

Statistical bulletin

House price statistics for small areas in England and Wales: year ending December 2019

House prices and number of transactions for property sales in England and Wales, on an annual basis, updated quarterly.

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1 . Main points

- The median price paid for residential properties in England ranged from £22,500 (within Sunderland) to £5,300,000 (within Westminster) in the year ending December 2019.
- The median price paid for residential properties in Wales ranged from £45,750 (within Rhondda Cynon Taf) to £630,000 (within Cardiff) in the year ending December 2019.
- The number of residential property sales in England fell by 7.0% to 767,813 and in Wales fell by 6.4% to 44,340.
- The number of transactions of flats and maisonettes fell by more than any other property type in both England and Wales (14.8% and 13.9% respectively).

2 . House price statistics for small areas data

There are 49 datasets in total, which show house prices by property type for various geographies in England and Wales as well as the number of property transactions. Here are the most frequently downloaded datasets.

[Median house prices for administrative geographies: HPSSA dataset 9](#)

Dataset | Released 22 July 2020

Median price paid for residential property in England and Wales, by property type and administrative geographies. Annual data, updated quarterly.

[Residential property sales for administrative geographies: HPSSA dataset 6](#)

Dataset | Released 22 July 2020

Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data, updated quarterly.

[Median house prices by ward: HPSSA dataset 37](#)

Dataset | Released 22 July 2020

Median price paid for residential property in England and Wales, by property type and electoral ward. Annual data, updated quarterly.

[Median house prices by Middle-layer Super Output Area: HPSSA dataset 2](#)

Dataset | Released 22 July 2020

Median price paid for residential property in England and Wales, by property type and Middle-layer Super Output Area (MSOA). Annual data, updated quarterly.

[Residential property sales for administrative geographies \(newly built dwellings\): HPSSA dataset 7](#)

Dataset | Released 22 July 2020

Number of new residential property sales in England and Wales, by property type and administrative geographies. Annual data, updated quarterly.

3 . Glossary

Lower-layer Super Output Area (LSOA)

A Lower-layer Super Output Area (LSOA) is a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. There are 34,753 LSOAs in England and Wales, each containing between 400 and 1,200 households. More information can be found by visiting the [Census geography](#) page.

Housing market value

The housing market value refers to the total value of residential property transactions in an area. It is determined by a combination of property prices and the number of property transactions. This can be used to provide an overview of the scale of the property transaction economy.

4 . Measuring the data

Data collection

The house price statistics for small areas (HPSSAs) use data from HM Land Registry to provide statistics on the price paid and number of residential property transactions for properties that were sold in England and Wales. Properties sold at a discount to the market level, such as properties sold under the Right to Buy scheme, are not included in these statistics.

HPSSAs are updated quarterly, adding a new 12-month period to the data. The use of rolling annual data removes seasonal effects (that is, peaks and troughs in property transactions at particular times of the year) and reduces the impact of registration lag (that is, where transactions are registered by HM Land Registry some time after the date on which they are completed).

Differences to other house price statistics

There are two sets of [official statistics](#) for house prices. In addition to these HPSSAs, the Office for National Statistics (ONS) also produces the [UK House Price Index \(UK HPI\)](#). The HPSSAs measure the number of property transactions and the price paid for properties sold in a given period, whereas the UK HPI provides a measure of the changing value of properties in the housing market. The differences and uses of these outputs are explained in more detail in [Section 5 of the HPSSAs QMI](#).

Quality

More quality and methodology information on strengths, limitations, appropriate uses, and how the data were created is available in the [HPSSAs QMI](#).

5 . Related links

[UK House Price Index](#)

Bulletin | Latest release 20 May 2020

Monthly house price inflation in the UK. This is a measure of the changing value of properties in the housing market and is available for countries, regions, county, unitary authorities and local authorities.

[Housing affordability in England and Wales: 2019](#)

Bulletin | Released 19 March 2020

Brings together data on house prices and annual earnings to calculate affordability ratios for national and subnational geographies in England and Wales, on an annual basis.

[Quarterly Stamp Duty Statistics for England](#)

Article | Latest release 30 April 2020

Quarterly statistics on residential and non-residential Stamp Duty Land Tax (SDLT) transactions.

[Land Transaction Tax statistics for Wales](#)

Bulletin | Latest release 7 July 2020

Statistics on the number of property transactions subject to the Land Transaction Tax (LTT), published by the Welsh Government both on a monthly basis and on a quarterly basis with accompanying commentary.

[Measuring transactions of new dwellings, financial years ending 2014 to 2018](#)

Research Output | Released 30 January 2020

Testing whether information drawn from a variety of administrative sources can be used to improve the measurement of newly built property transactions.