

Statistical bulletin

# House price statistics for small areas in England and Wales: year ending December 2021

House prices and number of transactions for property sales in England and Wales, on an annual basis, updated quarterly.

Contact:  
Ceri Lewis  
hpi@ons.gov.uk  
+44 1633 456400

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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 £26,000 (within Sunderland) to £4,800,000 (within Kensington and Chelsea) in the year ending December 2021.
- The median price paid for residential properties in LSOAs in Wales ranged from £60,000 (within Blaenau Gwent) to £650,000 (within Vale of Glamorgan and Monmouthshire) in the year ending December 2021.
- The number of residential property sales in England increased by 20.5% to 821,407 between the year ending December 2020 and the year ending December 2021; the number of residential property sales in Wales increased by 23.4% to 43,557 over the same period.
- The number of sales of detached houses increased the least out of all property types in both England and Wales (15.6% and 21.1%, respectively between the year ending December 2020 and the year ending December 2021).

# 2 . House price statistics for small areas data

There are 49 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. These are the most downloaded datasets, all other datasets can be found on the [All data page](#).

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

Dataset | Released 22 June 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 22 June 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 22 June 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 22 June 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 22 June 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 geographic 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 explaining how LSOAs work 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 to provide information on the price paid and the number of residential property sales in England and Wales. Properties sold at a discount to the market level, such as homes sold under the Right to Buy scheme, are not included in these statistics.

HPSSAs are updated quarterly, adding a new 12-month period to the data. The use of rolling annual data removes seasonal effects, which is a term referring to peaks and troughs in property transactions at particular times of the year. It also reduces the impact of registration lag, which is where transactions are registered by HM Land Registry sometime after the completed date.

### 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. The UK HPI provides a measure of the changing value of properties in the housing market. The differences and uses of these outputs are explained in more detail in [Section 5 of our House price statistics for small areas \(HPSSAs\) QMI](#).

### Quality

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

### Proposed changes

The House Price Statistics for Small Areas provide annual statistics that are updated quarterly. We are considering changing some of the datasets to a single, annual publication where we provide data for the year instead of quarterly publications. For example, instead of having "year ending March 2021", "year ending June 2021", "year ending September 2021" and "year ending December 2021", we would only publish "year ending December 2021" to cover the whole of 2021. Before we make this change, we would like feedback on this from our users. If you have any feedback about this proposed change, please contact [hpi@ons.gov.uk](mailto:hpi@ons.gov.uk).

## 5 . Related links

### [UK House Price Index](#)

Bulletin | Latest release 22 June 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 4 May 2022

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

### [Land Transaction Tax statistics for Wales](#)

Bulletin | Latest release 28 April 2022

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