

Statistical bulletin

House price statistics for small areas in England and Wales: year ending March 2022

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 Lower-layer Super Output Areas (LSOAs) in England ranged from £25,000 (within Sunderland) to £5.8 million (within Westminster) in the year ending March 2022.
- The median price paid for residential properties in LSOAs in Wales ranged from £61,000 (within Denbighshire) to £655,000 (within Vale of Glamorgan) in the year ending March 2022.

2 . House price statistics for small areas data

There are 49 house price statistics for small areas (HPSSA) 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. Linked here are the most frequently downloaded datasets.

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

Dataset | Released 14 September 2022

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 14 September 2022

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 14 September 2022

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 12 September 2022

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 14 September 2022

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 geographical hierarchy designed to improve the reporting of small area statistics in England and Wales. There are 34,759 LSOAs in England and Wales, each containing between 400 and 1,200 households. More information can be found by visiting our [Census geography page](#).

4 . Measuring the data

Data collection

The house price statistics for small areas (HPSSAs) use data from HM Land Registry. This is to provide statistics on the price paid and the number of residential property transactions for properties sold in each area 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, with each adding a new 12 month period to the data. The use of rolling annual data removes seasonal effects, which refers to peaks and troughs in property transactions at particular times of the year. It also reduces the impact of registration lag, where there is a delay in registration by HM Land Registry after the completed date.

The HPSSAs are compiled using the latest available version of the published Price Paid dataset from HM Land Registry. The property registration process can take time, particularly for new build properties. Therefore, the HPSSAs may not fully reflect all transactions that have taken place in the reference period and may be subject to revision. Users should use caution when drawing conclusions from these data. Further information can be found in our [House Price Index bulletin](#).

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, while the UK HPI measures the changing value of properties in the housing market. You can find out more [about the differences and uses of these outputs](#) in our House price statistics for small areas Quality and Methodology Information (QMI).

Quality

More quality and methodology information on strengths, limitations, appropriate uses, and how the data were created is available in our [House price statistics for small areas QMI](#).

Upcoming changes

The HPSSAs provide annual statistics that are updated quarterly. We are changing some of the datasets to a single, annual publication where we provide data for the year. For example, instead of releasing datasets for years ending March, June, September and December 2021, we will only publish the year ending December 2021 to cover the whole of 2021. This change will take effect from the next publication for “year ending June 2022”. Datasets will be published either annually or quarterly as contained in Table 1: HPSSA dataset publication periodicity. If you have any feedback about this change, please contact hpi@ons.gov.uk.

Table 1: HPSSA dataset publication periodicity

HPSSA dataset list**Periodicity****Middle layer super output areas**

Dataset No.	Dataset Name	
HPSSA dataset 1	Number of sales of residential properties for middle layer super output areas	Quarterly
HPSSA dataset 2	Median price paid for middle layer super output areas	Quarterly
HPSSA dataset 3	Mean house prices for middle layer super output areas	Quarterly
HPSSA dataset 4	Lower quartile house prices for middle layer super output areas	Annually
HPSSA dataset 5	Tenth percentile house prices for middle layer super output areas	Quarterly

Administrative geographies

Dataset No.	Dataset Name	
HPSSA dataset 6	Number of sales of residential properties for administrative geographies	Quarterly
HPSSA dataset 7	Number of sales of residential properties for administrative geographies (newly built dwellings)	Quarterly
HPSSA dataset 8	Number of sales of residential properties for administrative geographies (existing dwellings)	Quarterly
HPSSA dataset 9	Median price paid for administrative geographies	Quarterly
HPSSA dataset 10	Median price paid for administrative geographies (newly built dwellings)	Quarterly
HPSSA dataset 11	Median price paid for administrative geographies (existing dwellings)	Quarterly
HPSSA dataset 12	Mean price paid for administrative geographies	Quarterly
HPSSA dataset 13	Mean price paid for administrative geographies (newly built dwellings)	Quarterly
HPSSA dataset 14	Mean price paid for administrative geographies (existing dwellings)	Quarterly
HPSSA dataset 15	Lower quartile price paid for administrative geographies	Quarterly
HPSSA dataset 16	Lower quartile price paid for administrative geographies (newly built dwellings)	Quarterly
HPSSA dataset 17	Lower quartile price paid for administrative geographies (existing dwellings)	Quarterly
HPSSA dataset 18	Tenth percentile price paid for administrative geographies	Annually
HPSSA dataset 19	Tenth percentile price paid for administrative geographies (newly built dwellings)	Annually
HPSSA dataset 20	Tenth percentile price paid for administrative geographies (existing dwellings)	Annually

Subnational geographies

Dataset No.	Dataset Name	
HPSSA dataset 21	Number of sales of residential properties for subnational geographies	Quarterly
HPSSA dataset 22	Number of sales of residential properties for subnational geographies (newly built dwellings)	Quarterly

HPSSA dataset 23	Number of sales of residential properties for subnational geographies (existing dwellings)	Quarterly
HPSSA dataset 24	Median price paid for subnational geographies	Quarterly
HPSSA dataset 25	Median price paid for subnational geographies (newly built dwellings)	Quarterly
HPSSA dataset 26	Median price paid for subnational geographies (existing dwellings)	Quarterly
HPSSA dataset 27	Mean price paid for subnational geographies	Annually
HPSSA dataset 28	Mean price paid for subnational geographies (newly built dwellings)	Annually
HPSSA dataset 29	Mean price paid for subnational geographies (existing dwellings)	Annually
HPSSA dataset 30	Lower quartile price paid for subnational geographies	Annually
HPSSA dataset 31	Lower quartile price paid for subnational geographies (newly built dwellings)	Annually
HPPSA dataset 32	Lower quartile price paid for subnational geographies (existing dwellings)	Annually
HPSSA dataset 33	Tenth percentile price paid for subnational geographies	Annually
HPSSA dataset 34	Tenth percentile price paid for subnational geographies (newly built dwellings)	Annually
HPSSA dataset 35	Tenth percentile price paid for subnational geographies (existing dwellings)	Annually

Wards

Dataset No.	Dataset Name	
HPSSA dataset 36	Number of sales of residential properties for wards	Quarterly
HPSSA dataset 37	Median price paid for wards	Quarterly
HPSSA dataset 38	Mean price paid for wards	Quarterly
HPSSA dataset 39	Lower quartile price paid for wards	Annually
HPSSA dataset 40	Tenth percentile price paid for wards	Annually

Lower layer super output areas

Dataset No.	Dataset Name	
HPSSA dataset 41	Number of sales of residential properties for lower layer super output areas	Annually
HPSSA dataset 42	Number of sales of detached residential properties for lower layer super output areas	Annually
HPSSA dataset 43	Number of sales of semi-detached residential properties for lower layer super output areas	Annually
HPSSA dataset 44	Number of sales of terraced residential properties for lower layer super output areas	Annually
HPSSA dataset 45	Number of sales of flats and maisonettes residential properties for lower layer super output areas	Annually
HPSSA dataset 46	Median price paid for lower layer super output areas	Quarterly
HPSSA dataset 47	Mean price paid for lower layer super output areas	Quarterly
HPSSA dataset 48	Lower quartile price paid for lower layer super output areas	Annually
HPSSA dataset 49	Tenth percentile price paid for lower layer super output areas	Annually

5 . Related links

[UK House Price Index](#)

Bulletin | Latest release 14 September 2022

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: 2021](#)

Bulletin | Released 23 March 2022

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 2 August 2022

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

[Land Transaction Tax statistics for Wales](#)

Bulletin | Latest release 19 August 2022

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

6 . Cite this statistical bulletin

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