	101.5
	Q4	330	103.9
	<b>Average</b>	<b>328</b>	<b>103.2</b>
<b>2005</b>	Q1	331	104.3
	Q2	334	105.2
	Q3	345	108.8
	Q4	335	105.7
	<b>Average</b>	<b>336</b>	<b>106.0</b>
<b>2006</b>	Q1	355	111.8
	Q2	346	109.0
	Q3	372	117.2
	Q4	360	113.5
	<b>Average</b>	<b>358</b>	<b>112.9</b>
<b>2007</b>	Q1	371	116.8
<b>2007</b>	Q2	388	122.2

Prices are rounded to the nearest £1,000.

On a **quarterly** basis, between Q1 and Q2 2007, the Jersey House Price Index increased by 5%. Although the overall trend in recent years has been upward, the Index does exhibit fluctuations between quarters. Such fluctuations occur as a result of the actual characteristics of individual properties sold within each property type in a given quarter, as well as seasonal factors. This intrinsic behaviour further reinforces the importance of taking **annual** changes as the key indicator.

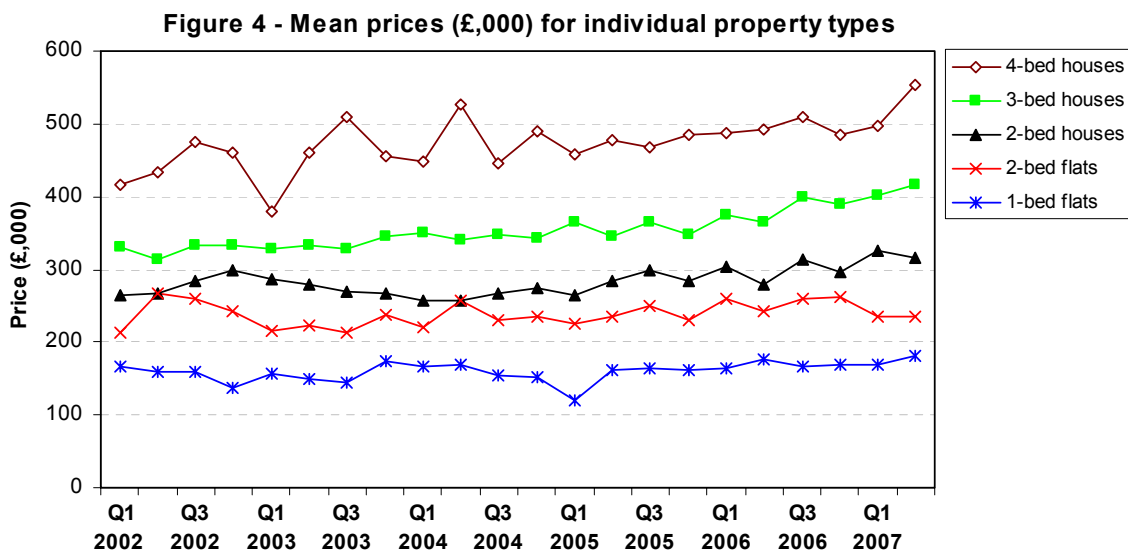
The general stability in price of the majority of the Jersey housing market between 2002 and 2004 is indicated by Figure 3, which shows the House Price Index calculated *excluding the traditionally more volatile category of 4-bedroom houses*. Although this index itself has been somewhat more volatile over the past eighteen months, the trend has been upward and at a similar rate of increase as the full Jersey House Price Index. Prices in the first half of 2007 were about 8½% higher than those in the first half of 2006.

**Figure 3 - Jersey House Price Index excluding 4-bedroom properties (average for 2002 = 100)**



### Individual property types

The mean prices for the individual categories of dwelling are shown in Table 2 and Figure 4.



**Table 2: Mean prices (£,000) for individual property types.**

Period	Flats		Houses			
	1-bed	2-bed	2-bed	3-bed	4-bed	
<b>2002</b>	Q1	166	213	265	332	416
	Q2	160	268	268	314	432
	Q3	160	259	284	332	474
	Q4	137	242	300	333	459
<b>2003</b>	Q1	156	216	285	328	380
	Q2	150	222	278	333	461
	Q3	145	213	270	328	510
	Q4	173	237	266	345	454
<b>2004</b>	Q1	166	219	257	351	448
	Q2	169	256	258	340	526
	Q3	153	230	266	347	446
	Q4	152	236	274	343	489
<b>2005</b>	Q1	121	224	264	364	458
	Q2	161	236	284	346	477
	Q3	164	250	298	366	467
	Q4	161	229	284	348	484
<b>2006</b>	Q1	163	259	303	375	486
	Q2	176	243	278	364	492
	Q3	168	259	315	398	509
	Q4	169	262	296	388	485
<b>2007</b>	Q1	170	235	326	402	496
	Q2	181	236	316	417	554
<b>Annual average prices</b>						
<b>2002</b>		156	246	279	328	446
<b>2003</b>		156	222	275	333	451
<b>2004</b>		160	235	264	345	477
<b>2005</b>		152	235	282	356	472
<b>2006</b>		169	256	298	381	493

*Prices are rounded to the nearest £1,000.*

Notwithstanding a degree of volatility which can occur quarter-on-quarter in the mean prices of individual property types, some themes are apparent from the data:

#### 1-bedroom flats

The average price of 1-bedroom flats has been substantially flat for the last three years. The mean price for Q2 2007 was £181,000, and the average price for the first half of 2007 was about 4% higher than the first half of 2006.

### 2-bedroom flats

The mean price of 2-bedroom flats was essentially flat during 2004 and 2005 and then increased in 2006. However, the mean price recorded for Q2 2007 was £236,000, and the average for 2007 to date is about 6% lower than the first six months of 2006.

### 2-bedroom houses

The trend in prices has been broadly upward for the past three years. The mean price of 2-bedroom houses sold during the second quarter of 2007 was £316,000. The average price for the first six months of 2007 is about 10% higher than for the first half of 2006.

### 3-bedroom houses

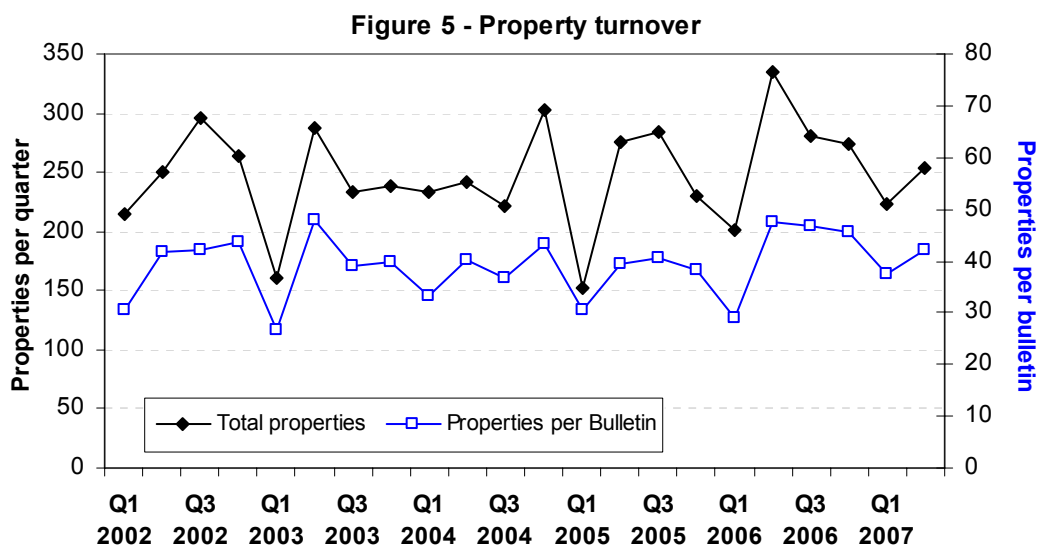
This category of property accounts for almost half of all residential transactions in Jersey. Following a gradual rise in prices from 2002 to 2004, a degree of volatility was observed in 2005 though the trend was still upward at a rate of about 3% per annum. 2006 saw a faster rate of increase, with the mean price of properties sold being 7% above that of 2005. The average price of 3- bedroom houses in the first half of 2007 was almost 11% higher than the first six months of 2006, the mean price recorded in the latest quarter being £417,000.

### 4-bedroom houses

Traditionally this has been the most volatile category, being somewhat sensitive to the broad range of characteristics encompassed within this size of property, although the trend has been broadly upward since 2002. The mean price recorded for the second quarter of 2007 was £554,000 representing the highest average price recorded for this category since the index was introduced in 2002. The average price for the first six months of 2007 was 7% higher than the first half of 2006.

## Turnover

253 eligible properties (see Notes) were reported as being sold in Q2 2007. However, some interpretation is required in making comparisons between quarters due to variation in the frequency of sittings of the Royal Court and hence in the number of Jersey Property Bulletins published per quarter. Taking this point into account, turnover in the latest quarter, at about 42 properties per bulletin, was at a similar level to the average turnover seen in 2006 (see Figure 5).



**Table 3: Number of dwellings included in the House Price Index, by property type, and number of Jersey Property Bulletins published (in which transactions are recorded).**

Period	Flats		Houses			Total	Property Bulletins published
	1-bed	2-bed	2-bed	3-bed	4-bed		
<b>2002</b> Q1	23	22	30	106	34	215	7
Q2	12	36	42	120	40	250	6
Q3	20	36	57	139	44	296	7
Q4	16	33	34	129	51	263	6
Average	18	32	41	124	42	256	7
<b>2003</b> Q1	16	22	20	70	33	161	6
Q2	22	25	48	130	63	288	6
Q3	12	28	47	96	51	234	6
Q4	21	30	31	108	49	239	6
Average	18	26	37	101	49	231	6
<b>2004</b> Q1	16	31	43	98	46	234	7
Q2	21	27	44	109	41	242	6
Q3	20	18	41	101	41	221	6
Q4	28	26	47	136	66	303	7
Average	21	26	44	111	49	250	7
<b>2005</b> Q1	11	20	19	83	20	153	5
Q2	20	26	47	127	55	275	7
Q3	10	18	44	155	57	284	7
Q4	17	29	35	101	48	230	6
Average	15	23	36	117	45	236	6
<b>2006</b> Q1	11	25	31	92	43	202	7
Q2	21	33	53	165	62	334	7
Q3	17	28	49	133	54	281	6
Q4	16	23	42	124	69	274	6
Average	16	27	44	129	57	273	7
<b>2007</b> Q1	13	26	37	107	41	224	6
Q2	20	20	43	119	51	253	6

## First Time Buyers

There are a number of sites in Jersey which have had dwellings built exclusively to be available at a more affordable price to First Time Buyers (FTB). Due to the relatively small number of such transactions taking place in a given quarterly period, FTB properties are presented in Table 4 on an annual basis and only at a combined flat and a combined house level (see Note 6).

The fluctuations in the annual mean price of FTB properties seen for both types of property may be ascribed to two factors: firstly, there is a relatively small number of transactions of such properties taking place each year; secondly specific FTB sites vary somewhat in designated price and since the majority of each site is made available to purchase at a similar time, the annual figures reflect which site has come onto the market in a given year. For example, flats in Woodville Apartments in 2002 were available at a lower price, generally, than those in Albert Place in 2003 and 2004.

As a result of these factors it is more difficult to calculate precise price levels for this housing sub-sector. However, the average prices recorded do point to a lower price growth for FTB properties than that seen in the rest of the market.

**Table 4: First Time Buyers' properties, 2002-2006.**

	2002	2003	2004	2005	2006
<b>Flats</b>					
Mean price	160	185	215	201	205
Transactions	59	52	23	8	13
Principal sites	<i>Woodville Apartments</i>	<i>Albert Place</i>	<i>Albert Place</i>	<i>Various &amp; re-sale</i>	<i>Woodville &amp; Albert Place resale</i>
<b>Houses</b>					
Mean price	222	242	292	270	283
Transactions	44	18	11	129	60
Principal sites	<i>Clos Le Breton</i>	<i>Les Serres</i>	<i>Various &amp; re-sale</i>	<i>Various &amp; re-sale<sup>2</sup></i>	<i>Various &amp; re-sale<sup>2</sup></i>

## Comparison with the UK, Guernsey and the Isle of Man

### Guernsey

Guernsey publishes house price information on a quarterly basis. Historically, average Guernsey "local" market house prices were calculated using a mean average of a truncated ("top and tailed") distribution of house price transactions. In the third quarter of 2006 the methodology was changed, to be based on the median value of the un-truncated distribution. However, the resulting average (median) does not take into account the particular mix of properties sold in each period and as such is not strictly comparable with the Jersey methodology.

The overall average price of dwellings sold in Guernsey<sup>3</sup> in the first half of 2007 was about 2½% higher than in the first half of 2006. The second quarter of 2007 recorded a median price of £290,000 which was 5% lower than the previous quarter.

### Isle of Man

The most up-to-date published information on dwelling prices in the Isle of Man<sup>4</sup> is for calendar year 2006; the simple average (i.e. not mix-adjusted) dwelling price was £235,000, similar to the average for 2005 (£233,000).

<sup>2</sup> Properties on the La Cambrette and the La Selliere sites have been excluded from the First Time Buyers analysis. These sites constitute refurbished properties sold by the Housing Department to States tenants at a price lower than private development sales and are thus not reflective of the First Time Buyers' market.

<sup>3</sup> Guernsey Policy and Research Unit: Guernsey Residential Property Prices 1981-2007.

<sup>4</sup> Isle of Man, Digest of Economic and Social Statistics 2007; house price data for 2006 are provisional.

## United Kingdom

Mix-adjusted average prices of dwellings sold in the last six quarters in Jersey and the UK (overall and by region)<sup>5</sup> are shown in Table 5.

The average (mix-adjusted) price of dwellings sold in the UK as a whole saw an increase of about 11% when compared either on an annual basis (from Q2 2006 to Q2 2007) or for the first half of 2006 compared with the first half of 2007.

The average (mix-adjusted) price of dwellings sold in Jersey during the second quarter of 2007 was about 84% higher than that in the UK as a whole and about a fifth (19%) higher than in Greater London.

**Table 5: Mix-adjusted average price of dwellings sold in Jersey and the UK.**

	Mix-adjusted average price £,000					
	2006				2007	
	Q1	Q2	Q3	Q4	Q1	Q2
<b>Jersey</b>	<b>355</b>	<b>346</b>	<b>372</b>	<b>360</b>	<b>371</b>	<b>388</b>
<b>UK</b>	<b>185</b>	<b>190</b>	<b>197</b>	<b>199</b>	<b>206</b>	<b>211</b>
<b>England</b>	<b>193</b>	<b>198</b>	<b>205</b>	<b>207</b>	<b>213</b>	<b>218</b>
<b>Northern Ireland</b>	<b>140</b>	<b>148</b>	<b>166</b>	<b>186</b>	<b>211</b>	<b>233</b>
<b>Wales</b>	<b>148</b>	<b>153</b>	<b>158</b>	<b>160</b>	<b>161</b>	<b>163</b>
<b>Scotland</b>	<b>130</b>	<b>136</b>	<b>144</b>	<b>146</b>	<b>150</b>	<b>158</b>
Greater London	269	279	287	292	311	325
South East (excl. London)	232	237	245	247	256	263
East	204	208	216	217	224	227
South West	200	204	210	213	217	222
West Midlands	165	167	173	175	175	176
East Midlands	158	160	165	167	168	171
North West	147	151	156	157	158	161
Yorkshire & Humber	147	150	156	158	159	162
North East	134	138	142	144	144	147

*Prices are rounded to the nearest £1,000.*

<sup>5</sup> Figures for the UK are derived from: Department for Communities and Local Government, Release HPI-08-07. These UK figures are based on mortgaged purchases, and hence do not include purely cash purchases; the Jersey figures include both mortgaged and cash purchases.



## Notes

1. The principal data source for the Jersey House Price Index is the Jersey Property Bulletin, supplemented by information on type and size of property provided by the States of Jersey Housing Department.

2. Excluded properties:

Derelict buildings, commercial properties with associated residential units, apparent intra-family transactions, retirement community developments and properties designated by the States of Jersey solely for purchase by first-time buyers are excluded from the final data set from which the average prices and the Index are determined. Furthermore, due to the small numbers of properties and high variability of prices, the following categories of dwelling are also excluded: bedsits; 3 or more bedroom flats; 1- and 5 or more bedroom houses; and multi-dwelling properties. New dwellings, other than those removed by the above exclusion criteria, are implicitly included in the final data set.

3. Share transfers:

Sales occurring via share transfer are not processed through the Royal Court and hence do not appear in the Jersey Property Bulletin. Share transfer transactions are estimated to have constituted about three-fifths of all sales of flats since Q1 2002, with the proportion varying between half and two-thirds at the quarterly level as new developments come onto the market.

Since the transaction prices of properties purchased by share transfer are not readily available such properties are currently not included in the compilation of the Jersey House Price Index. However, as such properties are a part of the Jersey housing market, the level and change in price of this element of the market are governed by economic forces in the same way as the purchase of comparable properties which proceed via the Royal Court. Therefore, the coverage of flat purchases recorded through the latter process, and used in this analysis, provides a robust indicator of the state of the overall market for flats in Jersey. Nevertheless, the Statistics Unit is continuing to work with the Housing Department and other potential sources in order to investigate the possibility of including share transfer properties in the future.

4. The average price of dwellings is calculated by weighting together the average price for each of the following five categories: 1- and 2-bedroom flats; 2-, 3- and 4-bedroom houses (“houses” includes houses and bungalows). The resulting mix-adjusted average dwelling price (see Note 5) is converted into the Jersey House Price Index (based to 100 for calendar year 2002).

The margin of uncertainty on any quarter’s average price is  $\pm$  £10,000; that on the difference between the average prices for any two quarters is  $\pm$  £14,000. The margin of uncertainty on any quarter’s index is  $\pm$  3 percentage points.

5. Mix-adjustment

In order that the average price in a given period is independent of the particular “mix” of properties sold in that period, a “mix-adjusted” average is calculated for each period by weighting each property type by a constant proportion. Prior to the first quarter of 2005, the weights for calculation of the mix-adjusted averages were derived from the proportion that each property type accounted for of all transactions in calendar year 2002. Revised property-type weights were introduced in Q1 2005, derived from the full preceding three-year period.

<b>Property type</b>	<b>Weight</b>
1-bedroom flats	0.077
2-bedroom flats	0.113
2-bedroom houses	0.164
3-bedroom houses	0.456
4-bedroom houses	0.190

The slight changes in weights produced no material discontinuity in the Index series; the difference in mix-adjusted average price between the two sets of weights was £1,000.

6. First Time Buyers:

Due to the very small number of 4-bedroom First Time Buyer (FTB) properties, the analysis presented for FTB houses in Table 4 comprises 2- and 3- bedroom FTB houses combined. Otherwise, almost all First Time Buyer properties are included in the analysis underpinning the table. In a small number of cases the only data available is the “plot” price of a property; such transactions are not included.

*Statistics Unit*

*15 August 2007*