



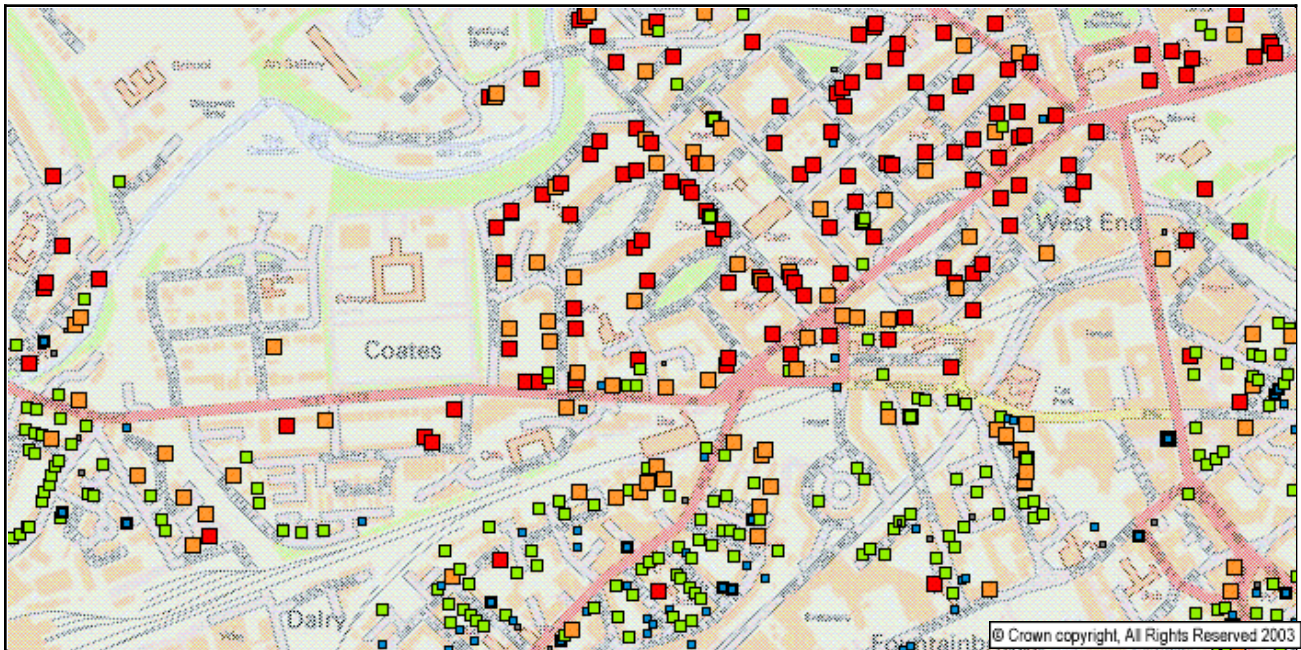
Local Market Analysis near:
'20A, LANSDOWNE CRESCENT, EDINBURGH'

Price Information






Property Price Analysis - collated from ALL local sales

Price Distribution Map	A map of all local property sales
Price Analysis	Average prices and percentage change for the last three years
Price Distribution Chart	Number of sales and average price for the past three years
Most Expensive Streets	Most expensive streets in the area
Most Transient Streets	Streets with the highest number of transactions in this area

Price Distribution Map



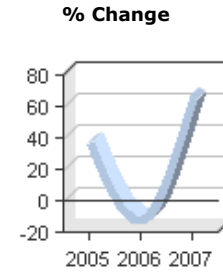
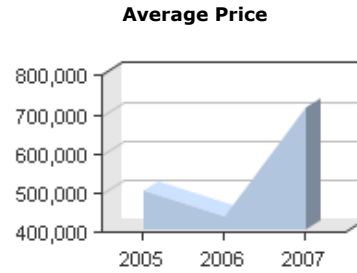
This map shows the 1083 sales in the last year analysed & coloured according to the value of the sale.
All subsequent analysis in this report is based on the area shown in the map above.

Legend	 £60,000+	 £120,000+	 £200,000+	 £300,000 +	
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Price Analysis

	All Property Types		
	Average Price	Count	% Change
Year to Jun 2007	£714,510	1083	64.62
Year to Jun 2006	£434,030	836	-13.22
Year to Jun 2005	£500,158	888	36.18

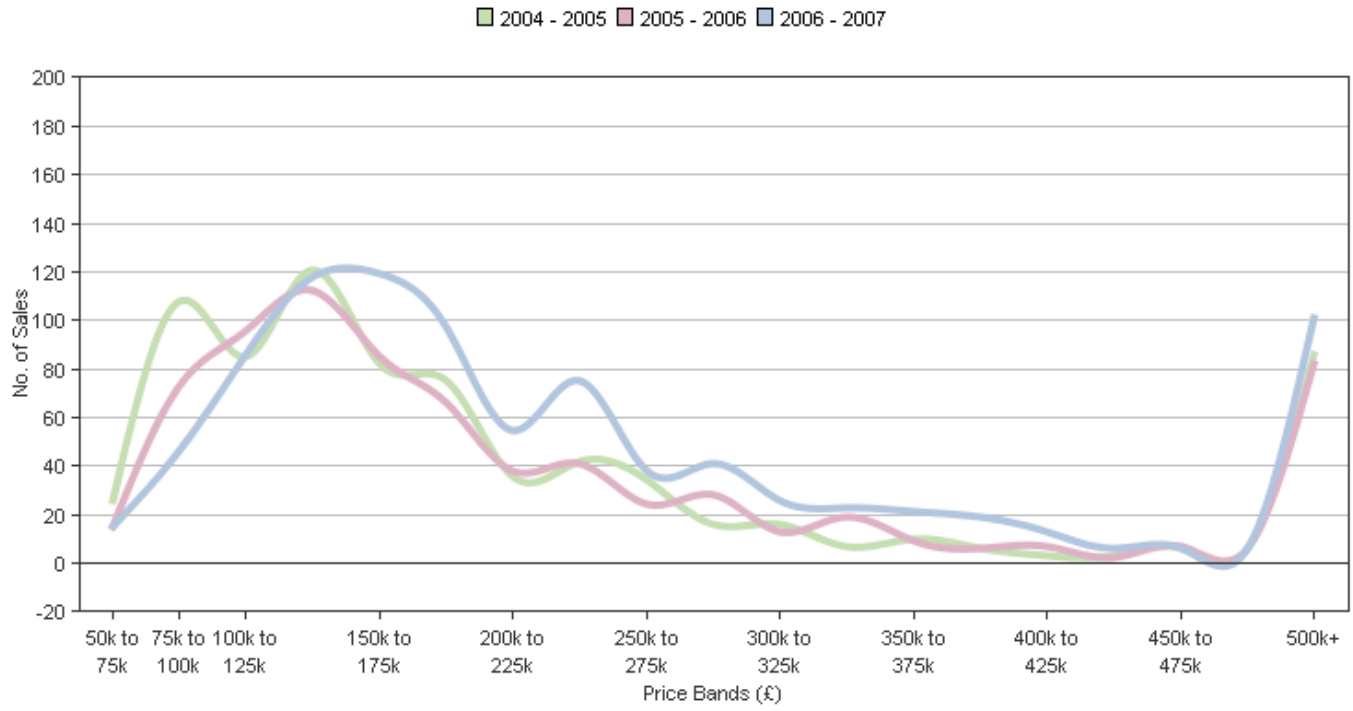


Price Analysis

	12-24 months ago	Most recent 12 months	% Change
All Property Types	£434,030	£714,510	64.62

Total value of sales in the year to date: **£714,510**

Price Distribution Chart



	50k to 75k	75k to 100k	100k to 125k	125k to 150k	150k to 175k	200k to 225k	250k to 275k	275k to 300k	325k to 350k	350k to 375k	375k to 400k	400k to 425k	425k to 450k	450k to 475k	475k to 500k	500k+	
2007	15	46	86	118	119	97	55	75	38	41	26	23	21	13	6	6	101
2006	15	73	96	112	85	66	38	41	24	28	13	19	9	7	2	7	82
2005	26	108	85	121	82	75	36	42	34	16	16	7	10	3	3	6	86

Most Expensive Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

Rank	Street	Average Price	No. of Sales	Total Value of Sales
1	SHANDWICK PLACE	£22,715,000	10	£227,150,000
2	CANNING STREET	£17,941,978	2	£35,883,957
3	PRINCES STREET	£11,286,000	5	£56,430,000
4	QUEENSFERRY STREET LANE	£10,618,683	3	£31,856,050
5	OSBORNE TERRACE	-	1	-
6	ROTHESAY MEWS	£5,755,625	4	£23,022,500
7	SOUTH CHARLOTTE STREET	£4,428,483	3	£13,285,450
8	MORRISON STREET	£4,089,858	21	£85,887,025
9	BELFORD ROAD	£3,051,774	7	£21,362,418
10	CANNING STREET LANE	£2,493,750	4	£9,975,000
11	KING'S STABLES ROAD	£1,980,000	2	£3,960,000
12	CASTLE STREET	£1,853,333	3	£5,560,000
13	FOUNTAIN NORTH	-	1	-
14	RUTLAND STREET	£1,616,760	5	£8,083,800
15	WESTER COATES AVENUE	£1,588,500	2	£3,177,000

Most Transient Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

Rank	Street	Average Price	No. of Moves	Total Value of Sales
1	LOCHRIN PLACE	£252,752	42	£10,615,596
2	WEST TOLLCROSS	£264,924	35	£9,272,342
3	DRUMSHEUGH GARDENS	£897,301	33	£29,610,954
4	LOTHIAN ROAD	£222,312	31	£6,891,689
5	DALRY ROAD	£123,134	22	£2,708,950
6	ORWELL PLACE	£175,499	22	£3,860,999
7	ROSEBURN MALTINGS	£212,883	22	£4,683,436
8	MORRISON STREET	£4,089,858	21	£85,887,025
9	CALEDONIAN CRESCENT	£121,665	20	£2,433,312
10	EASTER DALRY WYND	£158,624	20	£3,172,492
11	GROVE STREET	£140,845	19	£2,676,055
12	HAYMARKET TERRACE	£194,324	19	£3,692,165
13	PALMERSTON PLACE	£457,776	19	£8,697,750
14	DUFF STREET	£133,686	17	£2,272,676
15	CALEDONIAN PLACE	£141,986	16	£2,271,789

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