

The Property Price Database

Introduction

Land Registry release property price data on a monthly basis in England and Wales. From the data you can identify the address and postcode of all properties bought and sold since January 1995, along with the date of sale, value of the transaction, whether the property is newly built, and the property type (detached, semi-detached, terraced or flats).

This enables you to:

1. Identify properties that have been recently sold. The very act of moving is a demand trigger for all sorts of goods and services and by knowing when the move took place it is possible to identify the address of recent movers. Conversely it is also possible to identify properties that have not been sold recently and this group of older long standing owners may also be of interest.
2. Identify expensive properties from the less expensive. The price the property sold for is an important measure of affluence and this in turn is often a good predictor of response to campaign activity.
3. Identify properties of a particular type such as detached properties. This may also be a useful measure by which to target campaign activity.
4. Identify leasehold from freehold and new builds from older properties.

Data Held

Land Registry data for the period January 1995 to December 2021 has been extracted. There were over 26 million records and each record represents the sale of a property and information about that sale. If a property has been sold several times then one record will be present for each transaction. After removing obvious non-residential properties, a few very low or very high value properties and duplicate transactions; the final file was netted down to one record per property carrying across the information for the most recent sale plus a count of the number of times the property was sold and a modelled estimate of what the property is worth in today's market. In total the final address file contains nearly 14.6 million records and against each the following information is held:

1. Address and Postcode (processed against Ordnance Survey's Addressbase Premium Product)
2. Price Paid for the property at time of Sale
3. Date of Sale
4. Property Type
 - D=Detached
 - F=Flat
 - S=Semi-Detached
 - T=Terraced
5. New Build (Yes/No)
6. Leasehold or Freehold
 - L=Leasehold
 - F=Freehold

To each record the following were also added

7. Estimated Value of the Property in 2021.
8. Number of Times the Property has been Sold since 1995 (1,2,3,4, 5 or more).
9. Region.
10. Easting and Northing (for identifying catchment areas).
11. Sonar Geodemographic Classification.
12. Postcode based Predictor of Wealth
13. Postcode based Predictor of the Presence of Families
14. The proportion of Properties in each Council Tax Band in the postcode
15. FSA Postcode Sector Mortgage Lending Q1 2020
16. Index of Multiple Deprivation
17. The proportion of properties in the Lower Level Super Output Area (LSOA) within 12 age of property bands.

Modelled Estimator of Property Value in 2021 terms

A property could have been sold at any time since 1995. In order to identify properties by value a modelled estimator of what the property is worth in 2021 terms was derived. Thereby allowing high or low value properties to be identified irrespective of when, or how often they were brought and sold. The modelled estimator used a wide range of data but time (when the property was sold) and very small units of geography (to capture geographic variation in prices) were used and were key. The predictor is held as a value in £'s. The table below shows the banded distribution in predicted property values.

Estimated Value in 2021 Banded

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	1047510	7.1	7.1	7.1
	£100,000 - < £150,000	1770498	12.1	12.1	19.2
	£150,000 - <£200,000	2096945	14.3	14.3	33.5
	£200,000 - < £250,000	1886437	12.9	12.9	46.4
	£250,000 - <£300,000	1618328	11.0	11.0	57.4
	£300,000 - <£400,000	2331161	15.9	15.9	73.3
	£400,000 - <£500,000	1404984	9.6	9.6	82.9
	£500,000 - <£750,000	1508327	10.3	10.3	93.2
	£750,000 or more	992864	6.8	6.8	100.0
	Total	14657054	100.0	100.0	

Applications

There are many possible uses for the database

1. As an overlay to enhance existing customer databases thereby allowing more informed decision making.
2. As a source of addresses for campaign activity. No names are present on the database and this allows the data to be used in a wide variety of campaigns.
3. To identify catchment areas for store or service locations

Appendix 1: – Audit of the Property Price Database

		Year of Sale			Cumulative
		Frequency	Percent	Valid Percent	Percent
Valid	1995	218878	1.5	1.5	1.5
	1996	279364	1.9	1.9	3.4
	1997	323501	2.2	2.2	5.6
	1998	321657	2.2	2.2	7.8
	1999	385084	2.6	2.6	10.4
	2000	375811	2.6	2.6	13.0
	2001	440061	3.0	3.0	16.0
	2002	497216	3.4	3.4	19.4
	2003	481526	3.3	3.3	22.7
	2004	513425	3.5	3.5	26.2
	2005	482186	3.3	3.3	29.5
	2006	662263	4.5	4.5	34.0
	2007	680151	4.6	4.6	38.6
	2008	362145	2.5	2.5	41.1
	2009	350754	2.4	2.4	43.5
	2010	390025	2.7	2.7	46.1
	2011	406748	2.8	2.8	48.9
	2012	431125	2.9	2.9	51.9
	2013	549659	3.8	3.8	55.6
	2014	694679	4.7	4.7	60.4
	2015	752850	5.1	5.1	65.5
	2016	818353	5.6	5.6	71.1
2017	880159	6.0	6.0	77.1	
2018	904912	6.2	6.2	83.3	
2019	917946	6.3	6.3	89.5	
2020	792121	5.4	5.4	94.9	
2021	744455	5.1	5.1	100.0	
Total		14657054	100.0	100.0	

Property Type

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Detached	3685309	25.1	25.1	25.1
	Flat	2471465	16.9	16.9	42.0
	Other	239376	1.6	1.6	43.6
	Semi-Detached	4103655	28.0	28.0	71.6
	Terraced	4157249	28.4	28.4	100.0
	Total	14657054	100.0	100.0	

New Build

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	13221320	90.2	90.2	90.2
	Yes	1435734	9.8	9.8	100.0
	Total	14657054	100.0	100.0	

Leasehold or Freehold

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Freehold	11382190	77.7	77.7	77.7
	Leasehold	3274659	22.3	22.3	100.0
	U	205	.0	.0	100.0
	Total	14657054	100.0	100.0	

**Price Paid £'s at Time of Sale
Banded**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	3461295	23.6	23.6	23.6
	£100,000 - < £150,000	2737246	18.7	18.7	42.3
	£150,000 - <£200,000	2356712	16.1	16.1	58.4
	£200,000 - < £250,000	1809162	12.3	12.3	70.7
	£250,000 - <£300,000	1060460	7.2	7.2	77.9
	£300,000 - <£400,000	1399766	9.6	9.6	87.5
	£400,000 - <£500,000	737632	5.0	5.0	92.5
	£500,000 - <£750,000	659062	4.5	4.5	97.0
	£750,000 or more	435719	3.0	3.0	100.0
	Total	14657054	100.0	100.0	

**Price Paid and Estimated Value in 2021
by Year of Sale**

Year of Sale		Price Paid £'s	Estimated Value in 2021
1995	Median	58950.00	270306.07
	N	218878	218878
1996	Median	59999.00	281465.04
	N	279364	279364
1997	Median	64995.00	267857.14
	N	323501	323501
1998	Median	69000.00	283764.71
	N	321657	321657
1999	Median	76000.00	260895.02
	N	385084	385084
2000	Median	83500.00	281176.07
	N	375811	375811
2001	Median	94950.00	243853.45
	N	440061	440061
2002	Median	117000.00	288927.17
	N	497216	497216
2003	Median	136950.00	241800.00
	N	481526	481526
2004	Median	157500.00	276444.44
	N	513425	513425
2005	Median	162500.00	252188.87
	N	482186	482186
2006	Median	169950.00	258930.00
	N	662263	662263
2007	Median	177000.00	251763.64
	N	680151	680151
2008	Median	173000.00	245868.28
	N	362145	362145
2009	Median	174500.00	266297.67
	N	350754	350754
2010	Median	190000.00	290666.67
	N	390025	390025
2011	Median	184000.00	277108.31
	N	406748	406748

2012	Median	187500.00	282530.56
	N	431125	431125
2013	Median	190000.00	269600.00
	N	549659	549659
2014	Median	199000.00	277701.10
	N	694679	694679
2015	Median	212000.00	260558.90
	N	752850	752850
2016	Median	221995.00	271500.00
	N	818353	818353
2017	Median	230000.00	258580.34
	N	880159	880159
2018	Median	235000.00	262703.25
	N	904912	904912
2019	Median	236000.00	258420.00
	N	917946	917946
2020	Median	250000.00	261250.00
	N	792121	792121
2021	Median	271000.00	271000.00
	N	744455	744455
Total	Median	174000.00	265517.24
	N	14657054	14657054

**Price Paid and Estimated Value in 2021 by
Property Type**

Property Type		Price Paid £'s	Estimated Value in 2021
Detached	Median	255000.00	380000.00
	N	3685309	3685309
Flat	Median	164995.00	254901.96
	N	2471465	2471465
Other	Median	300000.00	332863.10
	N	239376	239376
Semi-Detached	Median	158500.00	234637.04
	N	4103655	4103655
Terraced	Median	135000.00	202000.00
	N	4157249	4157249
Total	Median	174000.00	265517.24
	N	14657054	14657054

**Price Paid and Estimated Value in 2021
by New Build**

New Build		Price Paid £'s	Estimated Value in 2021
No	Median	170000.00	262965.03
	N	13221320	13221320
Yes	Median	199995.00	284700.00
	N	1435734	1435734
Total	Median	174000.00	265517.24
	N	14657054	14657054

**Price Paid and Estimated Value in 2021 by
Leasehold or Freehold**

Leasehold or Freehold		Price Paid £'s	Estimated Value in 2021
Freehold	Median	180000.00	275778.36
	N	11382190	11382190
Leasehold	Median	150100.00	229618.77
	N	3274659	3274659
U	Median	130000.00	292705.48
	N	205	205
Total	Median	174000.00	265517.24
	N	14657054	14657054

**Price Paid and Estimated Value in 2021 by Number of
Times Property Sold**

Number of Times Property Sold		Price Paid £'s	Estimated Value in 2021
1	Median	157500.00	269994.00
	N	7440608	7440608
2	Median	185000.00	270243.90
	N	4149084	4149084
3	Median	191000.00	258000.00
	N	1938885	1938885
4	Median	192000.00	245000.00
	N	768228	768228
5 or more	Median	192000.00	231250.00
	N	360249	360249
Total	Median	174000.00	265517.24
	N	14657054	14657054

Price Paid and Estimated Value in 2021 by Region

Region		Price Paid £'s	Estimated Value in 2021
North East	Median	109000.00	144000.00
	N	648033	648033
North West	Median	125000.00	177603.08
	N	1831717	1831717
Yorks & Humberside	Median	125000.00	175200.00
	N	1354612	1354612
East Midlands	Median	144000.00	209208.48
	N	1218548	1218548
West Midlands	Median	145000.00	208607.14
	N	1339929	1339929
East of England	Median	205000.00	314440.53
	N	1626146	1626146
Inner London	Median	370000.00	599312.50
	N	703067	703067
Outer London	Median	270000.00	464479.17
	N	1226006	1226006
South East	Median	240000.00	354347.40
	N	2422193	2422193
South West	Median	194500.00	280497.50
	N	1548759	1548759
Scotland	Median	173000.00	173000.00
	N	3	3
Wales	Median	125000.00	179828.79
	N	737222	737222
Total	Median	174000.00	265517.24
	N	14656235	14656235

**Price Paid and Estimated Value in 2021 by Sonar
Lifestage**

Sonar Lifestage		Price Paid £'s	Estimated Value in 2021
	Median	275000.00	295000.00
	N	3834	3834
Young Singles	Median	195000.00	312848.71
	N	1631093	1631093
Young Families	Median	141000.00	217278.11
	N	2137087	2137087
Families	Median	147000.00	220860.48
	N	2649391	2649391
Mature Families	Median	189950.00	304477.61
	N	3294418	3294418
Empty Nesters	Median	225000.00	328481.69
	N	2470641	2470641
Retired	Median	163000.00	239940.00
	N	2470590	2470590
Total	Median	174000.00	265517.24
	N	14657054	14657054

**Price Paid and Estimated Value in 2021 by Sonar
Wealth Quartiles**

Sonar Wealth Quartiles		Price Paid £'s	Estimated Value in 2021
Affluent	Median	279950.00	417096.22
	N	4182000	4182000
Comfortable	Median	187500.00	284052.25
	N	4242576	4242576
Less Comfortable	Median	138500.00	201480.00
	N	4030315	4030315
Struggling	Median	96750.00	142344.53
	N	2198329	2198329
Total	Median	174000.00	265502.18
	N	14653220	14653220

**Price Paid and Estimated Value in 2021 by Sonar Lifestage and Wealth
Quartile Combination**

Sonar Lifestage and Wealth Quartile Combination		Price Paid £'s	Estimated Value in 2021
	Median	275000.00	295000.00
	N	3834	3834
Young Singles - Affluent	Median	330000.00	536127.36
	N	280728	280728
Young Singles - Comfortable	Median	247000.00	409670.37
	N	617320	617320
Young Singles - Less Comfortable	Median	150000.00	222132.35
	N	602147	602147
Young Singles - Struggling	Median	77000.00	113603.24
	N	130898	130898
Young Families - Affluent	Median	400000.00	667886.18
	N	182293	182293
Young Families - Comfortable	Median	207000.00	318965.52
	N	289279	289279
Young Families - Less Comfortable	Median	160000.00	235425.00
	N	701060	701060
Young Families - Struggling	Median	95000.00	140353.34
	N	964455	964455
Families - Affluent	Median	320000.00	513157.89
	N	257844	257844
Families - Comfortable	Median	170000.00	252806.41
	N	1139663	1139663
Families - Less Comfortable	Median	125000.00	182875.00
	N	893565	893565
Families - Struggling	Median	84000.00	127004.67
	N	358319	358319
Older Families - Affluent	Median	250000.00	379230.77
	N	1400467	1400467
Older Families - Comfortable	Median	268500.00	454902.11
	N	422558	422558
Older Families - Less Comfortable	Median	134000.00	196686.91
	N	1091684	1091684
Older Families - Struggling	Median	125000.00	210091.60
	N	379709	379709

Empty Nesters - Affluent	Median	305000.00	446706.12
	N	1388704	1388704
Empty Nesters - Comfortable	Median	174000.00	252098.52
	N	813552	813552
Empty Nesters - Less Comfortable	Median	139000.00	195148.02
	N	260783	260783
Empty Nesters - Struggling	Median	116375.00	165746.02
	N	7602	7602
Retired - Affluent	Median	235000.00	344531.25
	N	671964	671964
Retired - Comfortable	Median	172000.00	251795.74
	N	960204	960204
Retired - Less Comfortable	Median	135000.00	190909.19
	N	481076	481076
Retired - Struggling	Median	98000.00	137617.36
	N	357346	357346
Total	Median	174000.00	265517.24
	N	14657054	14657054

Price Paid and Estimated Value in 2021 by Sonar Code

Sonar Code		Price Paid £'s	Estimated Value in 2021
	Median	275000.00	295000.00
	N	3834	3834
A11 - Metropolitan Young Professionals	Median	770000.00	1382503.75
	N	83558	83558
A12 - Educational Institutions	Median	250000.00	373501.58
	N	26372	26372
A13 - Young Single Professionals	Median	250000.00	410735.29
	N	170798	170798
A21 - Slightly Older Single Professionals	Median	320000.00	534285.71
	N	160773	160773
A22 - Settling Down	Median	205000.00	312455.00
	N	211522	211522
A23 - Terraced Renters	Median	200000.00	306600.00
	N	99836	99836
A24 - City Melting Pot	Median	299950.00	517842.32
	N	145189	145189
A31 - New Arrivals, New Beginnings	Median	152000.00	208422.34
	N	74668	74668
A32 - Aspiring Home Owning White Collar	Median	151500.00	215000.00
	N	114742	114742
A33 - Metropolitan Council	Median	297000.00	466985.00
	N	91455	91455
A34 - Campus Life	Median	157495.00	233333.33
	N	60761	60761
A35 - Student Enclaves	Median	135000.00	201297.95
	N	110412	110412
A36 - Small Town Renters	Median	118637.00	171915.00
	N	150109	150109
A41 - Struggling to Get a Foothold	Median	76000.00	112596.11
	N	116084	116084
A42 - Council Sink Estates	Median	84989.00	120000.00
	N	14814	14814
B11 - Young Professional Couples	Median	400000.00	667886.18
	N	182293	182293
	Median	209950.00	272995.00

B21 - Young Military Families	N	10939	10939
B22 - First Rungs on the Housing Ladder	Median	207000.00	320488.80
	N	278340	278340
B31 - Young Home Owning White Collar	Median	218000.00	379335.00
	N	169771	169771
B32 - Suburban Young Families	Median	182000.00	240661.16
	N	186655	186655
B33 - Affordable Mortgaged Terraces	Median	132500.00	195811.27
	N	344634	344634
B41 - Poorer Renters	Median	170000.00	315000.00
	N	169769	169769
B42 - Northern Terraces	Median	79500.00	107940.00
	N	300316	300316
B43 - Suburban Mix	Median	122000.00	180327.87
	N	104895	104895
B44 - Young Blue Collar Families	Median	80000.00	115000.00
	N	230677	230677
B45 - Struggling Migrants	Median	220000.00	373516.26
	N	76741	76741
B46 - It's a Hard Life	Median	80000.00	112995.00
	N	76059	76059
B47 - Benefit Dependent Single Parents	Median	110000.00	152279.04
	N	5998	5998
C11 - Affluent Young Families in Town Houses	Median	406000.00	689695.33
	N	170806	170806
C12 - Hardworking Couples with Families	Median	237950.00	353617.53
	N	87038	87038
C21 - Commuting Life	Median	204000.00	292477.16
	N	287620	287620
C22 - White Collar Mortgagees	Median	160000.00	239452.01
	N	495400	495400
C23 - School Aged Children	Median	162500.00	242500.00
	N	356643	356643
C31 - Smaller Communities	Median	119950.00	167326.02
	N	288470	288470
C32 - Suburban Semi's	Median	175000.00	280000.00
	N	224060	224060

C33 - Struggling Home Owners	Median	113500.00	160965.00
	N	381035	381035
C41 - Asian Extended Families	Median	75000.00	120000.00
	N	151634	151634
C42 - Families in Council Overspill	Median	123375.00	185053.19
	N	80973	80973
C43 - Post War Council	Median	75000.00	105094.46
	N	125712	125712
D11 - Wealthy Professionals with Children	Median	695000.00	1068865.92
	N	96752	96752
D12 - Professionals with Children	Median	380000.00	603651.22
	N	175079	175079
D13 - Green Belt Expansion	Median	245000.00	367857.76
	N	349632	349632
D14 - Semi-Rural Communities.	Median	240000.00	343868.15
	N	415906	415906
D15 - Hard Working Families	Median	218000.00	325385.06
	N	363098	363098
D21 - Outer London Professionals	Median	315000.00	557099.87
	N	160397	160397
D22 - White Collar Suburbia	Median	249000.00	414030.77
	N	262161	262161
D31 - New Developments	Median	158000.00	235125.00
	N	231152	231152
D32 - Established Migrants	Median	195000.00	390459.19
	N	164926	164926
D33 - Northern Semi's	Median	127500.00	180987.00
	N	388224	388224
D34 - Getting By	Median	115000.00	160215.87
	N	307382	307382
D41 - Large Families	Median	186000.00	328500.00
	N	211895	211895
D42 - Post Industrial Areas	Median	85000.00	119332.55
	N	161027	161027
D43 - Council Right to Buy	Median	97000.00	143520.00
	N	6787	6787
E11 - Well Established Professionals	Median	410000.00	619354.84
	N	186770	186770

E12 - Country Life	Median	377500.00	549181.03
	N	301569	301569
E13 - Bricks and Mortar Assets	Median	285000.00	431419.75
	N	208071	208071
E14 - Prosperous Town Professionals	Median	273000.00	399095.52
	N	317139	317139
E15 - Agricultural Business	Median	265000.00	380972.67
	N	298578	298578
E16 - Rural Small Holdings	Median	240000.00	337262.13
	N	76577	76577
E21 - Comfortable Couples	Median	175000.00	255090.59
	N	431792	431792
E22 - Late Middle Aged White Collar	Median	227500.00	353105.86
	N	30032	30032
E23 - Settled Middle England	Median	169000.00	245000.00
	N	351728	351728
E31 - Suburban Small Semi's	Median	139000.00	195148.02
	N	260783	260783
E41 - Post War Housing Developments	Median	116375.00	165746.02
	N	7602	7602
F11 - Long Standing Professionals	Median	289995.00	435366.67
	N	136281	136281
F12 - Affluent Seaside Elders	Median	249999.00	366351.81
	N	180487	180487
F13 - Rural Retreats	Median	213000.00	305629.75
	N	234157	234157
F14 - Affluent Elders in Flats and Maisonettes	Median	207950.00	308000.00
	N	121039	121039
F21 - Comfortable Couples Still in the Family Home	Median	195000.00	285958.81
	N	315640	315640
F22 - On the Move	Median	172500.00	256828.43
	N	257732	257732
F23 - Scottish Small Town Communities	Median	148000.00	214400.00
	N	39539	39539
F24 - Settled White Collar Couples	Median	158000.00	225928.90
	N	244197	244197
F25 - Seaside Seniors	Median	157000.00	224675.00
	N	103096	103096

F31 - Aged Small Town Communities	Median	141000.00	202000.00
	N	149742	149742
F32 - Older Home Owning Blue Collar	Median	130000.00	184664.36
	N	276821	276821
F33 - Struggling Widowers	Median	140000.00	203009.71
	N	54513	54513
F41 - Aged Overspill Estates	Median	120000.00	170625.00
	N	77179	77179
F42 - Retired Blue Collar	Median	95000.00	132219.82
	N	211284	211284
F43 - Homes for the Elderly	Median	110000.00	151463.41
	N	7691	7691
F44 - Elderly Struggling Council Tenants	Median	85000.00	120450.00
	N	61192	61192
Total	Median	174000.00	265517.24
	N	14657054	14657054

Price Paid and Estimated Value in 2021 by Wealth Score Banded into Semi-Deciles

Wealth Score Banded into Semi-Deciles (1=Most Affluent)		Price Paid £'s	Estimated Value in 2021
2.0160+ (Most Affluent)	Median	436000.00	695000.00
	N	812513	812513
1.5098 - 2.0159	Median	316500.00	492946.90
	N	760231	760231
1.1551 - 1.5097	Median	275000.00	421575.00
	N	819492	819492
.9092 - 1.1550	Median	249500.00	377775.00
	N	753212	753212
.6921 - .9091	Median	234000.00	351583.75
	N	783154	783154
.5064 - .6920	Median	220000.00	331812.08
	N	770687	770687
.3285 - .5063	Median	200000.00	309945.95
	N	823086	823086
.1711 - .3284	Median	190000.00	292212.39
	N	830643	830643
.0257 - .1710	Median	180000.00	280000.00
	N	812254	812254
-.1123 - .0256	Median	174000.00	264744.21
	N	829566	829566
-.2474 - -.1124	Median	163500.00	246706.03
	N	844638	844638
-.3664 - -.2475	Median	156000.00	235869.57
	N	758677	758677
-.4895 - -.3665	Median	147936.00	220000.00
	N	808349	808349
-.6090 - -.4896	Median	140000.00	206500.00
	N	770667	770667
-.7217 - -.6091	Median	130000.00	190794.70
	N	712189	712189
-.8371 - -.7218	Median	122500.00	176754.57
	N	697564	697564
-.9567 - -.8372	Median	112500.00	161367.98
	N	635470	635470

-1.0998 - -.9568	Median	100500.00	146294.78
	N	620217	620217
-1.2768 - -1.0999	Median	90000.00	129771.29
	N	503980	503980
<= -1.2769 (Least Affluent)	Median	82500.00	115200.00
	N	302357	302357
Total	Median	174000.00	265500.00
	N	14648946	14648946

Price Paid and Estimated Value in 2021 by Family Score Banded into Semi-Deciles (Band 1= Most Families)

Family Score Banded into Semi-Deciles (1=Most Families)		Price Paid £'s	Estimated Value in 2021
1.4859+	Median	137500.00	232200.00
	N	726929	726929
.9546 - 1.4858	Median	155000.00	248565.05
	N	807238	807238
.6751 - .9545	Median	156500.00	242500.00
	N	798587	798587
.4765 - .6750	Median	159000.00	243756.90
	N	827342	827342
.3298 - .4764	Median	160000.00	245000.00
	N	799663	799663
.1970 - .3297	Median	165000.00	250685.84
	N	864408	864408
.0883 - .1969	Median	166000.00	251523.62
	N	821572	821572
-.0090 - .0882	Median	170000.00	259801.86
	N	811903	811903
-.0938 - -.0091	Median	174750.00	263886.30
	N	785434	785434
-.1773 - -.0939	Median	173995.00	262762.50
	N	781471	781471
-.2568 - -.1774	Median	176000.00	268005.64
	N	757908	757908
-.3327 - -.2569	Median	180000.00	273215.55
	N	732761	732761
-.4158 - -.3328	Median	185000.00	279351.79
	N	782232	782232
-.5003 - -.4159	Median	188000.00	285000.00
	N	740523	740523
-.5937 - -.5004	Median	190000.00	289817.23
	N	724551	724551
-.6950 - -.5938	Median	197100.00	297973.57
	N	675567	675567
-.8240 - -.6951	Median	200000.00	303907.82
	N	679363	679363

-.9967 - -.8241	Median	211000.00	320804.23
	N	620696	620696
-1.2283 - -.9968	Median	210000.00	315458.17
	N	483780	483780
<= -1.2284	Median	192000.00	284500.00
	N	427018	427018
Total	Median	174000.00	265500.00
	N	14648946	14648946

Correlations

Correlations between Area Council Tax bands, Price paid for the Property and Estimated 2021 Value		Price Paid £'s	Estimated Value in 2021
Proportion of Properties in Band A	Pearson Correlation	-.132**	-.154**
	N	14,656,297	14,656,297
Proportion of Properties in Band B	Pearson Correlation	-.113**	-.131**
	N	14,656,297	14,656,297
Proportion of Properties in Band C	Pearson Correlation	-.065**	-.072**
	N	14,656,297	14,656,297
Proportion of Properties in Band D	Pearson Correlation	.017**	.024**
	N	14,656,297	14,656,297
Proportion of Properties in Band E	Pearson Correlation	.082**	.095**
	N	14,656,297	14,656,297
Proportion of Properties in Band F	Pearson Correlation	.129**	.148**
	N	14,656,297	14,656,297
Proportion of Properties in Band G	Pearson Correlation	.202**	.236**
	N	14,656,297	14,656,297
Proportion of Properties in Band HI	Pearson Correlation	.260**	.312**
	N	14,656,297	14,656,297

** . Correlation is significant at the 0.01 level (2-tailed).

The figures show an increasingly strong correlation between price paid and estimated value in 2021 and the higher rated Council Tax bands.

**Price Paid and Estimated Value in 2021 by Q2 2021 Postcode Sector
Borrowing per Household (Banded into Semi-Deciles)**

Q2 2021 Postcode Sector Borrowing per Household (Banded into Semi-Deciles)		Price Paid £'s	Estimated Value in 2021
<= 26970	Median	85100.00	122000.00
	N	733362	733362
26971 - 32289	Median	100000.00	140477.57
	N	729452	729452
32290 - 36288	Median	114950.00	156923.08
	N	734816	734816
36289 - 39457	Median	122000.00	169694.81
	N	732917	732917
39458 - 42749	Median	125000.00	175722.60
	N	728534	728534
42750 - 45763	Median	130000.00	183928.72
	N	735306	735306
45764 - 48912	Median	139500.00	195491.80
	N	731612	731612
48913 - 52211	Median	149950.00	213525.00
	N	733043	733043
52212 - 55729	Median	157000.00	223891.53
	N	731488	731488
55730 - 59615	Median	165000.00	240000.00
	N	734230	734230
59616 - 64451	Median	175000.00	258637.50
	N	729196	729196
64452 - 69561	Median	189995.00	276320.24
	N	732850	732850
69562 - 76172	Median	200000.00	295000.00
	N	732327	732327
76173 - 82786	Median	219995.00	323756.64
	N	733730	733730
82787 - 91782	Median	230000.00	344613.64
	N	732262	732262
91783 - 101878	Median	245000.00	374138.57
	N	728259	728259
101879 - 114003	Median	265000.00	420000.00
	N	736952	736952

114004 - 129206	Median	290000.00	463377.61
	N	731983	731983
129207 - 153994	Median	336000.00	535988.05
	N	730642	730642
153995+	Median	432000.00	697982.53
	N	731632	731632
Total	Median	174000.00	265356.66
	N	14644593	14644593

The Financial Services Authority (FSA) publish figures on the total amount of Mortgage Borrowing there is in each postcode sector. This amount has been divided by the number of properties shown on the Land Registry database to give an estimated average amount still outstanding over all mortgages. This figure has then been banded into 20 semi-deciles. The table shows a strong association between average outstanding mortgage borrowed and both the price paid for the property and the estimated 2021 value.

**Price Paid and Estimated Value in 2021 by Index of Multiple Deprivation
Banded into Semi-Deciles (Low = High Levels of Deprivation)**

Index of Multiple Deprivation Banded into Semi-Deciles (Low = High Levels of Deprivation)		Price Paid £'s	Estimated Value in 2021
1.58275+	Median	273500.00	415000.00
	N	885972	885972
1.39617 - 1.58274	Median	245000.00	366491.67
	N	880579	880579
1.21215 - 1.39616	Median	225000.00	334641.71
	N	868131	868131
1.03335 - 1.21214	Median	217500.00	322209.94
	N	852565	852565
.85456 - 1.03334	Median	209950.00	308140.28
	N	833584	833584
.67928 - .85455	Median	205000.00	301973.68
	N	825529	825529
.50453 - .67927	Median	195000.00	293010.10
	N	809869	809869
.33026 - .50452	Median	193500.00	291715.29
	N	787285	787285
.16187 - .33025	Median	187500.00	282150.00
	N	783176	783176
-.00712 - .16186	Median	179995.00	270652.17
	N	771521	771521
-.17931 - -.00713	Median	175000.00	265431.31
	N	746563	746563
-.34947 - -.17932	Median	165000.00	248025.61
	N	738113	738113
-.51963 - -.34948	Median	156000.00	238312.50
	N	720000	720000
-.68952 - -.51964	Median	149000.00	225388.70
	N	703268	703268
-.85942 - -.68953	Median	140000.00	212800.00
	N	670209	670209
-1.03181 - -.85943	Median	130000.00	192456.39
	N	634276	634276
-1.20432 - -1.03182	Median	121000.00	176102.56
	N	597989	597989

-1.37949 - -1.20433	Median	107500.00	154736.84
	N	561921	561921
-1.55401 - -1.37950	Median	90000.00	132326.22
	N	517167	517167
<= -1.55402	Median	76000.00	108860.76
	N	461223	461223
Total	Median	174000.00	265500.00
	N	14648940	14648940

Age of Property Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
% Properties Pre 1900 in LSOA	14611921	.00	100.00	16.3793	20.20322
% Properties 1900_1918 in LSOA	14611921	.00	100.00	5.8276	11.15613
% Properties 1919_1929 in LSOA	14611921	.00	100.00	4.8085	9.46146
% Properties 1930_1939 in LSOA	14611921	.00	100.00	10.4506	15.89451
% Properties 1945_1954 in LSOA	14611921	.00	100.00	5.8804	10.74361
% Properties 1955_1964 in LSOA	14611921	.00	100.00	9.8152	13.66219
% Properties 1965_1972 in LSOA	14611921	.00	100.00	9.5076	12.89359
% Properties 1973_1982 in LSOA	14611921	.00	100.00	9.1205	13.29244
% Properties 1983_1992 in LSOA	14611921	.00	100.00	7.8604	11.74817
% Properties 1993_1999 in LSOA	14611921	.00	100.00	5.8613	10.21128
% Properties 2000_2009 in LSOA	14611921	.00	100.00	8.2116	12.09326
% Properties 2010_2019 in LSOA	14611921	.00	100.00	6.2770	9.62713
Valid N (listwise)	14611921				

Age of property figures are published by the Office of National Statistics for each Lower Level Super Output (LSOA) area in England and Wales. The proportion of properties in each age band was calculated for each LSOA and overlaid onto each address falling within the same LSOA. The results are shown in the table above which suggests that about 16% of all properties could be properties built before 1900. No significant correlation was found between the possible age of the property and the price paid or the estimated 2021 value.

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