

Press release: February 2018 Price Paid Data

This month's Price Paid Data includes details of more than 85,200 sales of land and property in England and Wales that HM Land Registry received for registration in February 2018.

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 it is new build or not and whether it is freehold or leasehold.

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

Property type	February 2018	January 2018	December 2017
Detached	19,174	25,932	17,395
Semi-detached	20,725	29,282	19,216
Terraced	21,462	30,741	19,809
Flat/maisonette	17,842	22,887	14,523
Other	6,046	7,953	5,384
Total	85,249	116,795	76,327

Of the 85,249 sales received for registration in February 2018:

- 61,237 were freehold, a 3.7% increase on February 2017
- 16,133 were newly built, a 11.8% increase on February 2017

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

Of the 85,249 sales received for registration, 23,559 took place in February 2018 of which:

- 378 were of residential properties in England and Wales for £1 million and over
- 216 were of residential properties in Greater London for £1 million and over
- 2 were of residential properties in Cardiff for £1 million and over

- 1 was of a residential property in Greater Manchester for £1 million and over

The most expensive residential sale taking place in February 2018 was of a terraced property in the Royal Borough of Kensington and Chelsea, London for £10,750,000. The cheapest residential sale in February 2018 was of a terraced property in Chester le Street, County Durham for £19,000.

The most expensive commercial sale taking place in February 2018 was in the City of London, for £75,972,945. The cheapest commercial sale in February 2018 was in Macclesfield, Cheshire for £250.

[Access the full dataset](#)

Notes to editors

1. Price Paid Data is published at 11am on the 20th working day of each month. The next dataset will be published on Monday 30 April 2018.
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 two weeks and two months. Data for the two 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 two 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 repossessions.
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 the [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 worth in excess of £4 trillion, including around £1 trillion of mortgages. The Land Register contains more than 25 million titles showing evidence of ownership for some 85% of the land mass of England and Wales.
11. For further information about HM Land Registry visit www.gov.uk/land-registry.
12. Follow us: on Twitter [@HMLandRegistry](#), our [blog](#), [LinkedIn](#) and [Facebook](#).

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