

House Price Statistics for Small Areas: using admin data to give new insights

SCORUS 2016, Lisbon

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Office for National Statistics

Overview

Increased interest in the use of admin data

House Price Statistics for Small Areas
(HPSSAs) for England and Wales

Source data - strengths and weaknesses

How admin data are used to create HPSSAs

Statistical outputs and analysis

Source data (1)

Land
Registry



- Government agency responsible for maintaining a record of land ownership in England and Wales
- Data covers residential dwelling transactions
- Information held on:
 - prices paid
 - type of dwelling
 - newly built and existing stock

Source data (2)

- Open data, publically available
- Free of charge
- Comprehensive
 - residential properties sold for full market value
 - cash sales and those with a mortgage
- Long time series - LR hold data back to 1995

HPSSAs - a reliable indicator of actual prices paid

Source data (3)

As with all admin datasets used for producing statistics, the limitations and risks need to be considered.

Statistics not the primary purpose of LR data

Operational arrangements and processing adjustments can affect the raw data, with quality implications for the statistical outputs

ONS do not control the data

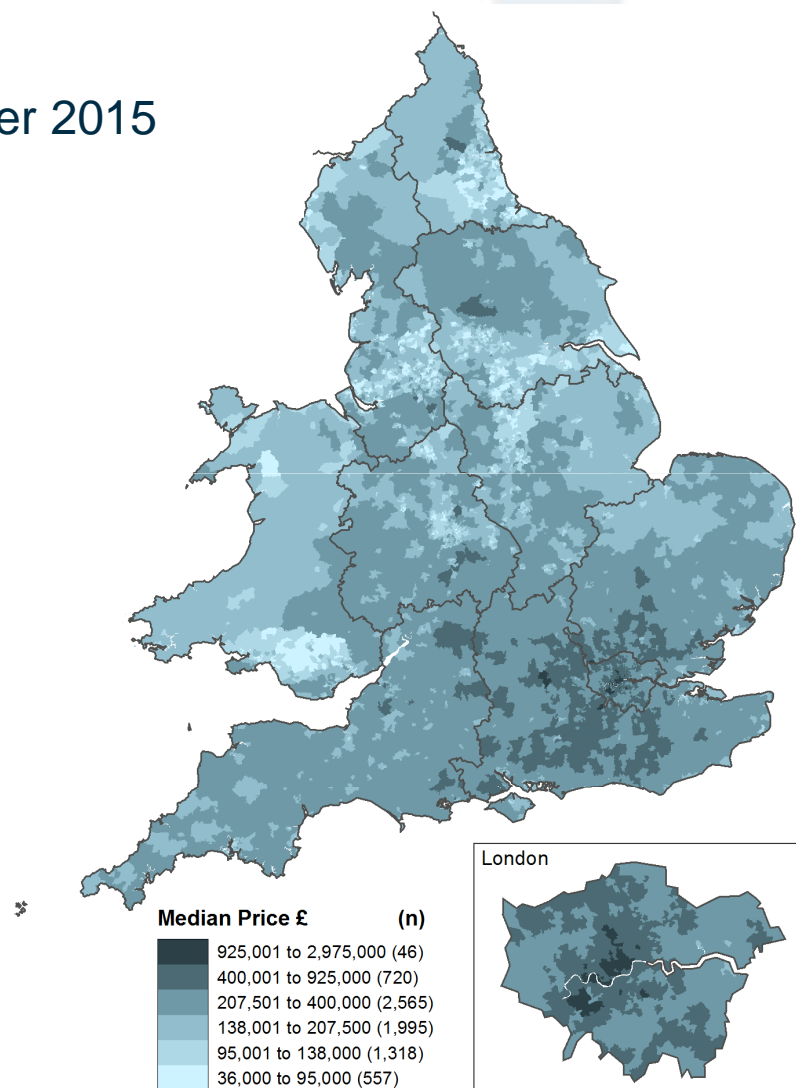
Changes to supply arrangements and definitions used could impact our ability to produce the HPSSAs or the quality of the output

Creating the HPSSAs

- LR Price Paid data is linked to geographic information by matching the postcode of each transaction
- Groups of sales by geography are formed and averages and sale counts calculated
- Statistics are also broken down by
 - different house type
 - whether the property is newly built or existing stock
- Statistics are based on a full year's data to ensure a sufficient number of property sales for each small area
- HPSSA data are therefore released quarterly for a rolling year period

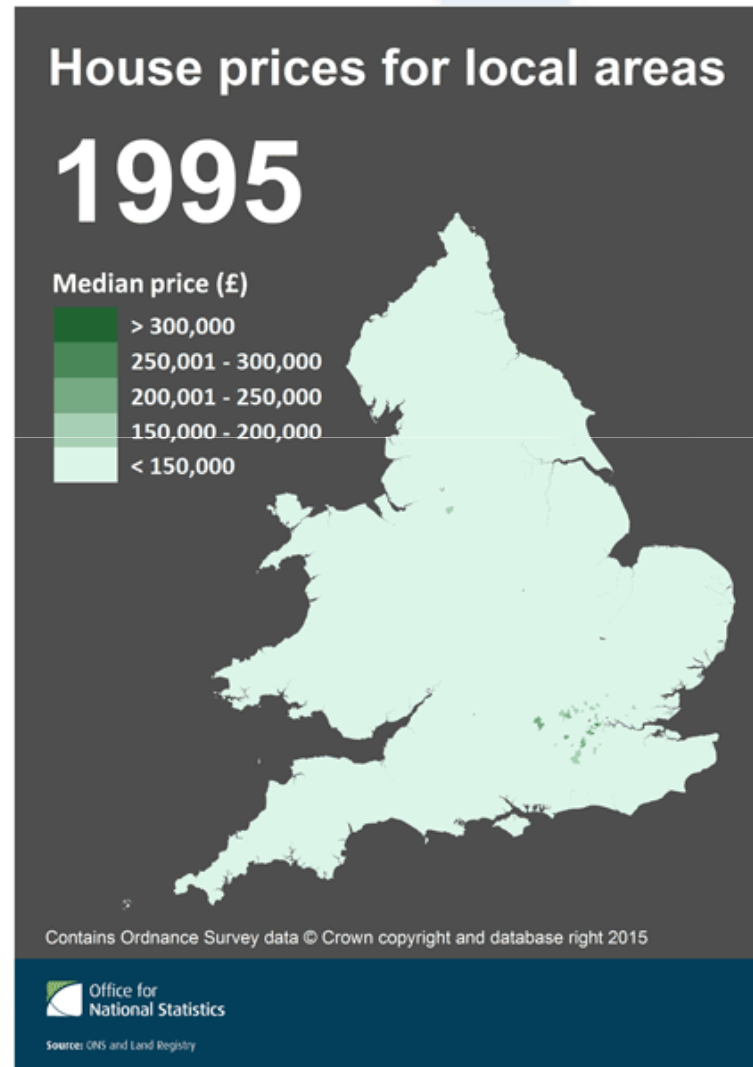
Median house price (all dwellings) by MSOA

England and Wales
Year ending December 2015



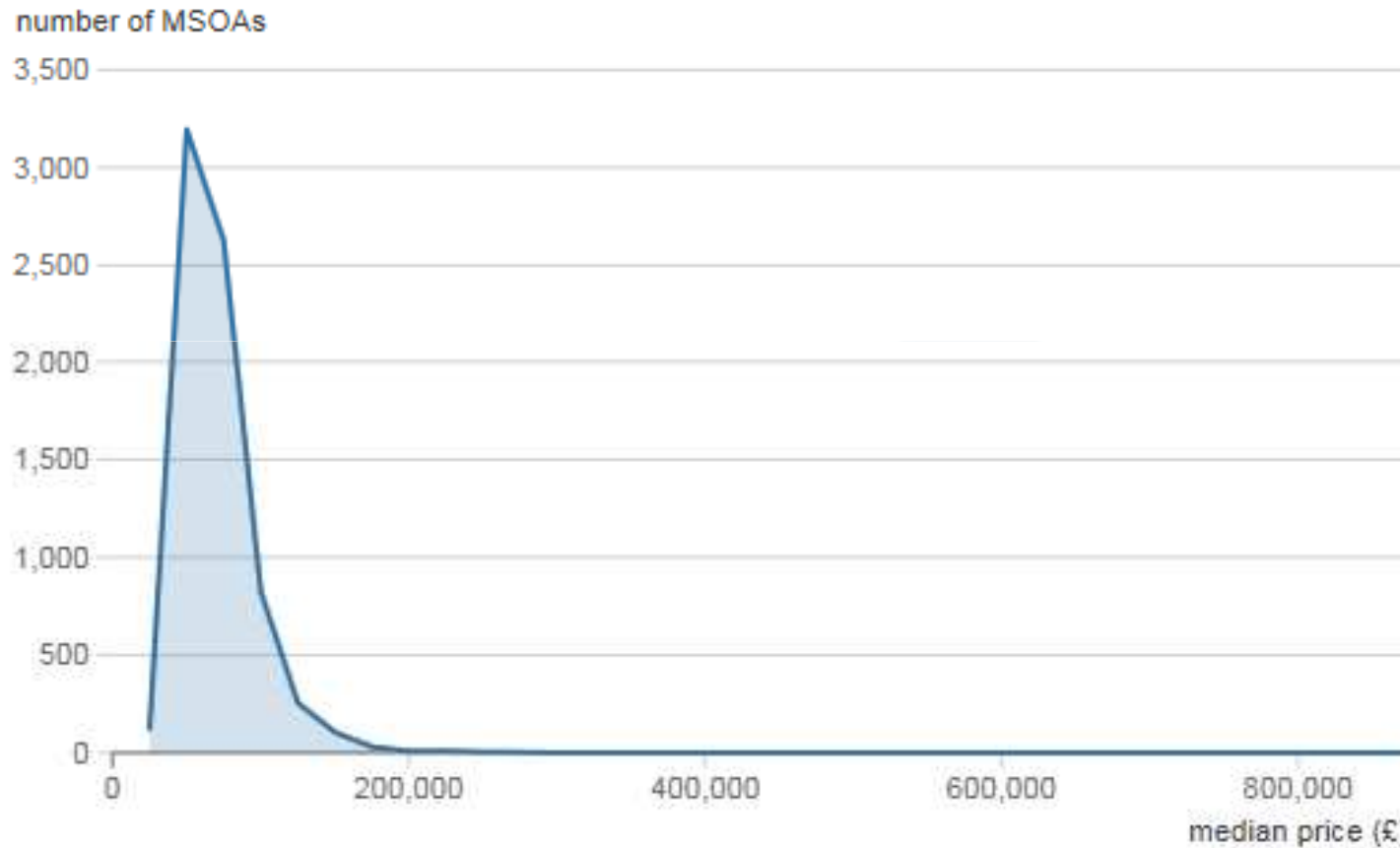
Source: Office for National Statistics, Ordnance Survey and Land Registry under the Open Government Licence v3.0. Contains OS data © Crown copyright 2016

Spatial differences over time



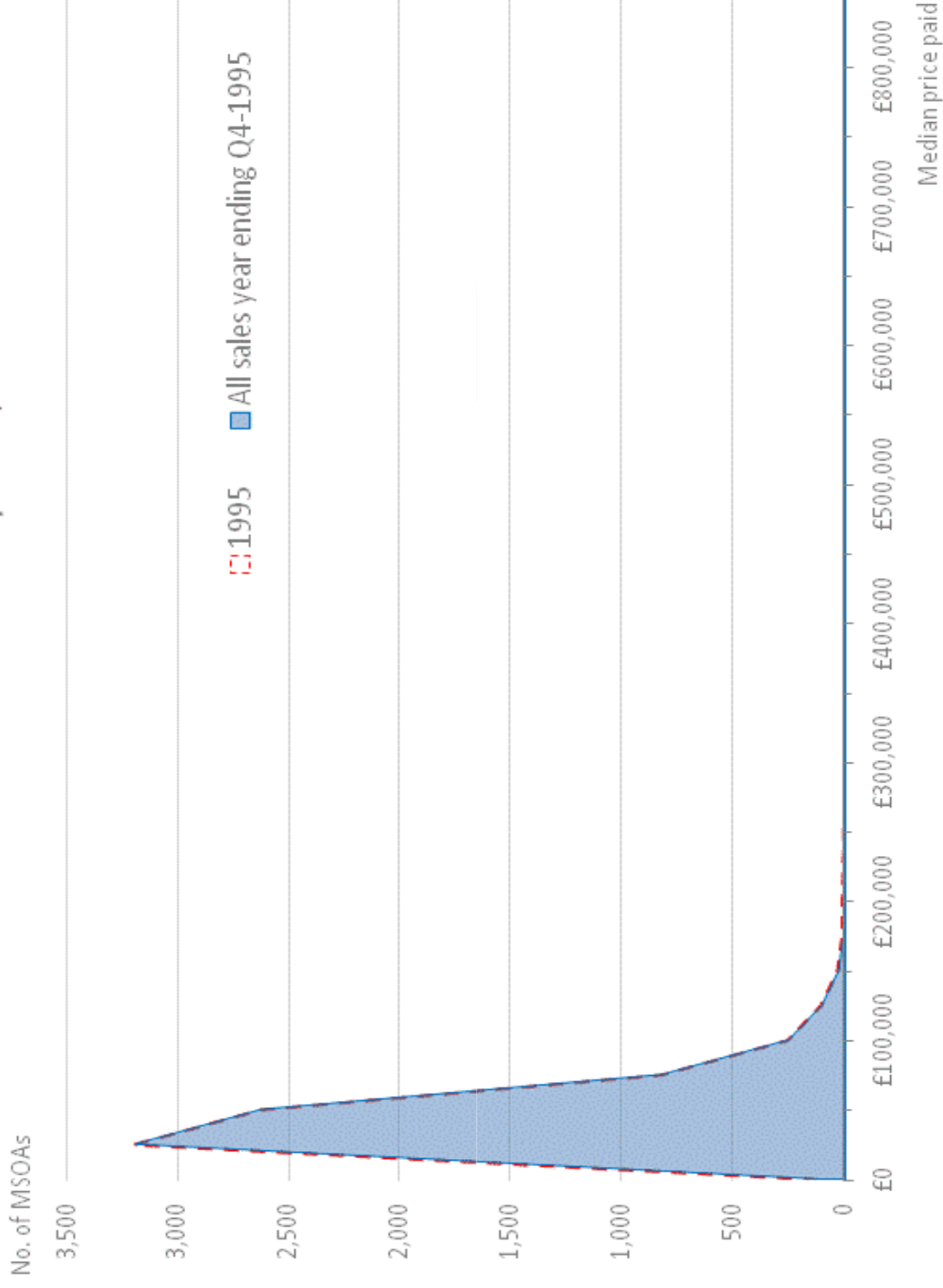
MSOAs by median price band, 1995

England and Wales



Source: Office for National Statistics and Land Registry under the Open Government Licence v3.0

Distribution of Median Price Paid by MSOA, 1995 to 2015



MSOA = Middle layer super output area

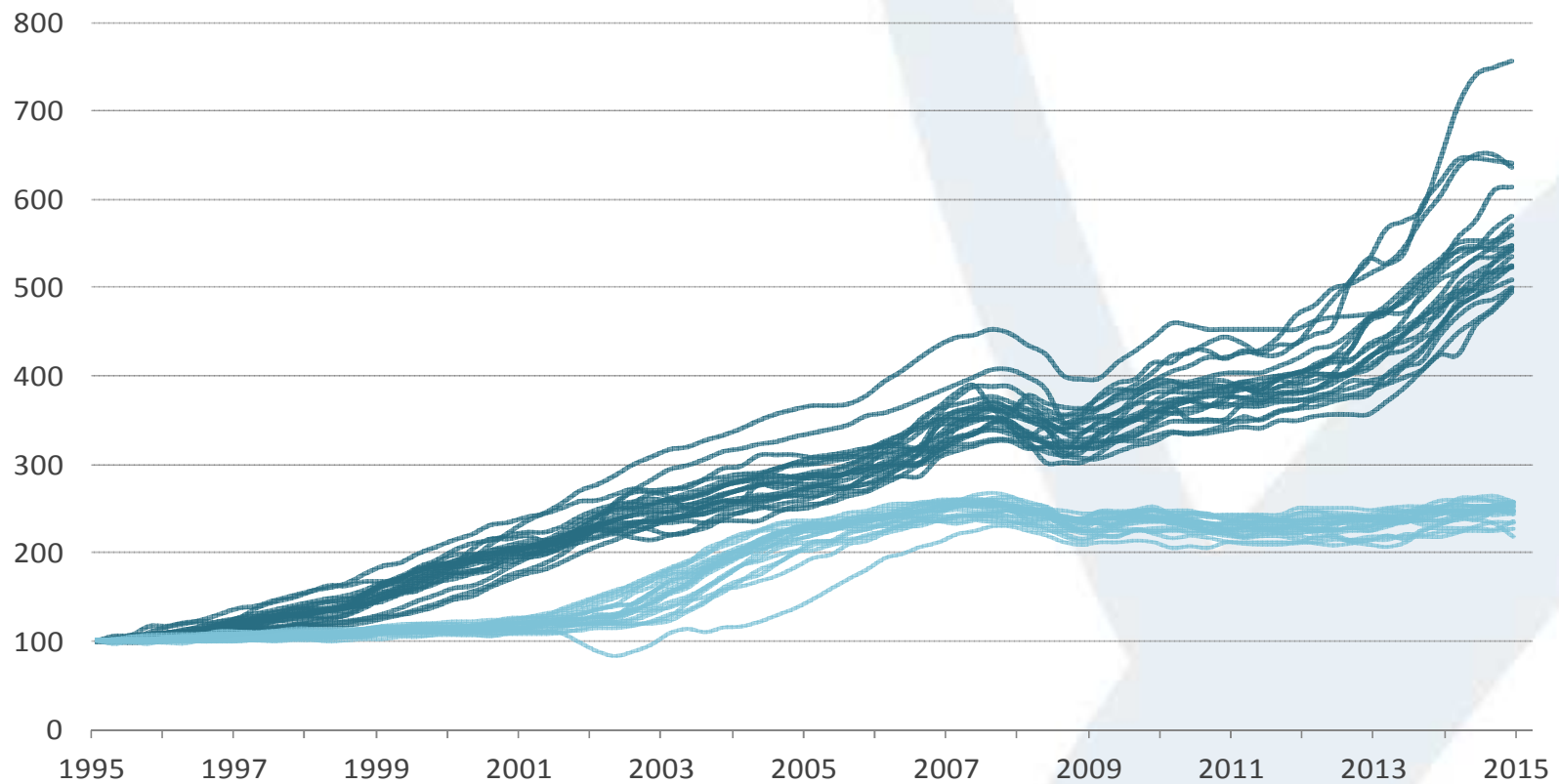
Source: Office for National Statistics and Land Registry under the Open Government Licence v3.0

Median House Price Growth, England and Wales

1995 to year ending September 2015

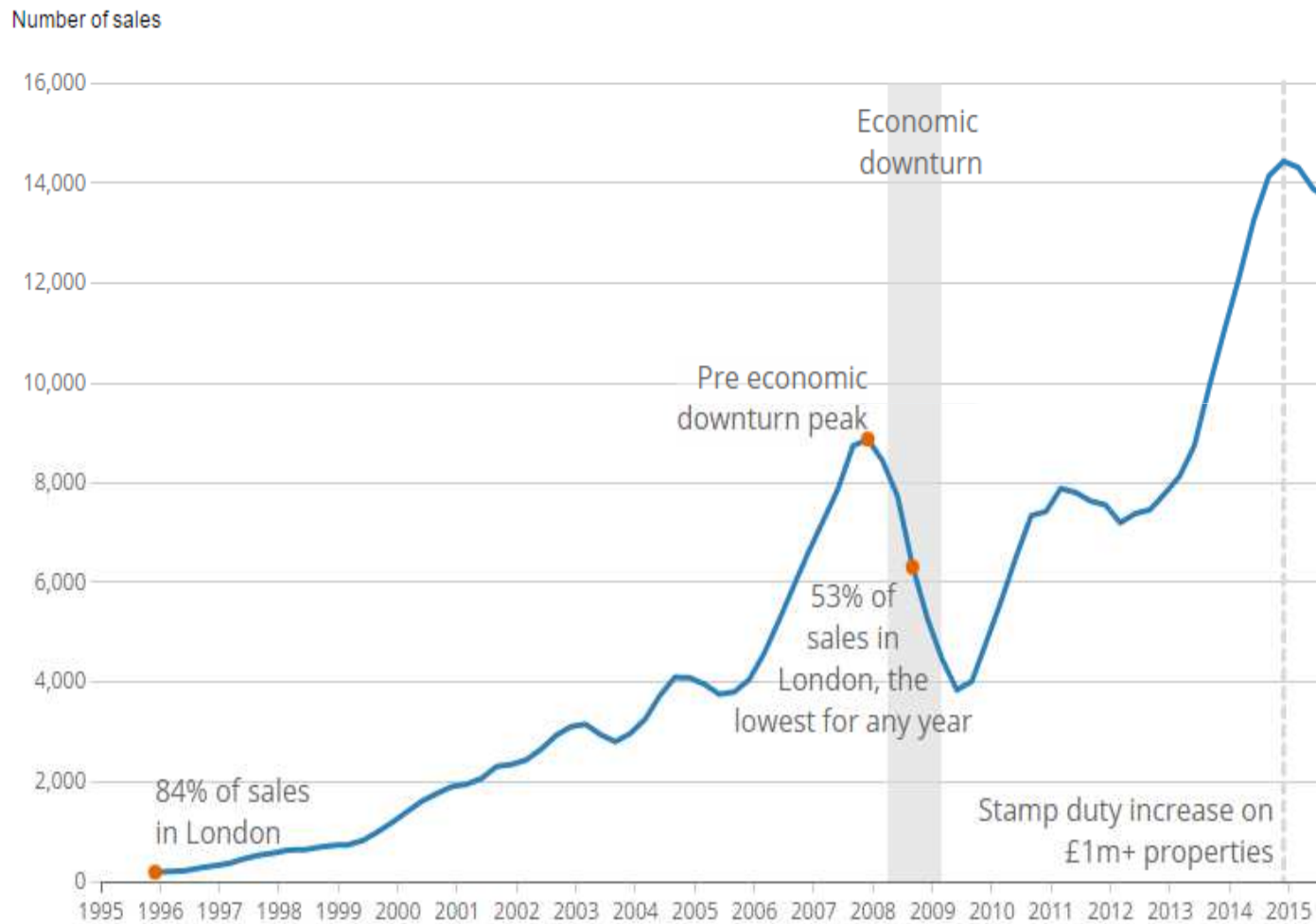
Index

1995=100



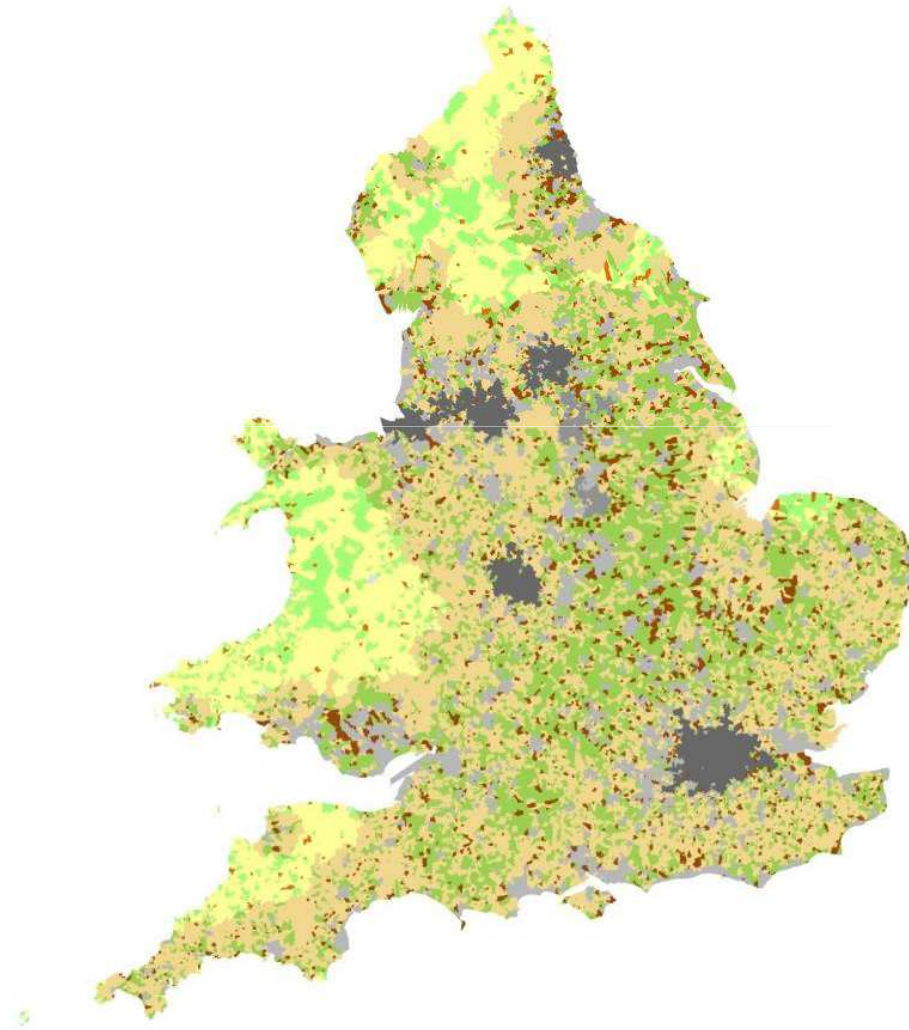
Sources: Office for National Statistics and Land Registry

Sales of £1M+ properties



Residential property sales of £1 million or more, England and Wales, 1995 to 2015 (Source: HPSSA)

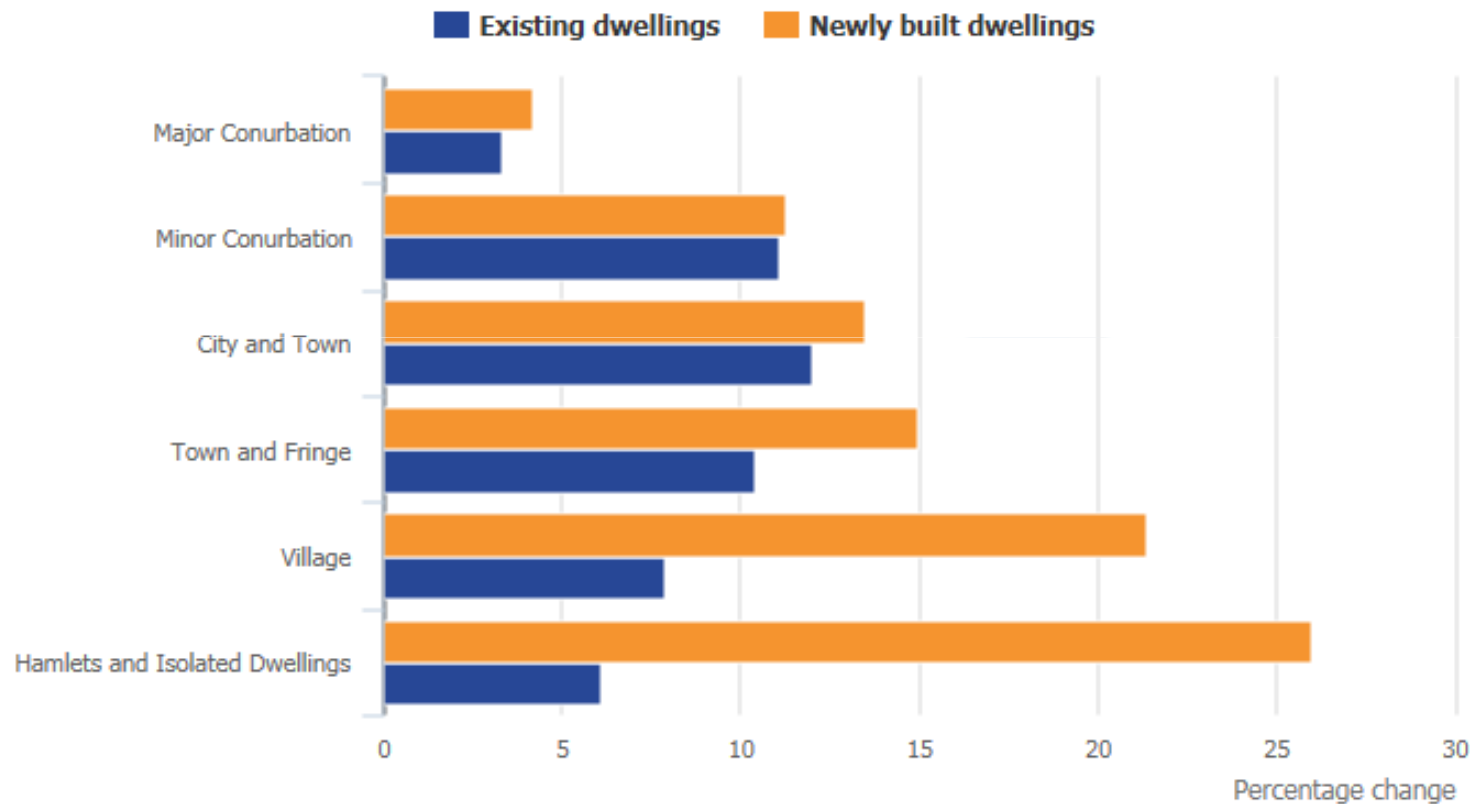
Housing in rural areas



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Percentage change in median price paid for detached houses by rural-urban category

England and Wales (year ending September 2011 to year ending September 2015)



Source: Office for National Statistics and Land Registry

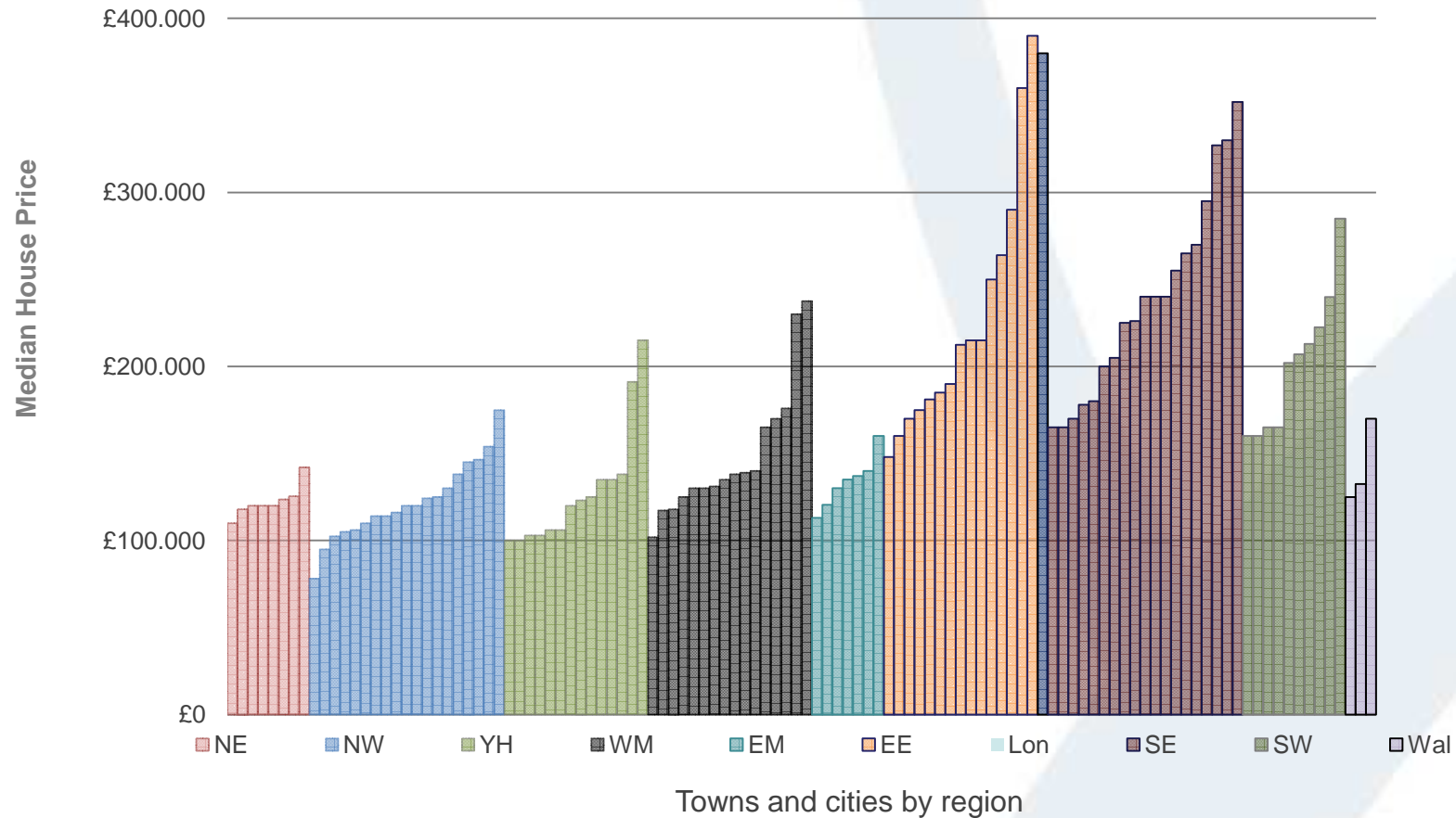
Housing in towns and cities



Source: UCL Urban Laboratory

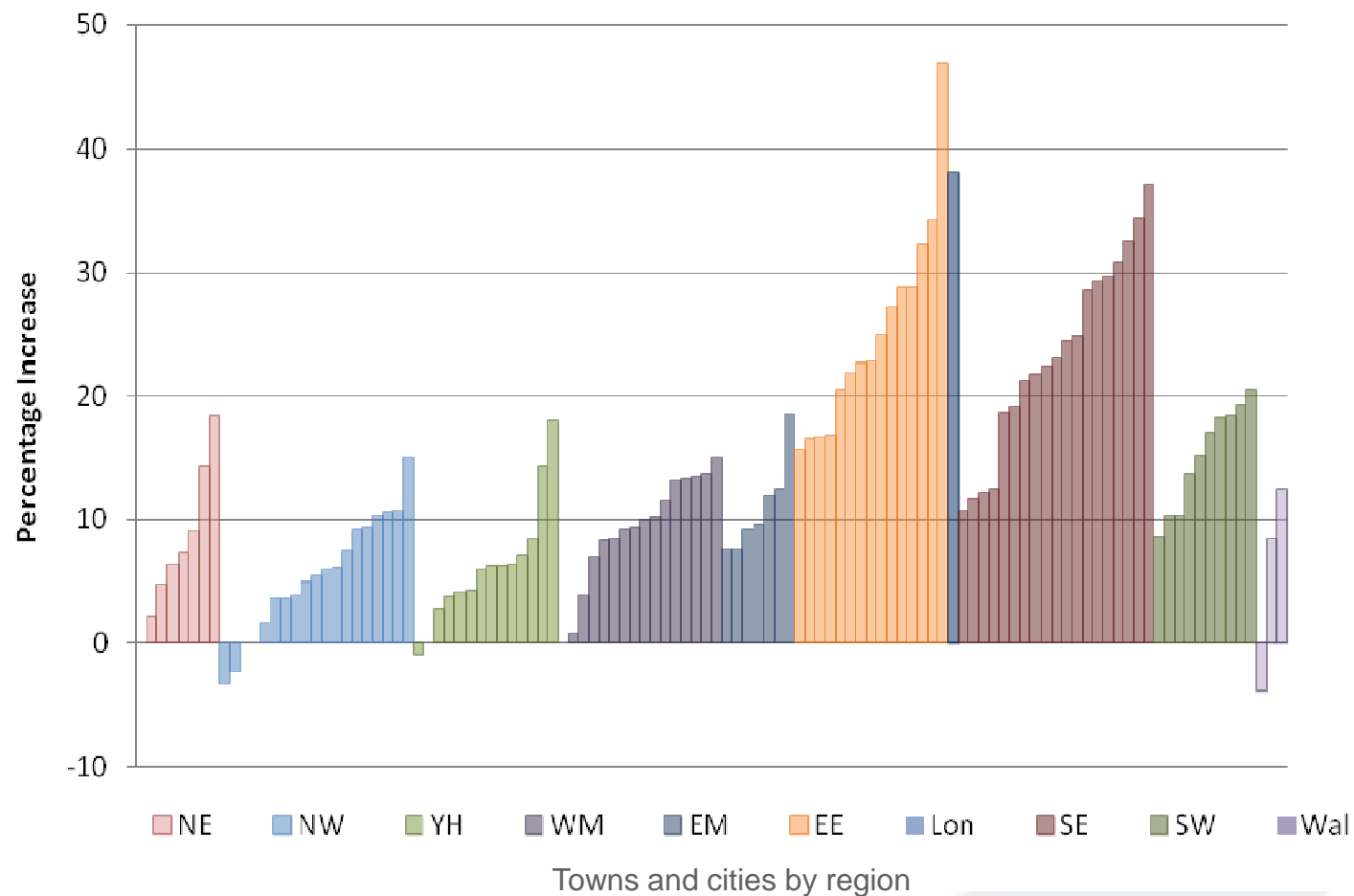
Median house price for all property types by towns and cities

England and Wales, year ending June 2015



Percentage increase in median house price (all property types) for towns and cities

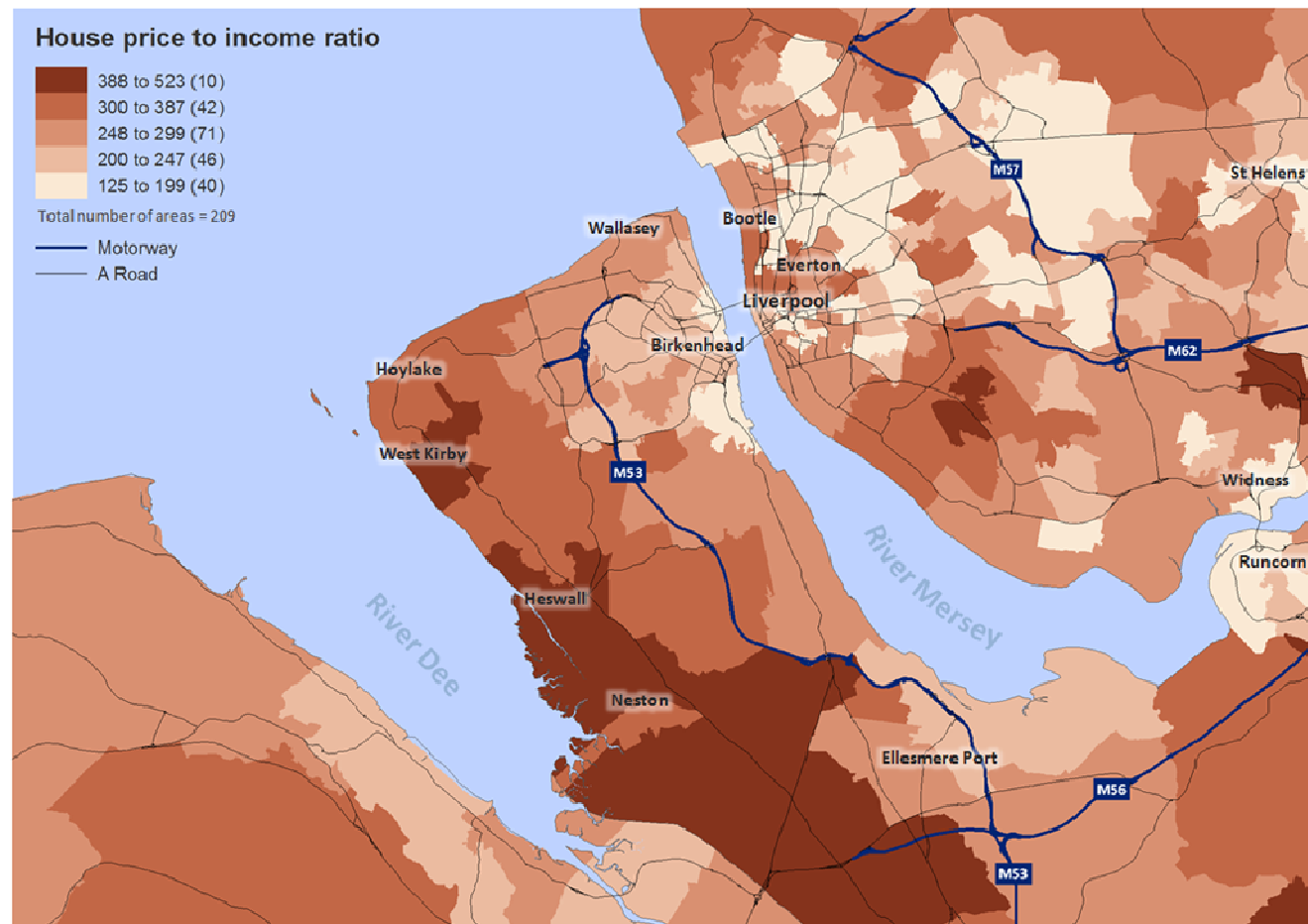
England and Wales, year ending June 2010 to year ending June 2015



Source: Office for National Statistics and Land Registry

Small area housing affordability

- HPSSAs can be linked with the ONS's Small Area Income Estimates to provide a measure of housing affordability at a local level.
- Areas with low house price to income ratios are relatively more affordable than areas with high ratios.
- At the MSOA level it is possible to identify significant local differences in levels of housing affordability



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Summary

- Land Registry Price Paid – excellent admin data source
- As with all admin data, need to be aware of limitations
- Enables us to produce HPSSAs for small areas
- Provides a unique insight into the housing market in England and Wales



The Housing Team

Questions?

Links

HPSSAs – latest release (June 2016)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housepricestatisticsforsmallareas/yearendingdec1995toyearendingdec2015>

Sales of £1M+ properties (March 2016)

<http://visual.ons.gov.uk/million-pound-properties/>

Property sales in rural and urban areas (March 2016)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/property-sales-in-rural-and-urban-areas-of-england-and-wales/september-2011-to-year-ending-september-2015>

Major towns and cities analysis (March 2016)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/towns-and-cities-analysis-england-and-wales-march-2016/2016-03-18>

Small Area Income Estimates: A Housing Perspective (October 2015)

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/small-area-model-based-income-estimates/2015-10-20#small-area-income-estimates-a-housing-perspective>