

**Table 48 Median regional house prices for first-time buyers by size of dwelling in 2003**

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Region	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms or more	All sizes
North East	44,500	51,000	50,000	121,750	210,000	49,500
Yorkshire & The Humber	70,125	60,000	60,000	109,500	225,000	59,950
North West	63,500	59,950	60,000	100,000	169,000	60,000
West Midlands	60,000	78,000	79,000	156,750	285,000	75,000
East Midlands	59,950	80,000	82,000	170,000	215,000	80,000
East	92,000	117,000	128,000	186,000	279,650	117,500
London	133,000	160,000	185,000	248,000	280,000	155,000
South East	105,000	133,000	147,000	227,500	331,250	130,000
South West	84,000	110,000	122,500	200,000	285,000	111,500
Wales	61,000	63,125	60,000	135,998	200,000	61,000
Scotland	44,000	50,000	53,000	120,000	190,000	48,000
Northern Ireland	49,950	62,250	67,500	85,000	96,625	66,000
United Kingdom	106,500	100,000	90,000	155,000	250,000	97,000

Sources: Office of the Deputy Prime Minister; analysis commissioned from the Sample Survey of Mortgage Lenders.

Notes: Figures are for sales to first-time buyers, excluding sitting tenants. Cases where the number of rooms, rather than bedrooms, were reported are excluded. Figures for properties with one bedroom or five or more bedrooms may be unreliable, because of small sample sizes.