

Press release: February 2019 Price Paid Data

This month's Price Paid Data includes details of more than 82,000 sales of land and property in England and Wales that HM Land Registry received for registration in February 2019.

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 2019	January 2019	December 2018
Detached	18,468	22,677	20,320
Semi-detached	21,205	25,330	23,512
Terraced	20,899	25,483	23,890
Flat/maisonette	16,121	19,328	15,573
Other	5,575	6,554	5,490
Total	82,268	99,372	88,785

Of the 82,268 sales received for registration in February 2019:

- 60,910 were freehold, a 0.5% decrease on February 2018
- 16,157 were newly built, a 0.1% increase on February 2018

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

Of the 82,268 sales received for registration 23,674 took place in February 2019 of which:

- 366 were of residential properties in England and Wales for £1 million and over
- 199 were of residential properties in Greater London for £1 million and over
- 3 were of residential properties in West Midlands for more than £1 million

- 2 were of residential properties in Greater Manchester for more than £1 million
- 3 were of residential properties in Wales for more than £1 million

The most expensive residential sale taking place in February 2019 was of a flat in Kensington and Chelsea for £9,813,370. The cheapest residential sale in February 2019 was of a terraced property in Hartlepool for £19,000.

The most expensive commercial sale taking place in February 2019 was in Woking for £23,397,951. The cheapest commercial sale in February 2019 was in Kensington and Chelsea for £125.00.

[Access the full dataset](#)

Background

1. Price Paid Data is published at 11am on the 20th working day of each month. The next dataset will be published on Tuesday 30 April 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 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 [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. The Land Register contains more than 25 million titles showing evidence of ownership for some 86% 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](#), our [blog](#), [LinkedIn](#) and [Facebook](#).