Postcode House Price Data Specification

Data Files

This House Price data is available at either Postcode Sector or Postcode District level and consists of a single comma separated text file with a header record containing the following fields of information.

Table Structure

Field	Description
Postcode Sector/ District	Postcode Sector or District Name
Detached	Average Price of Sold Detached Houses
Det Sales	Number of Detached Houses Sold
Semi	Average Price of Sold Semi-Detached Houses
Semi Sales	Number of Semi-Detached Houses Sold
Terraced	Average Price of Sold Terraced Houses
Terr Sales	Number of Terraced Houses Sold
Flat	Average Price of Sold Flats & Maisonettes
Flat Sales	Number of Flats & Maisonettes Sold
Overall average	Average Price of All Sold Houses & Flats
Total sales	Total Number of Houses & Flats Sold

House Price Information

The UK House Price Index (HPI) uses house sales data from Land Registry, Registers of Scotland, and Land and Property Services Northern Ireland and is calculated by the Office of National Statistics. The index applies a statistical method, called a hedonic regression model, to the various sources of data on property price and attributes to produce estimates of the change in house prices each period.

All house price information is for the latest quarter of the year and covers England & Wales only.

Note that a property can be sold more than once in the time period searched and therefore can be included in the data more than once.

A Postcode Sector or District will be omitted from table if there were no property sales information for that area in that time period.

Data Accuracy

The data published has been collected from a variety of sources as part of the land registration process. We have developed internal quality processes to help us ensure our data correctly reflects the information provided to us.

We use reasonable skill and care in the provision of the data, but we cannot guarantee our data is fit for your intended purpose or use.

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