

Table 48 Median regional house prices for first-time buyers by size of dwelling in 2004

£

Region	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms or more	All sizes
North East	60,000	67,000	66,000	154,950	174,000	66,000
Yorkshire & The Humber	78,750	79,000	80,000	154,498	239,000	79,950
North West	70,850	76,000	80,500	159,950	195,000	79,950
West Midlands	74,000	94,000	100,000	179,725	300,000	95,000
East Midlands	70,000	94,000	105,000	185,475	295,000	98,500
East	102,500	132,500	145,000	215,000	342,000	134,000
London	145,000	175,000	205,000	278,000	452,500	173,000
South East	114,000	147,000	165,500	250,000	480,000	148,500
South West	95,000	125,000	141,000	230,000	320,000	129,950
Wales	70,000	85,000	81,250	165,000	243,500	84,995
Scotland	55,000	65,000	68,000	155,995	240,000	65,000
Northern Ireland	45,500	60,000	75,000	105,500	147,000	73,000
United Kingdom	118,000	121,000	117,000	193,750	300,000	120,000

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.