

**Table 576 Housing market: ratio of lower quartile house price to lower quartile income by district, from 1997**

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>ISLAND</b>	<b>3.65</b>	<b>3.65</b>	<b>3.84</b>	<b>3.98</b>	<b>4.22</b>	<b>4.72</b>	<b>5.23</b>	<b>6.27</b>	<b>6.82</b>	<b>7.12</b>
<b>YORKSHIRE EAST</b>	<b>2.86</b>	<b>2.81</b>	<b>2.81</b>	<b>2.78</b>	<b>2.78</b>	<b>2.85</b>	<b>3.09</b>	<b>4.14</b>	<b>4.75</b>	<b>5.30</b>
<del>Darlington UA</del>	<del>3.16</del>	<del>3.21</del>	<del>2.94</del>	<del>2.99</del>	<del>2.93</del>	<del>2.93</del>	<del>3.42</del>	<del>4.74</del>	<del>5.36</del>	<del>5.62</del>
<del>Hartlepool UA</del>	<del>2.20</del>	<del>2.60</del>	<del>2.35</del>	<del>2.36</del>	<del>2.31</del>	<del>2.31</del>	<del>2.09</del>	<del>1.97</del>	<del>2.88</del>	<del>3.80</del>
<del>Middlesbrough UA</del>	<del>2.46</del>	<del>2.41</del>	<del>2.33</del>	<del>2.13</del>	<del>1.94</del>	<del>1.97</del>	<del>1.77</del>	<del>2.60</del>	<del>3.69</del>	<del>4.37</del>
<del>Redcar and Cleveland UA</del>	<del>2.62</del>	<del>2.80</del>	<del>2.50</del>	<del>2.45</del>	<del>2.61</del>	<del>2.74</del>	<del>2.84</del>	<del>3.72</del>	<del>4.31</del>	<del>5.03</del>
<del>Stockton-on-Tees UA</del>	<del>3.07</del>	<del>3.26</del>	<del>3.22</del>	<del>3.15</del>	<del>2.81</del>	<del>3.16</del>	<del>3.46</del>	<del>4.19</del>	<del>4.80</del>	<del>5.60</del>
<b>Durham</b>	<b>2.68</b>	<b>2.56</b>	<b>2.51</b>	<b>2.55</b>	<b>2.54</b>	<b>2.57</b>	<b>2.66</b>	<b>3.6</b>	<b>4.45</b>	<b>5.14</b>
Chester-le-Street	4.37	3.51	3.58	3.65	3.39	3.54	3.99	5.05	5.73	6.84
Derwentside	2.55	2.27	2.52	2.61	2.59	2.74	2.55	4.29	5.03	5.17
Durham	3.14	3.29	3.13	3.13	3.00	2.89	3.94	5.61	5.62	6.09
Easington	2.12	2.11	2.17	2.27	2.16	2.12	2.13	2.86	3.79	4.60
Sedgefield	2.35	2.37	2.37	2.40	2.23	2.14	2.23	2.90	3.90	4.23
Teesdale	3.68	3.21	..	3.17	2.87	3.92	4.22	5.02	5.72	..
Wear Valley	2.72	2.65	2.83	2.56	2.38	2.70	2.79	3.60	4.85	5.63
<b>Northumberland</b>	<b>3.27</b>	<b>3.20</b>	<b>3.51</b>	<b>3.40</b>	<b>3.33</b>	<b>3.41</b>	<b>3.75</b>	<b>4.75</b>	<b>5.53</b>	<b>5.89</b>
Alnwick	3.77	3.56	3.80	5.07	4.32	5.11	5.45	5.96	8.46	8.51
Berwick-upon-Tweed	4.10	3.49	3.40	4.92	4.24	4.32	4.99	7.04	..	7.03
Blyth Valley	2.97	2.82	3.24	2.75	2.87	3.08	3.56	4.35	5.43	5.98
Castle Morpeth	4.27	4.41	4.66	4.62	4.98	4.77	4.90	6.98	6.35	7.68
Tynedale	4.09	4.50	4.65	5.21	5.07	5.19	4.96	7.37	7.46	7.86
Wansbeck	2.35	2.38	2.32	2.39	2.29	2.20	2.60	3.46	4.38	4.20
<b>Tyne and Wear (Met County)</b>	<b>2.88</b>	<b>2.91</b>	<b>2.83</b>	<b>2.74</b>	<b>2.79</b>	<b>3.03</b>	<b>3.46</b>	<b>4.71</b>	<b>5.10</b>	<b>5.56</b>
Gateshead	2.70	2.72	2.55	2.64	2.82	3.13	3.40	4.78	4.94	5.38
Newcastle upon Tyne	3.09	3.13	3.20	2.83	3.13	3.53	4.13	5.13	5.62	6.40
North Tyneside	3.21	3.44	3.08	3.34	2.93	3.20	4.03	5.47	6.23	6.26
South Tyneside	2.66	2.54	2.56	2.49	2.52	2.91	3.22	4.56	5.00	5.70
Sunderland	2.78	2.70	2.72	2.58	2.62	2.84	3.04	4.22	4.61	5.15
<b>YORKSHIRE WEST</b>	<b>2.99</b>	<b>2.95</b>	<b>2.96</b>	<b>2.90</b>	<b>2.95</b>	<b>3.10</b>	<b>3.28</b>	<b>4.42</b>	<b>5.00</b>	<b>5.61</b>
<b>Blackburn with Darwen UA</b>	<b>2.13</b>	<b>2.14</b>	<b>2.21</b>	<b>2.02</b>	<b>1.93</b>	<b>2.20</b>	<b>2.08</b>	<b>3.11</b>	<b>3.83</b>	<b>4.46</b>
<b>Blackpool UA</b>	<b>3.32</b>	<b>3.36</b>	<b>3.32</b>	<b>3.35</b>	<b>3.46</b>	<b>3.53</b>	<b>4.07</b>	<b>5.57</b>	<b>5.72</b>	<b>6.73</b>
<b>Halton UA</b>	<b>2.87</b>	<b>2.50</b>	<b>2.56</b>	<b>2.54</b>	<b>2.62</b>	<b>2.72</b>	<b>3.16</b>	<b>4.09</b>	<b>4.85</b>	<b>5.00</b>
<b>Warrington UA</b>	<b>3.26</b>	<b>3.33</b>	<b>3.43</b>	<b>3.44</b>	<b>3.52</b>	<b>4.40</b>	<b>4.65</b>	<b>5.81</b>	<b>6.29</b>	<b>7.78</b>
<b>Cheshire</b>	<b>3.87</b>	<b>3.89</b>	<b>3.98</b>	<b>3.98</b>	<b>4.21</b>	<b>4.71</b>	<b>5.25</b>	<b>6.31</b>	<b>7.13</b>	<b>7.49</b>
Chester	4.71	4.54	4.79	5.22	5.01	5.44	6.09	7.85	8.24	9.51
Congleton	3.71	3.70	3.96	4.08	4.46	5.21	5.85	7.00	7.46	8.12
Crewe and Nantwich	3.32	3.39	3.24	3.19	3.45	3.50	4.13	5.52	6.13	6.26
Ellesmere Port and Neston	2.82	2.93	3.05	3.01	3.37	3.71	3.75	4.34	5.12	5.19
Macclesfield	4.55	4.75	4.51	4.70	5.13	5.62	6.41	7.28	7.95	8.44
Vale Royal	3.66	3.49	3.89	3.83	4.06	4.48	5.31	6.22	7.41	6.97
<b>Cumbria</b>	<b>3.11</b>	<b>3.17</b>	<b>3.17</b>	<b>3.13</b>	<b>3.01</b>	<b>3.05</b>	<b>3.32</b>	<b>4.29</b>	<b>5.10</b>	<b>5.39</b>
Allerdale	2.97	3.13	3.05	3.21	3.07	3.05	3.27	4.40	5.68	5.79
Barrow-in-Furness	2.18	2.01	1.80	2.17	1.91	2.11	2.01	2.99	3.85	3.82
Carlisle	3.22	3.10	3.13	3.05	2.80	3.00	3.41	4.94	5.29	5.65
Copeland	1.85	1.80	1.75	1.55	1.78	1.62	1.65	2.27	3.13	3.77
Eden	4.45	5.14	4.70	4.80	5.25	5.50	6.35	8.64	8.39	8.67
South Lakeland	4.51	4.58	4.60	4.59	4.90	5.76	6.44	8.41	8.99	9.59
<b>Greater Manchester (Met County)</b>	<b>2.86</b>	<b>2.86</b>	<b>2.74</b>	<b>2.67</b>	<b>2.73</b>	<b>2.86</b>	<b>3.11</b>	<b>4.18</b>	<b>4.88</b>	<b>5.57</b>
Bolton	2.72	2.64	2.59	2.50	2.57	2.74	2.75	3.80	4.78	5.22
Bury	3.25	3.07	3.09	2.87	3.14	3.50	3.74	4.98	6.12	6.08
Manchester	4.02	3.93	4.02	4.02	4.07	4.22	4.12	4.92	5.88	5.92

**Table 576 - Housing Market : ratio of lower quartile house price to lower quartile name**

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	District from 1997
Vale of White Horse	4.58	4.99	5.36	6.28	6.51	7.60	8.68	8.38	8.83	8.99	
West Oxfordshire	5.87	6.05	6.83	6.90	6.85	8.31	8.55	9.52	9.44	9.27	
<b>Surrey</b>	5.44	6.06	6.47	7.52	7.85	8.56	9.14	9.81	10.05	10.25	Source : CHG
Elmbridge	7.13	7.13	7.62	8.88	9.02	10.34	11.01	11.55	10.77	11.29	
Epsom and Ewell	5.91	6.30	7.74	8.96	8.32	10.06	10.01	10.23	12.31	12.19	
Guildford	5.17	6.10	6.88	7.77	8.25	8.20	9.06	9.79	9.96	10.77	
Mole Valley	5.44	6.58	6.85	8.20	8.52	9.33	9.68	9.86	11.98	11.66	
Reigate and Banstead	4.66	5.58	5.92	6.54	7.41	7.65	8.25	9.16	9.27	9.02	
Runnymede	4.86	5.90	6.36	6.61	7.14	7.79	9.49	9.21	9.50	9.39	
Spelthorne	4.65	4.83	4.96	6.17	7.01	6.74	7.58	7.99	8.12	8.02	
Surrey Heath	5.17	6.19	6.80	7.07	6.97	8.43	8.76	8.82	9.63	10.37	
Tandridge	6.44	6.40	7.68	8.02	8.99	9.16	10.45	12.07	11.75	12.67	
Waverley	5.97	6.64	6.99	8.37	8.31	9.35	9.66	10.59	11.26	11.06	
Woking	5.67	5.41	6.12	6.93	7.13	8.72	8.17	9.53	10.00	9.03	
<b>West Sussex</b>	4.38	4.63	4.92	5.72	6.20	7.53	8.23	9.03	9.64	10.06	
Adur	4.37	4.43	4.69	5.44	7.49	7.08	7.73	9.13	9.37	10.56	
Arun	4.59	5.11	4.99	6.21	7.10	7.47	8.62	9.09	10.13	10.22	
Chichester	5.76	5.82	6.97	7.23	8.07	9.54	11.05	11.13	12.74	11.83	
Crawley	4.01	4.21	4.36	4.90	5.49	6.56	6.76	7.81	7.95	8.82	
Horsham	5.08	5.23	6.44	7.32	7.31	8.22	8.91	9.34	10.48	10.33	
Mid Sussex	4.62	5.34	5.51	7.07	7.16	8.59	9.41	10.42	10.32	10.35	
Worthing	3.66	4.34	4.17	4.91	5.77	6.40	7.99	8.48	8.98	9.35	
<b>ITH WEST</b>	<b>4.07</b>	<b>4.13</b>	<b>4.49</b>	<b>4.81</b>	<b>5.44</b>	<b>6.37</b>	<b>7.11</b>	<b>8.17</b>	<b>8.55</b>	<b>8.47</b>	
<b>Bath and North East Somerset UA</b>	4.76	4.91	5.28	6.21	6.47	7.40	8.31	9.24	9.65	9.32	
<b>Bournemouth UA</b>	4.65	4.60	4.93	5.25	6.34	7.72	8.66	9.77	9.56	9.95	
<b>Bristol, City of UA</b>	3.31	3.30	3.74	4.47	4.89	5.62	6.39	6.97	7.65	7.45	
<b>North Somerset UA</b>	4.06	4.15	4.45	4.81	5.56	6.08	6.62	7.36	7.87	8.00	
<b>Plymouth UA</b>	3.32	3.28	3.30	3.19	3.65	4.43	5.06	5.76	7.04	6.94	
<b>Poole UA</b>	4.78	4.86	5.45	6.13	6.58	8.12	8.70	10.13	10.18	9.83	
<b>South Gloucestershire UA</b>	3.73	3.84	4.16	4.91	5.13	5.91	6.83	7.22	7.25	7.56	
<b>Swindon UA</b>	3.21	3.67	3.97	4.80	5.07	5.88	6.60	6.33	6.79	6.81	
<b>Torbay UA</b>	3.97	4.60	4.70	5.22	5.62	6.68	7.29	9.31	9.43	8.93	
<b>Cornwall and the Isles of Scilly</b>											
Caradon	4.63	4.44	4.77	4.69	5.83	6.24	7.19	8.44	9.39	9.13	
Carrick	4.61	5.13	5.33	5.77	6.48	7.62	8.65	10.03	10.90	10.40	
Kerrier	3.86	3.83	4.05	4.63	4.95	6.78	7.24	8.35	9.60	9.46	
North Cornwall	4.86	4.85	4.98	5.49	6.30	7.23	7.66	10.85	10.39	9.94	
Penwith	4.39	4.88	5.21	5.82	6.58	8.22	9.84	11.18	11.43	11.70	
Restormel	3.89	3.95	4.43	4.51	4.73	6.39	7.92	9.56	9.89	9.64	
Isles of Scilly	..	11.25	..	..	..	..	..	..	..	..	
<b>Devon</b>	4.40	4.43	4.78	5.04	5.67	6.95	7.87	9.20	9.88	9.66	
East Devon	4.83	4.81	5.48	5.85	6.05	7.70	8.83	9.67	10.32	10.26	
Exeter	3.69	3.62	3.89	4.29	4.92	6.32	7.13	8.44	8.67	8.86	
Mid Devon	4.15	4.29	4.51	5.26	5.52	6.72	7.94	9.05	9.08	10.13	
North Devon	4.47	4.61	5.06	5.73	6.32	7.68	7.60	9.21	10.04	10.14	
South Hams	5.16	5.13	5.66	6.07	6.68	7.89	9.26	10.28	11.68	11.14	
Teignbridge	4.84	5.09	5.22	5.46	5.55	6.64	7.29	9.41	9.97	9.20	
Torridge	4.44	4.66	5.37	5.29	6.68	7.62	7.40	10.87	11.13	10.14	
West Devon	5.59	5.16	5.14	5.57	5.76	6.93	8.97	9.99	..	9.56	
<b>Dorset</b>	5.10	5.07	5.51	6.51	6.61	7.96	8.99	10.32	10.08	10.35	
Christchurch	5.42	5.27	5.72	7.06	8.47	8.98	10.30	10.04	10.67	11.39	
East Dorset	5.70	7.12	6.72	7.34	8.42	9.42	10.15	11.18	11.64	11.75	
North Dorset	5.32	4.95	6.03	6.27	6.21	7.56	8.60	10.45	9.38	9.63	
Purbeck	5.39	4.70	5.33	..	8.15	7.60	7.75	10.94	10.00	10.60	
West Dorset	4.92	5.69	5.82	6.73	6.64	8.23	9.77	10.53	10.53	9.91	
Weymouth and Portland	4.51	3.96	4.34	5.71	5.61	6.54	8.21	9.47	9.16	9.75	

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>Gloucestershire</b>	3.96	3.91	4.32	4.49	5.14	5.90	6.39	7.62	8.03	8.10
Cheltenham	4.04	4.03	4.51	5.16	5.76	6.36	6.50	7.80	7.99	8.48
Cotswold	5.44	6.12	6.54	7.32	7.08	8.54	10.03	10.35	11.47	10.56
Forest of Dean	3.93	3.71	3.66	3.86	4.25	5.01	5.58	6.73	7.70	7.43
Gloucester	3.38	3.22	3.64	3.68	4.44	5.19	5.79	6.65	7.32	7.21
Stroud	4.01	3.96	4.51	4.74	5.42	6.12	6.61	7.77	8.49	8.93
Tewkesbury	4.00	4.25	4.23	4.65	5.59	6.17	6.82	7.65	7.65	8.33
<b>Somerset</b>	4.10	4.10	4.38	4.89	5.39	6.30	6.77	8.21	8.37	8.18
Mendip	4.33	4.29	4.60	5.42	5.47	6.94	6.93	8.54	8.63	8.67
Sedgemoor	3.74	3.51	3.70	4.16	4.53	5.30	6.05	7.77	7.67	7.98
South Somerset	3.69	3.84	4.34	4.79	5.27	5.89	6.67	7.82	8.11	8.07
Taunton Deane	4.33	4.52	4.79	5.34	5.93	7.07	7.51	8.53	8.99	8.20
West Somerset	4.90	5.21	4.43	5.29	..	6.64	7.51	11.25	..	8.73
<b>Wiltshire</b>	4.80	4.94	5.28	5.87	6.47	7.19	8.03	8.84	8.50	8.76
Kennet	6.39	5.62	6.39	6.93	7.08	8.66	9.75	9.65	10.49	10.87
North Wiltshire	4.46	4.71	5.18	5.39	6.41	7.20	7.97	8.40	7.78	8.11
Salisbury	5.59	6.04	6.07	7.08	7.77	8.29	9.46	10.44	10.10	10.25
West Wiltshire	4.25	4.24	4.59	5.15	5.67	6.24	6.85	8.23	8.31	8.81

**Notes on the above table:**

- The Annual Survey of Hours and Earnings (ASHE) is based on a 1 per cent sample of employee jobs. Information on earnings and hours is obtained in confidence from employers. It does not cover the self-employed nor does it cover employees not paid during the reference period. Information is as at April each year. The statistics used are workplace based.
- HM Land Registry data is for the first half of the year only, so it is comparable to the ASHE data which is as at April.
- Prior to 2006 data are not available for Inner and Outer London.
- The above layout for presenting local authority figures is based on Office for National Statistics guidelines.
- The "lower quartile" property price/income is determined by ranking all property prices/incomes in ascending order. The lowest 25 per cent of prices are below the lower quartile; the highest 75 per cent are above the lower quartile.
- The districts, unitary authorities and counties listed above are based on 1 April 1998 boundaries. Figures for any "new" re-organised areas have been estimated retrospectively applying the new boundaries back to 1996, making appropriate assumptions for any county re-organisation which involved cutting across districts.
- .. ASHE data was unreliable due to small sample.

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Sources:  
Annual Survey of Hours and Earnings (ONS)  
HM Land Registry

File: hprc76-la-cy

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