

October 2019 Price Paid Data



Image credit: Anton Clark

In October 2019:

- the most expensive residential property sold was in Merton, Greater London for £9,000,000
- the cheapest residential property sold was in Sunderland for £15,000
- the most expensive commercial sale taking place was in Hammersmith and Fulham for £36,000,000
- the cheapest commercial sale was in Salford for £105
- there was a 3.8% decrease in newbuilds compared with October 2018

Of the 95,307 sales received for registration 28,681 took place in October 2019 of which:

- 591 were of residential properties in England and Wales for £1 million and over
- 347 were of residential properties in Greater London for £1 million and over
- 1 was of a residential property in West Midlands for more than £1 million
- 9 were of residential properties in Greater Manchester for more than £1 million
- 0 were of residential properties in Wales for more than £1 million

The number of sales received for registration by property type and month

Of the 95,307 sales received for registration in October 2019:

- 73,232 were freehold, a 9.6% decrease on October 2018
- 12,936 were newly built, a 3.8% decrease on October 2018

This month's Price Paid Data includes details of more than 95,000 sales of land and property in England and Wales that HM Land Registry received for registration in October 2019.

Property type	October 2019	September 2019	August 2019
Detached	22,363	21,576	22,213
Semi-detached	25,443	24,418	25,283
Terraced	25,286	24,385	25,244
Flat/maisonette	16,651	15,975	15,565
Other	5,564	5,105	5,269
Total	95,307	91,459	93,574

There is a time difference between the sale of a property and its registration at HM Land Registry.

[Access the full dataset](#)

In the dataset you can find the date of sale for each property, its full address and sale price, its category (residential or commercial) and type (detached, semi-detached, terraced, flat or maisonette and other), whether or not it is new build and whether it is freehold or leasehold.

Background

1. Price Paid Data is published at 11am on the 20th working day of each month. The next dataset will be published on 31 December 2019.
2. [Price Paid Data](#) is property price data for all residential and commercial property sales in England and Wales that are lodged with HM Land Registry for registration in that month, [subject to exclusions](#).
3. The amount of time between the sale of a property and the registration of this information with HM Land Registry varies. It typically ranges between 2 weeks and 2 months. Data for the 2 most recent months is therefore incomplete and does not give an indication of final monthly volumes. Occasionally the interval between sale and registration is longer than 2 months. The small number of sales affected cannot be updated for publication until the sales are lodged for registration.
4. Price Paid Data categories are either Category A (Standard entries) which includes single residential properties sold for full market value or Category B (Additional entries) for example sales to a company, buy-to-lets where they can be identified by a mortgage and reposessions.
5. HM Land Registry has been collecting information on Category A sales from January 1995 and on Category B sales from October 2013.
6. Price Paid Data can be downloaded in text, CSV format and in a machine readable format as [linked data](#) and is released under [Open Government Licence \(OGL\)](#). Under the OGL, HM Land Registry permits the use of Price

Paid Data for commercial or non-commercial purposes. However, the OGL does not cover the use of [third party rights](#), which HM Land Registry is not authorised to license.

7. The [Price Paid Data report builder](#) allows users to build bespoke reports using the data. Reports can be based on location, estate type, price paid or property type over a defined period of time.
8. HM Land Registry's mission is to guarantee and protect property rights in England and Wales.
9. HM Land Registry is a government department created in 1862. It operates as an executive agency and a trading fund and its running costs are covered by the fees paid by the users of its services. Its ambition is to become the world's leading land registry for speed, simplicity and an open approach to data.
10. HM Land Registry safeguards land and property ownership valued at £7 trillion, enabling more than £1 trillion worth of personal and commercial lending to be secured against property across England and Wales.
11. For further information about HM Land Registry visit www.gov.uk/land-registry.
12. Follow us on [Twitter](#), our [blog](#), [LinkedIn](#) and [Facebook](#).

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