

# 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 and whether the property is leasehold or freehold..

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 2023 has been extracted. There were over 28 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, and a few very low or very high value properties; 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 15,474,824 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 2023.
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. TRAC Consultancies Sonar Geodemographic Classification.
12. The proportion of Properties in each Council Tax Band in the postcode

## Modelled Estimator of Property Value in 2023 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 2023 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 2023 Banded

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	865359	5.6	5.6	5.6
	£100,000 - < £150,000	1536456	9.9	9.9	15.5
	£150,000 - <£200,000	1964202	12.7	12.7	28.2
	£200,000 - < £250,000	1949247	12.6	12.6	40.8
	£250,000 - <£300,000	1749307	11.3	11.3	52.1
	£300,000 - <£400,000	2654592	17.2	17.2	69.3
	£400,000 - <£500,000	1672897	10.8	10.8	80.1
	£500,000 - <£750,000	1821009	11.8	11.8	91.8
	£750,000 or more	1261755	8.2	8.2	100.0
	Total	15474824	100.0	100.0	

## Applications

There are many possible uses for the database

1. As an overlay to enhance existing customer databases thereby allowing better informed decision making by providing a better understanding of your customer database.
2. As a source of addresses for campaign activity. No names are present 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	Year of Sale			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1995	207098	1.3	1.3	1.3
	1996	264000	1.7	1.7	3.0
	1997	304959	2.0	2.0	5.0
	1998	303213	2.0	2.0	7.0
	1999	362336	2.3	2.3	9.3
	2000	352744	2.3	2.3	11.6
	2001	412530	2.7	2.7	14.3
	2002	464114	3.0	3.0	17.3
	2003	447267	2.9	2.9	20.2
	2004	473661	3.1	3.1	23.2
	2005	443394	2.9	2.9	26.1
	2006	605872	3.9	3.9	30.0
	2007	618483	4.0	4.0	34.0
	2008	331889	2.1	2.1	36.1
	2009	323885	2.1	2.1	38.2
	2010	359268	2.3	2.3	40.5
	2011	373714	2.4	2.4	43.0
	2012	395047	2.6	2.6	45.5
	2013	501665	3.2	3.2	48.8
	2014	630124	4.1	4.1	52.8
	2015	680516	4.4	4.4	57.2
	2016	736540	4.8	4.8	62.0
	2017	791716	5.1	5.1	67.1
	2018	818500	5.3	5.3	72.4
	2019	847511	5.5	5.5	77.9
	2020	790648	5.1	5.1	83.0
	2021	1173967	7.6	7.6	90.6
	2022	943905	6.1	6.1	96.7
	2023	516258	3.3	3.3	100.0
Total	15474824	100.0	100.0		

**Price Paid £'s Banded**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	3344382	21.6	21.6	21.6
	£100,000 - < £150,000	2706515	17.5	17.5	39.1
	£150,000 - <£200,000	2417396	15.6	15.6	54.7
	£200,000 - < £250,000	1914442	12.4	12.4	67.1
	£250,000 - <£300,000	1203438	7.8	7.8	74.9
	£300,000 - <£400,000	1628932	10.5	10.5	85.4
	£400,000 - <£500,000	887550	5.7	5.7	91.1
	£500,000 - <£750,000	822671	5.3	5.3	96.4
	£750,000 or more	549498	3.6	3.6	100.0
	Total	15474824	100.0	100.0	

**Property Type**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Detached	3906125	25.2	25.2	25.2
	Flat	2616414	16.9	16.9	42.1
	Other	327685	2.1	2.1	44.3
	Semi-Detached	4309583	27.8	27.8	72.1
	Terraced	4315017	27.9	27.9	100.0
	Total	15474824	100.0	100.0	

**New Build**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	13944351	90.1	90.1	90.1
	Yes	1530473	9.9	9.9	100.0
	Total	15474824	100.0	100.0	

**Leasehold or Freehold**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Freehold	12018594	77.7	77.7	77.7
	Leasehold	3456045	22.3	22.3	100.0
	Unknown	185	.0	.0	100.0
	Total	15474824	100.0	100.0	

**Region**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 - North East	686820	4.4	4.4	4.4
	2 - North West	1937696	12.5	12.5	17.0
	3 - Yorks & Humberside	1428709	9.2	9.2	26.2
	4 - East Midlands	1288243	8.3	8.3	34.5
	5 - West Midlands	1418304	9.2	9.2	43.7
	6 - East of England	1714357	11.1	11.1	54.8
	7 - Inner London	742204	4.8	4.8	59.6
	8 - Outer London	1286599	8.3	8.3	67.9
	9 - South East	2553091	16.5	16.5	84.4
	10 - South West	1636080	10.6	10.6	94.9
	12 - Scotland	3	.0	.0	94.9
	13 - Wales	781879	5.1	5.1	100.0
	Total	15473985	100.0	100.0	
Missing	System	839	.0		
Total		15474824	100.0		

**Number of Times the Property Has Been Sold**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	7628258	49.3	49.3	49.3
	2	4399521	28.4	28.4	77.7
	3	2124356	13.7	13.7	91.5
	4	877085	5.7	5.7	97.1
	5 or more times	445604	2.9	2.9	100.0
	Total	15474824	100.0	100.0	

		<b>Sonar</b>			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		842	.0	.0	.0
	A11 - Highly Educated Young Professionals	181823	1.2	1.2	1.2
	A12 - Inner London Young Professionals	435289	2.8	2.8	4.0
	A13 - Settling Down	527705	3.4	3.4	7.4
	A21 - Aspiring Home Owners	334365	2.2	2.2	9.6
	A22 - Young Renters	266171	1.7	1.7	11.3
	A23 - Campus Life	34812	.2	.2	11.5
	A24 - Student Enclaves	24321	.2	.2	11.7
	A31 - City Melting Pot	164521	1.1	1.1	12.7
	A41 - Struggling to Get a Foothold	210872	1.4	1.4	14.1
	B11 - Young Professional Families	490432	3.2	3.2	17.3
	B31 - Multi-Cultural Britain	170496	1.1	1.1	18.4
	B32 - First Rungs of the Housing Ladder	414705	2.7	2.7	21.0
	B33 - The London Service Sector	112032	.7	.7	21.8
	B41 - New Arrivals, New Beginnings	140750	.9	.9	22.7
	B42 - Council Sink Estates	100088	.6	.6	23.3
	B43 - Northern Terraces	134173	.9	.9	24.2
	B44 - Established Asian Communities	92742	.6	.6	24.8
	C11 - The Capital's Professional Tech Workers	74572	.5	.5	25.3
	C12 - Hard Working Couples	475382	3.1	3.1	28.3
	C13 - Rural Property Owning	247840	1.6	1.6	29.9
	C21 - Eastenders	220336	1.4	1.4	31.4
	C22 - Rising Northern Professionals	119955	.8	.8	32.1
	C23 - White Collar Suburban Neighbourhoods	208751	1.3	1.3	33.5
	C31 - Home Owning Northern Suburbia	181479	1.2	1.2	34.7
	C32 - Hard Up Social Renters	216151	1.4	1.4	36.1
	C41 - Struggling Service Sector Workers	166693	1.1	1.1	37.1
	C42 - Couples in Conurbations	149502	1.0	1.0	38.1
	C43 - Just Getting By	121917	.8	.8	38.9

C44 - Hard Pressed Service Sector	119665	.8	.8	39.7
C45 - Blue Collar Renters	185142	1.2	1.2	40.9
D11 - Wealthy Professionals with Children	282031	1.8	1.8	42.7
D12 - South East Professionals	149867	1.0	1.0	43.7
D13 - Outer London Professionals	111772	.7	.7	44.4
D14 - Affluent Suburbia	164314	1.1	1.1	45.4
D21 - Comfortable Rural Families	183205	1.2	1.2	46.6
D22 - Multi-Ethnic Service Sector	209419	1.4	1.4	48.0
D23 - Suburban White Collar	96365	.6	.6	48.6
D24 - New Developments	217635	1.4	1.4	50.0
D25 - Small Town Southern England	225758	1.5	1.5	51.5
D26 - Comfortable Couples	202780	1.3	1.3	52.8
D31 - Service Sector Conurbations	140586	.9	.9	53.7
D32 - Northern Small Towns	263070	1.7	1.7	55.4
D33 - Just Coping Suburbia	435079	2.8	2.8	58.2
D41 - Midland Social Renters	131691	.9	.9	59.0
D42 - Deprived Blue Collar	102570	.7	.7	59.7
E11 - Expensive Properties	84856	.5	.5	60.3
E12 - Country Life	131209	.8	.8	61.1
E13 - Well Established Professionals	126965	.8	.8	61.9
E14 - Agricultural Business	119385	.8	.8	62.7
E15 - Prosperous Couples	137746	.9	.9	63.6
E16 - Rural Bricks and Mortar Assets	162232	1.0	1.0	64.6
E21 - Settled Middle England	125692	.8	.8	65.4
E22 - Affluent Small Town	339991	2.2	2.2	67.6
E31 - Rural Life	134904	.9	.9	68.5
E32 - Older Mortgagees	182491	1.2	1.2	69.7
E33 - Home Owning Village Life	380067	2.5	2.5	72.2
E41 - Commuting White Collar	336453	2.2	2.2	74.3
E42 - Struggling Service Sector	299905	1.9	1.9	76.3
E43 - Settled Couples	241727	1.6	1.6	77.8
E44 - Older Blue Collar	178295	1.2	1.2	79.0
E45 - Old Industrial Heartlands	262776	1.7	1.7	80.7
F11 - Affluent Retired Senior Professionals	105096	.7	.7	81.4
F12 - Affluent Retirees	101682	.7	.7	82.0
F13 - Elderly and Affluent	82150	.5	.5	82.5



F14 - Seaside Elders	215201	1.4	1.4	83.9
F21 - Rural Retreats	108650	.7	.7	84.6
F22 - Older Small Town Couples	143506	.9	.9	85.6
F23 - Aged Home Owners	130792	.8	.8	86.4
F24 - Older White Collar	186987	1.2	1.2	87.6
F25 - Hill Farming	70206	.5	.5	88.1
F26 - Older Residents in Flats	595218	3.8	3.8	91.9
F31 - Older Couples in Semis	177034	1.1	1.1	93.1
F32 - Farming Communities	144492	.9	.9	94.0
F33 - Small Town Retirement	205887	1.3	1.3	95.3
F34 - Midland Hamlets	161675	1.0	1.0	96.4
F35 - Long Standing Communities	121553	.8	.8	97.2
F41 - Homes for the Elderly	31202	.2	.2	97.4
F42 - Retired Blue Collar Home Owners	186406	1.2	1.2	98.6
F43 - Council Right to Buy Beneficiaries	131506	.8	.8	99.4
F44 - Aged Social Renters	91221	.6	.6	100.0
Total	15474824	100.0	100.0	

		Lifestage			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		842	.0	.0	.0
	A Singles	2179879	14.1	14.1	14.1
	B Young Families	1655418	10.7	10.7	24.8
	C Families	2487385	16.1	16.1	40.9
	D Mature Families	2916142	18.8	18.8	59.7
	E Empty Nesters	3244694	21.0	21.0	80.7
	F Retired	2990464	19.3	19.3	100.0
	Total	15474824	100.0	100.0	

		Wealth			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		842	.0	.0	.0
	1 Affluent Quartile	4407549	28.5	28.5	28.5
	2 Comfortable Quartile	4044915	26.1	26.1	54.6
	3 Less Comfortable Quartile	3606222	23.3	23.3	77.9
	4 Struggling Quartile	3415296	22.1	22.1	100.0
	Total	15474824	100.0	100.0	

		Combination of Lifestage and Wealth			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		842	.0	.0	.0
	Young Singles - Affluent	1144817	7.4	7.4	7.4
	Young Singles - Comfortable	659669	4.3	4.3	11.7
	Young Singles - Less Comfortable	164521	1.1	1.1	12.7
	Young Singles - Struggling	210872	1.4	1.4	14.1
	Young Families - Affluent	490432	3.2	3.2	17.3
	Young Families - Less Comfortable	697233	4.5	4.5	21.8
	Young Families - Struggling	467753	3.0	3.0	24.8
	Families - Affluent	797794	5.2	5.2	29.9
	Families - Comfortable	549042	3.5	3.5	33.5
	Families - Less Comfortable	397630	2.6	2.6	36.1
	Families - Struggling	742919	4.8	4.8	40.9
	Older Families - Affluent	707984	4.6	4.6	45.4
	Older Families - Comfortable	1135162	7.3	7.3	52.8
	Older Families - Less Comfortable	838735	5.4	5.4	58.2
	Older Families - Struggling	234261	1.5	1.5	59.7
	Empty Nesters - Affluent	762393	4.9	4.9	64.6
	Empty Nesters - Comfortable	465683	3.0	3.0	67.6
	Empty Nesters - Less Comfortable	697462	4.5	4.5	72.2
	Empty Nesters - Struggling	1319156	8.5	8.5	80.7
	Retired - Affluent	504129	3.3	3.3	83.9
	Retired - Comfortable	1235359	8.0	8.0	91.9
	Retired - Less Comfortable	810641	5.2	5.2	97.2

Retired - Struggling	440335	2.8	2.8	100.0
Total	15474824	100.0	100.0	

**Price Paid £'s Estimated Value in 2023 \* Year of Sale**

Year of Sale		Price Paid £'s	Estimated Value in 2023
1995	Mean	74192.44	379623.98
	N	207098	207098
1996	Mean	77197.39	394745.22
	N	264000	264000
1997	Mean	84192.65	432177.36
	N	304959	304959
1998	Mean	92214.00	387528.64
	N	303213	303213
1999	Mean	102783.45	431619.91
	N	362336	362336
2000	Mean	115006.08	376105.84
	N	352744	352744
2001	Mean	126949.00	413285.52
	N	412530	412530
2002	Mean	147942.09	360726.18
	N	464114	464114
2003	Mean	167426.91	402328.86
	N	447267	447267
2004	Mean	190952.27	370632.00
	N	473661	473661
2005	Mean	199839.77	385870.16
	N	443394	443394
2006	Mean	212588.61	363663.93
	N	605872	605872
2007	Mean	226207.14	386170.24
	N	618483	618483
2008	Mean	225399.93	387639.50
	N	331889	331889
2009	Mean	225380.96	391773.74

	N	323885	323885
2010	Mean	249969.41	417678.34
	N	359268	359268
2011	Mean	246642.06	412124.98
	N	373714	373714
2012	Mean	251917.50	401694.52
	N	395047	395047
2013	Mean	266029.37	421746.48
	N	501665	501665
2014	Mean	284182.41	397747.09
	N	630124	630124
2015	Mean	298762.83	417025.12
	N	680516	680516
2016	Mean	311871.39	389880.69
	N	736540	736540
2017	Mean	330168.99	412757.19
	N	791716	791716
2018	Mean	330361.91	396278.57
	N	818500	818500
2019	Mean	329947.39	388460.19
	N	847511	847511
2020	Mean	350419.49	382118.32
	N	790648	790648
2021	Mean	366322.90	366322.90
	N	1173967	1173967
2022	Mean	381190.42	381190.42
	N	943905	943905
2023	Mean	364918.98	364918.98
	N	516258	516258
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Property Type**

Property Type		Price Paid £'s	Estimated Value in 2023
Detached	Mean	346909.76	524266.72
	N	3906125	3906125
Flat	Mean	251497.62	367028.14
	N	2616414	2616414
Other	Mean	835859.40	961812.86
	N	327685	327685
Semi-Detached	Mean	210829.72	327635.04
	N	4309583	4309583
Terraced	Mean	198581.49	306321.97
	N	4315017	4315017
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* New Build**

New Build		Price Paid £'s	Estimated Value in 2023
No	Mean	260458.07	393925.81
	N	13944351	13944351
Yes	Mean	274781.24	368536.89
	N	1530473	1530473
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Leasehold or Freehold**

Leasehold or Freehold		Price Paid £'s	Estimated Value in 2023
Freehold	Mean	269056.99	404697.86
	N	12018594	12018594
Leasehold	Mean	236902.39	345219.34
	N	3456045	3456045
Unknown	Mean	172935.90	446751.59
	N	185	185
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Number of Times the Property Has Been Sold**

Number of Times the Property Has Been Sold		Price Paid £'s	Estimated Value in 2023
1	Mean	250399.89	407115.02
	N	7628258	7628258
2	Mean	273444.39	394181.95
	N	4399521	4399521
3	Mean	275395.10	367020.58
	N	2124356	2124356
4	Mean	270405.64	339846.78
	N	877085	877085
5 or more times	Mean	262831.52	313121.90
	N	445604	445604
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Region**

Region		Price Paid £'s	Estimated Value in 2023
1 - North East	Mean	147957.67	195153.29
	N	686820	686820
2 - North West	Mean	173231.69	251677.23
	N	1937696	1937696
3 - Yorks & Humberside	Mean	170444.52	242750.51
	N	1428709	1428709
4 - East Midlands	Mean	191115.97	283071.77
	N	1288243	1288243
5 - West Midlands	Mean	198259.27	291843.33
	N	1418304	1418304
6 - East of England	Mean	279748.04	423845.28
	N	1714357	1714357
7 - Inner London	Mean	641306.50	966110.87
	N	742204	742204
8 - Outer London	Mean	380307.63	608054.03
	N	1286599	1286599
9 - South East	Mean	330512.07	492613.72
	N	2553091	2553091
10 - South West	Mean	260023.36	387089.82
	N	1636080	1636080
12 - Scotland	Mean	396666.67	502696.30
	N	3	3
13 - Wales	Mean	165904.76	246103.11
	N	781879	781879
Total	Mean	261861.36	391401.04
	N	15473985	15473985

**Price Paid £'s Estimated Value in 2023 \* Sonar**

Sonar		Price Paid £'s	Estimated Value in 2023
	Mean	506554.87	645024.46
	N	842	842
A11 - Highly Educated Young Professionals	Mean	389289.61	488743.58
	N	181823	181823
A12 - Inner London Young Professionals	Mean	670254.83	987069.19
	N	435289	435289
A13 - Settling Down	Mean	337870.08	512321.11
	N	527705	527705
A21 - Aspiring Home Owners	Mean	210050.64	301029.96
	N	334365	334365
A22 - Young Renters	Mean	323705.21	460887.63
	N	266171	266171
A23 - Campus Life	Mean	400823.05	543014.45
	N	34812	34812
A24 - Student Enclaves	Mean	238899.77	357389.97
	N	24321	24321
A31 - City Melting Pot	Mean	281191.19	432908.11
	N	164521	164521
A41 - Struggling to Get a Foothold	Mean	127918.73	184758.37
	N	210872	210872
B11 - Young Professional Families	Mean	274734.07	318148.56
	N	490432	490432
B31 - Multi-Cultural Britain	Mean	189559.62	328375.48
	N	170496	170496
B32 - First Rungs of the Housing Ladder	Mean	164602.30	237887.31
	N	414705	414705
B33 - The London Service Sector	Mean	231158.72	391028.22
	N	112032	112032
B41 - New Arrivals, New Beginnings	Mean	96181.64	152317.28
	N	140750	140750
B42 - Council Sink Estates	Mean	106855.32	158246.70
	N	100088	100088
B43 - Northern Terraces	Mean	94752.28	140013.50
	N	134173	134173
B44 - Established Asian Communities	Mean	89515.80	157827.25



	N	92742	92742
C11 - The Capital's Professional Tech Workers	Mean	387445.32	662576.84
	N	74572	74572
C12 - Hard Working Couples	Mean	315282.61	472560.78
	N	475382	475382
C13 - Rural Property Owning	Mean	315817.10	443208.17
	N	247840	247840
C21 - Eastenders	Mean	295405.20	471406.33
	N	220336	220336
C22 - Rising Northern Professionals	Mean	199184.83	312848.84
	N	119955	119955
C23 - White Collar Suburban Neighbourhoods	Mean	218185.73	342523.87
	N	208751	208751
C31 - Home Owning Northern Suburbia	Mean	145605.02	227514.62
	N	181479	181479
C32 - Hard Up Social Renters	Mean	148299.29	226078.46
	N	216151	216151
C41 - Struggling Service Sector Workers	Mean	143513.86	224880.11
	N	166693	166693
C42 - Couples in Conurbations	Mean	141952.67	220972.16
	N	149502	149502
C43 - Just Getting By	Mean	110745.93	161294.17
	N	121917	121917
C44 - Hard Pressed Service Sector	Mean	107058.27	156999.05
	N	119665	119665
C45 - Blue Collar Renters	Mean	80280.02	115507.05
	N	185142	185142
D11 - Wealthy Professionals with Children	Mean	564444.83	880652.50
	N	282031	282031
D12 - South East Professionals	Mean	480074.58	724027.50
	N	149867	149867
D13 - Outer London Professionals	Mean	419584.46	678005.93
	N	111772	111772
D14 - Affluent Suburbia	Mean	293505.98	459911.42
	N	164314	164314
D21 - Comfortable Rural Families	Mean	295599.16	441432.51
	N	183205	183205

D22 - Multi-Ethnic Service Sector	Mean	278155.09	477591.70
	N	209419	209419
D23 - Suburban White Collar	Mean	255530.31	406084.81
	N	96365	96365
D24 - New Developments	Mean	241540.19	361220.92
	N	217635	217635
D25 - Small Town Southern England	Mean	213325.47	333006.85
	N	225758	225758
D26 - Comfortable Couples	Mean	195936.52	300593.72
	N	202780	202780
D31 - Service Sector Conurbations	Mean	175146.92	272076.66
	N	140586	140586
D32 - Northern Small Towns	Mean	163283.68	249687.22
	N	263070	263070
D33 - Just Coping Suburbia	Mean	158500.11	235520.49
	N	435079	435079
D41 - Midland Social Renters	Mean	145469.25	230084.32
	N	131691	131691
D42 - Deprived Blue Collar	Mean	106431.63	158234.39
	N	102570	102570
E11 - Expensive Properties	Mean	1125193.10	1724673.24
	N	84856	84856
E12 - Country Life	Mean	584763.17	876404.22
	N	131209	131209
E13 - Well Established Professionals	Mean	622215.21	940047.39
	N	126965	126965
E14 - Agricultural Business	Mean	449065.05	668202.08
	N	119385	119385
E15 - Prosperous Couples	Mean	350102.54	534102.36
	N	137746	137746
E16 - Rural Bricks and Mortar Assets	Mean	379221.79	554221.52
	N	162232	162232
E21 - Settled Middle England	Mean	314294.52	468466.12
	N	125692	125692
E22 - Affluent Small Town	Mean	293212.65	437565.76
	N	339991	339991
E31 - Rural Life	Mean	251744.36	377345.80
	N	134904	134904

E32 - Older Mortgagees	Mean	190453.06	289020.98
	N	182491	182491
E33 - Home Owning Village Life	Mean	193325.19	290292.22
	N	380067	380067
E41 - Commuting White Collar	Mean	188777.93	277885.24
	N	336453	336453
E42 - Struggling Service Sector	Mean	158334.25	239119.32
	N	299905	299905
E43 - Settled Couples	Mean	152385.31	228731.42
	N	241727	241727
E44 - Older Blue Collar	Mean	96593.08	142199.08
	N	178295	178295
E45 - Old Industrial Heartlands	Mean	108649.36	156400.64
	N	262776	262776
F11 - Affluent Retired Senior Professionals	Mean	471803.03	705638.50
	N	105096	105096
F12 - Affluent Retirees	Mean	391171.74	592909.44
	N	101682	101682
F13 - Elderly and Affluent	Mean	388895.27	603347.51
	N	82150	82150
F14 - Seaside Elders	Mean	325854.94	487316.27
	N	215201	215201
F21 - Rural Retreats	Mean	378374.45	564094.35
	N	108650	108650
F22 - Older Small Town Couples	Mean	262196.10	397626.18
	N	143506	143506
F23 - Aged Home Owners	Mean	333388.85	501706.90
	N	130792	130792
F24 - Older White Collar	Mean	246250.51	373133.80
	N	186987	186987
F25 - Hill Farming	Mean	316045.96	463503.33
	N	70206	70206
F26 - Older Residents in Flats	Mean	239312.07	345605.64
	N	595218	595218
F31 - Older Couples in Semis	Mean	211553.90	320234.56
	N	177034	177034
F32 - Farming Communities	Mean	243667.59	368795.13
	N	144492	144492

F33 - Small Town Retirement	Mean	214251.33	327612.08
	N	205887	205887
F34 - Midland Hamlets	Mean	174043.01	267108.66
	N	161675	161675
F35 - Long Standing Communities	Mean	172340.18	262167.55
	N	121553	121553
F41 - Homes for the Elderly	Mean	209435.81	279646.46
	N	31202	31202
F42 - Retired Blue Collar Home Owners	Mean	166529.16	254095.40
	N	186406	186406
F43 - Council Right to Buy Beneficiaries	Mean	130407.57	199728.82
	N	131506	131506
F44 - Aged Social Renters	Mean	153626.78	217822.53
	N	91221	91221
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Lifestage**

Lifestage	Price Paid £'s		Estimated Value in 2023
	Mean	N	
	Mean	506554.87	645024.46
	N	842	842
A Singles	Mean	362509.42	527546.14
	N	2179879	2179879
B Young Families	Mean	185127.67	256840.37
	N	1655418	1655418
C Families	Mean	215637.25	328583.62
	N	2487385	2487385
D Mature Families	Mean	264172.71	410109.00
	N	2916142	2916142
E Empty Nesters	Mean	274158.35	410680.20
	N	3244694	3244694
F Retired	Mean	253823.22	379735.65
	N	2990464	2990464
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Wealth**

Wealth		Price Paid £'s	Estimated Value in 2023
	Mean	506554.87	645024.46
	N	842	842
1 Affluent Quartile	Mean	423109.02	623901.52
	N	4407549	4407549
2 Comfortable Quartile	Mean	262153.53	395121.98
	N	4044915	4044915
3 Less Comfortable Quartile	Mean	187401.02	286364.70
	N	3606222	3606222
4 Struggling Quartile	Mean	132042.83	197852.94
	N	3415296	3415296
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Price Paid £'s Estimated Value in 2023 \* Combination of Lifestage and Wealth**

Combination of Lifestage and Wealth		Price Paid £'s	Estimated Value in 2023
	Mean	506554.87	645024.46
	N	842	842
Young Singles - Affluent	Mean	472417.94	689087.95
	N	1144817	1144817
Young Singles - Comfortable	Mean	267040.37	380379.11
	N	659669	659669
Young Singles - Less Comfortable	Mean	281191.19	432908.11
	N	164521	164521
Young Singles - Struggling	Mean	127918.73	184758.37
	N	210872	210872
Young Families - Affluent	Mean	274734.07	318148.56
	N	490432	490432
Young Families - Less Comfortable	Mean	181399.51	284621.40
	N	697233	697233
Young Families - Struggling	Mean	96733.90	151149.21
	N	467753	467753
Families – Affluent	Mean	322193.90	481203.52

	N	797794	797794
Families – Comfortable	Mean	245023.34	387762.26
	N	549042	549042
Families - Less Comfortable	Mean	147069.62	226733.93
	N	397630	397630
Families – Struggling	Mean	116191.82	175468.28
	N	742919	742919
Older Families - Affluent	Mean	460834.16	717856.75
	N	707984	707984
Older Families - Comfortable	Mean	244449.62	383002.12
	N	1135162	1135162
Older Families - Less Comfortable	Mean	162790.76	246091.32
	N	838735	838735
Older Families - Struggling	Mean	128376.82	198625.19
	N	234261	234261
Empty Nesters - Affluent	Mean	543766.66	818410.38
	N	762393	762393
Empty Nesters - Comfortable	Mean	298902.83	445906.04
	N	465683	465683
Empty Nesters - Less Comfortable	Mean	203873.21	306797.62
	N	697462	697462
Empty Nesters - Struggling	Mean	146766.78	217525.97
	N	1319156	1319156
Retired – Affluent	Mean	379727.79	573035.77
	N	504129	504129
Retired – Comfortable	Mean	269572.25	398258.67
	N	1235359	1235359
Retired - Less Comfortable	Mean	204601.89	311461.50
	N	810641	810641
Retired – Struggling	Mean	156108.91	232154.98
	N	440335	440335
Total	Mean	261874.64	391414.82
	N	15474824	15474824

**Correlation between Price Paid, Estimated 2023 Value and Council Tax Band**

		Price Paid £'s	Estimated Value in 2023
Price Paid £'s	Pearson Correlation	1	.800**
	Sig. (2- tailed)		0.000
	N	15474824	15474824
Estimated Value in 2023	Pearson Correlation	.800**	1
	Sig. (2- tailed)	0.000	
	N	15474824	15474824
% in CT Band A	Pearson Correlation	-.167**	-.170**
	Sig. (2- tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band B	Pearson Correlation	-.143**	-.143**
	Sig. (2- tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band C	Pearson Correlation	-.081**	-.079**
	Sig. (2- tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band D	Pearson Correlation	.023**	.026**
	Sig. (2- tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band E	Pearson Correlation	.105**	.107**
	Sig. (2- tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band F	Pearson Correlation	.165**	.167**
	Sig. (2- tailed)		
	N		

	Sig. (2-tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band G	Pearson Correlation	.259**	.268**
	Sig. (2-tailed)	0.000	0.000
	N	15474028	15474028
% in CT Band H or above	Pearson Correlation	.328**	.342**
	Sig. (2-tailed)	0.000	0.000
	N	15474028	15474028

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**16th February 2024**