

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.
4. Identify leasehold from freehold and new builds from older properties.
5. Match the data at address level to existing databases to learn more about your customers or prospects.
6. Use the data to identify catchment areas for site and store location

Data Held

Land Registry data in England and Wales for the period January 1995 to February 2026 has been extracted. There were over 30 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 just over 16 million records and against each the following information is held:

1. Address and Postcode (No information as to the identity of the property owner is published)
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 2026.
8. Number of Times the Property has been Sold since 1995 (1,2,3,4,5,6 or more).
9. Ordnance Survey Grid References for the Postcode
10. Region
11. The proportion of properties in each Council Tax Band in each in Lower-Level Super Output area,
This is the most detailed level of geography for which the information is published.
12. TRAC Consultancies Sonar Geodemographic Classification.

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 2026 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, and as a banded value. The tables in the Appendix provide detailed information about this and it's relation to the sale value of the property.

Appendix 1: – Audit of the Property Price Database

		Year of Sale			
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1995	193867	1.2	1.2	1.2
	1996	247005	1.5	1.5	2.7
	1997	284741	1.8	1.8	4.5
	1998	282872	1.8	1.8	6.2
	1999	337413	2.1	2.1	8.3
	2000	328090	2.0	2.0	10.4
	2001	383001	2.4	2.4	12.7
	2002	428765	2.7	2.7	15.4
	2003	409699	2.5	2.5	17.9
	2004	431220	2.7	2.7	20.6
	2005	401330	2.5	2.5	23.1
	2006	544954	3.4	3.4	26.5
	2007	552372	3.4	3.4	29.9
	2008	297535	1.8	1.8	31.7
	2009	294880	1.8	1.8	33.6
	2010	326949	2.0	2.0	35.6
	2011	339994	2.1	2.1	37.7
	2012	358617	2.2	2.2	39.9
	2013	453296	2.8	2.8	42.7
	2014	565582	3.5	3.5	46.2
	2015	608930	3.8	3.8	50.0
	2016	654110	4.1	4.1	54.1
	2017	702176	4.3	4.3	58.4
	2018	721857	4.5	4.5	62.9
	2019	748004	4.6	4.6	67.5
	2020	707439	4.4	4.4	71.9
	2021	1076498	6.7	6.7	78.6
2022	958810	5.9	5.9	84.5	
2023	786587	4.9	4.9	89.4	
2024	875303	5.4	5.4	94.8	
2025	785518	4.9	4.9	99.7	
2026	54616	.3	.3	100.0	
	Total	16142030	100.0	100.0	

Property Type

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Detached	4127749	25.6	25.6	25.6
	Flat	2554197	15.8	15.8	41.4
	Other	451962	2.8	2.8	44.2
	Semi-Detached	4533898	28.1	28.1	72.3
	Terraced	4474224	27.7	27.7	100.0
	Total	16142030	100.0	100.0	

New Build

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	14605050	90.5	90.5	90.5
	Yes	1536980	9.5	9.5	100.0
	Total	16142030	100.0	100.0	

Leasehold or Freehold

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Freehold	12697675	78.7	78.7	78.7
	Leasehold	3444189	21.3	21.3	100.0
	Unknown	166	.0	.0	100.0
	Total	16142030	100.0	100.0	

Number of Times the Property has been Sold Since 1995

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	7707833	47.8	47.8	47.8
	2	4593938	28.5	28.5	76.2
	3	2298461	14.2	14.2	90.4
	4	989808	6.1	6.1	96.6
	5	372452	2.3	2.3	98.9
	6 or more times	179538	1.1	1.1	100.0
	Total	16142030	100.0	100.0	

Price Paid Banded

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	3189719	19.8	19.8	19.8
	£100,000 - < £150,000	2617819	16.2	16.2	36.0
	£150,000 - <£200,000	2435703	15.1	15.1	51.1
	£200,000 - < £250,000	2004322	12.4	12.4	63.5
	£250,000 - <£300,000	1345907	8.3	8.3	71.8
	£300,000 - <£400,000	1866844	11.6	11.6	83.4
	£400,000 - <£500,000	1045306	6.5	6.5	89.9
	£500,000 - <£750,000	989167	6.1	6.1	96.0
	£750,000 or more	647243	4.0	4.0	100.0
	Total	16142030	100.0	100.0	

Estimated Current Value (Banded)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	< £100,000	1624540	10.1	10.1	10.1
	£100,000 - < £150,000	2384553	14.8	14.8	24.8
	£150,000 - <£200,000	2550497	15.8	15.8	40.6
	£200,000 - < £250,000	2148173	13.3	13.3	53.9
	£250,000 - <£300,000	1744404	10.8	10.8	64.8
	£300,000 - <£400,000	2297669	14.2	14.2	79.0
	£400,000 - <£500,000	1286458	8.0	8.0	87.0
	£500,000 - <£750,000	1275634	7.9	7.9	94.9
	£750,000 or more	830102	5.1	5.1	100.0
	Total	16142030	100.0	100.0	

Region

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 - North East	726311	4.5	4.5	4.5
	2 - North West	1990153	12.3	12.3	16.8
	3 - Yorks & Humberside	1484713	9.2	9.2	26.0
	4 - East Midlands	1359032	8.4	8.4	34.4
	5 - West Midlands	1475622	9.1	9.1	43.6
	6 - East of England	1807179	11.2	11.2	54.8
	7 - Inner London	738533	4.6	4.6	59.4
	8 - Outer London	1342344	8.3	8.3	67.7
	9 - South East	2677626	16.6	16.6	84.3
	10 - South West	1718315	10.6	10.6	94.9
	12 - Scotland	3	.0	.0	94.9
	13 - Wales	821271	5.1	5.1	100.0
	Total	16141102	100.0	100.0	
Missing		928	.0		
Total		16142030	100.0		

Sonar Lifestage

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid				
A – Singles	2421786	15.0	15.0	15.0
B - Young Families	2196052	13.6	13.6	28.6
C – Families	2419552	15.0	15.0	43.6
D - Mature Families	2566118	15.9	15.9	59.5
E - Empty Nesters	3468210	21.5	21.5	81.0
F – Retired	3069384	19.0	19.0	100.0
Total	16142030	100.0	100.0	

Sonar Wealth

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	928	.0	.0	.0
1 - Most Affluent	4176301	25.9	25.9	25.9
2	4681420	29.0	29.0	54.9
3	3659480	22.7	22.7	77.5
4 - Least Affluent	3623901	22.5	22.5	100.0
Total	16142030	100.0	100.0	

Lifestage and Wealth Combination

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid				
A1 - Young Singles Affluent	432755	2.7	2.7	2.7
A2 - Young Singles Comfortable	707134	4.4	4.4	7.1
A3 - Young Singles Less Comfortable	374600	2.3	2.3	9.4
A4 - Young Singles Struggling	907297	5.6	5.6	15.0
B1 - Young Families Affluent	419858	2.6	2.6	17.6

B2 - Young Families Comfortable	659167	4.1	4.1	21.7
B3 - Young Families Less Comfortable	660441	4.1	4.1	25.8
B4 - Young Families Struggling	456586	2.8	2.8	28.6
C1 - Families Affluent	507009	3.1	3.1	31.8
C2 - Families Comfortable	852755	5.3	5.3	37.0
C3 - Families Less Comfortable	290329	1.8	1.8	38.8
C4 - Families Struggling	769459	4.8	4.8	43.6
D1 - Older Families Affluent	1037638	6.4	6.4	50.0
D2 - Older Families Comfortable	588211	3.6	3.6	53.7
D3 - Older Families Less Comfortable	670269	4.2	4.2	57.8
D4 - Older Families Struggling	270000	1.7	1.7	59.5
E1 - Empty Nesters Affluent	1132286	7.0	7.0	66.5
E2 - Empty Nesters Comfortable	1115762	6.9	6.9	73.4
E3 - Empty Nesters Less Comfortable	728827	4.5	4.5	77.9
E4 - Empty Nesters Struggling	491335	3.0	3.0	81.0
F1 - Retired Affluent	646755	4.0	4.0	85.0
F2 - Retired Comfortable	758391	4.7	4.7	89.7
F3 - Retired Less Comfortable	935014	5.8	5.8	95.5
F4 - Retired Struggling	729224	4.5	4.5	100.0
Total	16142030	100.0	100.0	

Detailed Sonar

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid				
A11 – Inner London Young Professionals	350337	2.2	2.2	2.2
A12 – Mobile Young Professionals in Flats	82418	.5	.5	2.7
A21 – Rising Millennials	365555	2.3	2.3	5.0
A22 – Aspiring Home Owners	341579	2.1	2.1	7.1
A31 – City Centre Renters	189631	1.2	1.2	8.2
A32 – Campus Life	184969	1.1	1.1	9.4
A41 – Struggling to Get a Foothold	464548	2.9	2.9	12.3
A42 – Poorer Northern Terraces	281733	1.7	1.7	14.0
A43 - Young Renters in Social Housing	161016	1.0	1.0	15.0
B11 – Young Professionals with Families	273209	1.7	1.7	16.7
B12 – Young Multi Cultural Britain	146649	.9	.9	17.6
B21 – Service Sector Employment	259794	1.6	1.6	19.2
B22 – New Developments	399373	2.5	2.5	21.7
B31 – Communal Establishments	10768	.1	.1	21.8
B32 – Young Renters in Flats and Terraces	307792	1.9	1.9	23.7
B33 – First Steps on the Housing Ladder	341881	2.1	2.1	25.8
B41 – Young Families in Northern Terraces	286036	1.8	1.8	27.6
B42 – Council Sink Estates	170550	1.1	1.1	28.6
C11 – The Capitals Professional Tech Workers	122435	.8	.8	29.4
C12 – Commuting Couples	171011	1.1	1.1	30.4

C13 – Upwardly Mobile Professionals	97705	.6	.6	31.0
C14 – Rising Northern Professionals	115858	.7	.7	31.8
C21 – Middle Class Families in Semis	134075	.8	.8	32.6
C22 – Outer London Terraces	112967	.7	.7	33.3
C23 – White Collar Families	198031	1.2	1.2	34.5
C24 – Home Counties Suburbia	407682	2.5	2.5	37.0
C31 – Inner City Ethnic Mix	56753	.4	.4	37.4
C32 – Blue Collar Midlanders	233576	1.4	1.4	38.8
C41 – Hard Up Social Renters	185103	1.1	1.1	40.0
C42 – Large Families	162723	1.0	1.0	41.0
C43 – Just Getting By	200180	1.2	1.2	42.2
C44 – Hard Pressed Service Sector	108884	.7	.7	42.9
C45 – Blue Collar Social Renters	112569	.7	.7	43.6
D11 – Wealthy Professionals with Children	293709	1.8	1.8	45.4
D12 – South East Professionals	336635	2.1	2.1	47.5
D13 – Professionals with Older Teenaged Children	154744	1.0	1.0	48.5
D14 – Detached Northern Suburbia	83161	.5	.5	49.0
D15 – Comfortable Rural Families	169389	1.0	1.0	50.0
D21 – Hardworking Comfortable Mortgagees	245167	1.5	1.5	51.5
D22 – Enterprising Asian Communities	152940	.9	.9	52.5
D23 – Cheaper Home Ownership	190104	1.2	1.2	53.7

D31 – Southern England Smaller Towns and Villages	231609	1.4	1.4	55.1
D32 – Feeling the Pinch Families	121329	.8	.8	55.9
D33 – Metropolitan Service Sector	155418	1.0	1.0	56.8
D34 – Just Coping Ex- Council	161913	1.0	1.0	57.8
D41 – Established Asian Communities	91827	.6	.6	58.4
D42 – Midland Social Renters	98791	.6	.6	59.0
D43 – Seaside Hardship	79382	.5	.5	59.5
E11 – Expensive Properties	250731	1.6	1.6	61.1
E12 – Country Life	215897	1.3	1.3	62.4
E13 – Well Established Professionals	202330	1.3	1.3	63.6
E14 – Agricultural Business	137508	.9	.9	64.5
E15 – Prosperous Couples	108216	.7	.7	65.2
E16 – Rural Seclusion	217604	1.3	1.3	66.5
E21 – Farming Communities	181666	1.1	1.1	67.6
E22 – Suburban Semis	138657	.9	.9	68.5
E23 – Comfortable Small Town	489137	3.0	3.0	71.5
E24 – Seaside Bungalows	171739	1.1	1.1	72.6
E25 – Northern Conurbations	134563	.8	.8	73.4
E31 – Modest Home Owning	155371	1.0	1.0	74.4
E32 – Middle England	238603	1.5	1.5	75.9
E33 – Struggling Service Sector	334853	2.1	2.1	77.9
E41 – Hard Pressed Settled Couples	192100	1.2	1.2	79.1
E42 – Beneficiaries of the Right to Buy	208155	1.3	1.3	80.4

E43 – Old Industrial Heartlands	91080	.6	.6	81.0
F11 – Affluent Retired Senior Professionals	152958	.9	.9	81.9
F12 – Traditional Affluent Elders	211611	1.3	1.3	83.2
F13 – Settled Retired Professionals and White-Collar Workers	108401	.7	.7	83.9
F14 – Scenic Retirees	173785	1.1	1.1	85.0
F21 – Farming Communities	156054	1.0	1.0	86.0
F22 – Older Comfortable Couples	233916	1.4	1.4	87.4
F23 – Hill Farming	146925	.9	.9	88.3
F24 – Longstanding Couples	221496	1.4	1.4	89.7
F31 – Rural Couples	109890	.7	.7	90.4
F32 – Affordable Downsizing	202036	1.3	1.3	91.6
F33 – Older Couples and Widowers	245763	1.5	1.5	93.1
F34 – Older Right to Buy Beneficiaries	191884	1.2	1.2	94.3
F35 – Urban Fringe	185441	1.1	1.1	95.5
F41 – Struggling Elders in Flats	518734	3.2	3.2	98.7
F42 – Home Alone Social Renters	210490	1.3	1.3	100.0
Total	16142030	100.0	100.0	

Median Price Paid and Estimated Current Value (£'s) by Year of Sale

Year of Sale	Price Paid	Estimated Current Value
1995	58500.00	189583.33
1996	59995.00	196470.59
1997	64995.00	209879.21
1998	69000.00	220975.61
1999	76000.00	168387.84
2000	83950.00	182712.87
2001	95000.00	205459.77
2002	118000.00	245000.00
2003	138000.00	172380.95
2004	160000.00	198545.12
2005	165000.00	204802.29
2006	173000.00	215367.85
2007	181000.00	205000.00
2008	176000.00	200000.00
2009	175000.00	202261.62
2010	192500.00	221872.24
2011	185000.00	212000.00
2012	190000.00	217046.00
2013	194950.00	220513.29
2014	200000.00	228975.00
2015	215000.00	220000.00
2016	225000.00	230000.00
2017	235000.00	240000.00
2018	240000.00	246000.00
2019	242400.00	245000.00
2020	259950.00	260000.00
2021	276000.00	279500.00
2022	286640.00	290000.00
2023	280000.00	294000.00
2024	285000.00	293550.00
2025	285000.00	285000.00
2026	280000.00	280000.00
Total	198000.00	235864.85

**Median Price Paid and Estimated
Current Value (£'s) by Property
Type**

Property Type	Price Paid	Estimated Current Value
Detached	295000.00	343000.00
Flat	180000.00	210917.65
Other	277500.00	285000.00
Semi-Detached	180000.00	214736.84
Terraced	151950.00	180250.00
Total	198000.00	235864.85

**Median Price Paid and Estimated
Current Value (£'s) by New Build**

New Build	Price Paid	Estimated Current Value
No	193500.00	231750.00
Yes	239995.00	269953.98
Total	198000.00	235864.85

**Median Price Paid and Estimated
Current Value (£'s) by Leasehold or
Freehold**

Leasehold or Freehold	Price Paid	Estimated Current Value
Freehold	210000.00	247500.00
Leasehold	165296.00	193200.00
Unknown	127000.00	203288.10
Total	198000.00	235864.85

Median Price Paid Estimated and Current Value (£'s) by Number of Times the Property has been Sold

Number of Times the Property has been Sold	Price Paid	Estimated Current Value
1	179774.00	234000.00
2	210000.00	241503.86
3	220000.00	236160.71
4	220000.00	230000.00
5	220000.00	227500.00
6 or more times	220000.00	225000.00
Total	198000.00	235864.85

Median Price Paid and Estimated Current Value (£'s) by Region

Region	Price Paid	Estimated Current Value
1 - North East	120000.00	137540.45
2 - North West	140000.00	164800.00
3 - Yorks & Humberside	140000.00	163054.55
4 - East Midlands	166000.00	190566.80
5 - West Midlands	165000.00	190000.00
6 - East of England	238750.00	279000.00
7 - Inner London	402000.00	480000.00
8 - Outer London	310000.00	369210.26
9 - South East	270400.00	316551.72
10 - South West	223000.00	255000.00
12 – Scotland	173000.00	179784.31
13 – Wales	143000.00	165000.00
Total	198000.00	235870.00

**Median Price Paid and Estimated
Current Value Medians (£'s) by
Sonar Wealth**

Sonar Wealth	Price Paid	Estimated Current Value
1 - Most Affluent	332000.00	393750.00
2	230000.00	265123.40
3	165000.00	193030.30
4 - Least Affluent	116000.00	133306.45
Total	198000.00	235864.85

**Median Price Paid and Estimated
Current Value (£'s) by Sonar Lifestage**

Sonar Lifestage	Price Paid	Estimated Current Value
A – Singles	185000.00	222000.00
B - Young Families	198500.00	230000.00
C – Families	170000.00	207500.00
D - Mature Families	210000.00	248758.21
E - Empty Nesters	210000.00	248000.00
F – Retired	210000.00	245851.30
Total	198000.00	235864.85

Median Price Paid and Estimated Current Value by Lifestage and Wealth Combination

Lifestage and Wealth Combination	Price Paid	Estimated Current Value
A1 - Young Singles Affluent	370000.00	429001.37
A2 - Young Singles Comfortable	235000.00	277714.29
A3 - Young Singles Less Comfortable	175000.00	200248.66
A4 - Young Singles Struggling	115000.00	132316.18
B1 - Young Families Affluent	365000.00	440000.00
B2 - Young Families Comfortable	259995.00	285000.00
B3 - Young Families Less Comfortable	165000.00	190250.00
B4 - Young Families Struggling	113000.00	130000.00
C1 - Families Affluent	295000.00	352865.63
C2 - Families Comfortable	220000.00	263167.10
C3 - Families Less Comfortable	139500.00	162371.97
C4 - Families Struggling	105000.00	120000.00
D1 - Older Families Affluent	291000.00	345000.00
D2 - Older Families Comfortable	193000.00	222005.78
D3 - Older Families Less Comfortable	180000.00	219015.15
D4 - Older Families Struggling	107000.00	124952.03
E1 - Empty Nesters Affluent	395000.00	470816.54
E2 - Empty Nesters Comfortable	215000.00	252000.00
E3 - Empty Nesters Less Comfortable	152950.00	177906.98
E4 - Empty Nesters Struggling	105000.00	123405.88
F1 - Retired Affluent	315000.00	368181.82
F2 - Retired Comfortable	255000.00	299887.64
F3 - Retired Less Comfortable	171500.00	199000.00
F4 - Retired Struggling	153000.00	178664.21
Total	198000.00	235864.85

Median Price Paid and Estimated Current Value by Sonar

Sonar	Price Paid	Estimated Current Value
A11 – Inner London Young Professionals	380000.00	448870.29
A12 – Mobile Young Professionals in Flats	331601.00	357925.00
A21 – Rising Millennials	310000.00	370000.00
A22 – Aspiring Home Owners	185000.00	215653.85
A31 – City Centre Renters	170000.00	191807.76
A32 – Campus Life	180000.00	212000.00
A41 – Struggling to Get a Foothold	122944.50	139937.21
A42 – Poorer Northern Terraces	80000.00	91283.93
A43 - Young Renters in Social Housing	232000.00	277952.16
B11 – Young Professionals with Families	455000.00	556944.62
B12 – Young Multi Cultural Britain	250000.00	300000.00
B21 – Service Sector Employment	240000.00	287500.00
B22 – New Developments	270000.00	284950.00
B31 – Communal Establishments	350000.00	404214.55
B32 – Young Renters in Flats and Terraces	173000.00	199544.17
B33 – First Steps on the Housing Ladder	159000.00	182816.90
B41 – Young Families in Northern Terraces	127000.00	146698.33
B42 – Council Sink Estates	87000.00	100000.00
C11 – The Capitals Professional Tech Workers	379500.00	460000.00
C12 – Commuting Couples	327500.00	378500.00
C13 – Upwardly Mobile Professionals	278500.00	330882.35
C14 – Rising Northern Professionals	220000.00	254724.48
C21 – Middle Class Families in Semis	306000.00	367983.54
C22 – Outer London Terraces	295000.00	358552.63
C23 – White Collar Families	180000.00	209315.79
C24 – Home Counties Suburbia	204000.00	237628.45
C31 – Inner City Ethnic Mix	198000.00	235000.00
C32 – Blue Collar Midlanders	130000.00	149950.00
C41 – Hard Up Social Renters	138000.00	160531.64
C42 – Large Families	80000.00	95000.00
C43 – Just Getting By	110500.00	125000.00
C44 – Hard Pressed Service Sector	100000.00	113000.00

C45 – Blue Collar Social Renters	86000.00	99169.00
D11 – Wealthy Professionals with Children	440000.00	533000.00
D12 – South East Professionals	291950.00	340990.50
D13 – Professionals with Older Teenaged Children	250000.00	296232.25
D14 – Detached Northern Suburbia	188750.00	215452.58
D15 – Comfortable Rural Families	242500.00	278409.09
D21 – Hardworking Comfortable Mortgagees	222500.00	246432.95
D22 – Enterprising Asian Communities	225000.00	269950.00
D23 – Cheaper Home Ownership	149000.00	170000.00
D31 – Southern England Smaller Towns and Villages	189950.00	226000.00
D32 – Feeling the Pinch Families	205000.00	250000.00
D33 – Metropolitan Service Sector	208000.00	251594.05
D34 – Just Coping Ex-Council	135000.00	156000.00
D41 – Established Asian Communities	82500.00	100000.00
D42 – Midland Social Renters	135500.00	158000.00
D43 – Seaside Hardship	98000.00	112000.00
E11 – Expensive Properties	725000.00	875008.73
E12 – Country Life	475000.00	561538.46
E13 – Well Established Professionals	342700.00	405372.37
E14 – Agricultural Business	325000.00	378000.00
E15 – Prosperous Couples	332500.00	400000.00
E16 – Rural Seclusion	277500.00	326433.65
E21 – Farming Communities	208163.50	242000.00
E22 – Suburban Semis	249950.00	301991.15
E23 – Comfortable Small Town	218499.00	254079.21
E24 – Seaside Bungalows	219000.00	252364.16
E25 – Northern Conurbations	187500.00	218749.35
E31 – Modest Home Owning	173500.00	204703.92
E32 – Middle England	165000.00	189950.00
E33 – Struggling Service Sector	135000.00	155205.19
E41 – Hard Pressed Settled Couples	135000.00	152106.89
E42 – Beneficiaries of the Right to Buy	85000.00	96000.00
E43 – Old Industrial Heartlands	102000.00	116607.84
F11 – Affluent Retired Senior Professionals	392500.00	465000.00
F12 – Traditional Affluent Elders	315000.00	368000.00
F13 – Settled Retired Professionals and White-Collar Workers	275000.00	321911.76
F14 – Scenic Retirees	282500.00	329995.00

F21 – Farming Communities	370000.00	431395.87
F22 – Older Comfortable Couples	237500.00	274715.34
F23 – Hill Farming	260000.00	303247.42
F24 – Longstanding Couples	235000.00	272500.00
F31 – Rural Couples	215000.00	248000.00
F32 – Affordable Downsizing	190000.00	222669.18
F33 – Older Couples and Widowers	174950.00	200000.00
F34 – Older Right to Buy Beneficiaries	175000.00	200681.57
F35 – Urban Fringe	137500.00	156654.19
F41 – Struggling Elders in Flats	175000.00	202388.02
F42 – Home Alone Social Renters	110000.00	125000.00
Total	198000.00	235864.85

Correlation between Median Price Paid and Estimated Current Value by Council Tax Bands

		Price Paid	Estimated Current Value
Price Paid	Pearson Correlation	1	.942**
	Sig. (2-tailed)		.000
	N	16142030	16142030
Estimated Current Value	Pearson Correlation	.942**	1
	Sig. (2-tailed)	.000	
	N	16142030	16142030
Rate per 000 Properties in Council Tax Band A	Pearson Correlation	-.215**	-.228**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band B	Pearson Correlation	-.182**	-.193**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band C	Pearson Correlation	-.100**	-.107**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band D	Pearson Correlation	.035**	.037**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band E	Pearson Correlation	.139**	.148**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band F	Pearson Correlation	.214**	.230**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103
Rate per 000 Properties in Council Tax Band G or H or I	Pearson Correlation	.421**	.459**
	Sig. (2-tailed)	.000	.000
	N	16141103	16141103

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