

Property Market Report

35
Milton Street
YO10 3EP

04 Jan 2010



Statistical computations by
Calnea Analytics

Valuation estimates

Reference:	390440	Sub-building name:	
Valuation Date:	04 Jan 2010	Building name:	
Estimated current value:	£156,419	Building number:	35
Forecast std. deviation:	17.30%	Street:	Milton Street
Valuation range:	£129,319 to £183,519	Postcode:	YO10 3EP

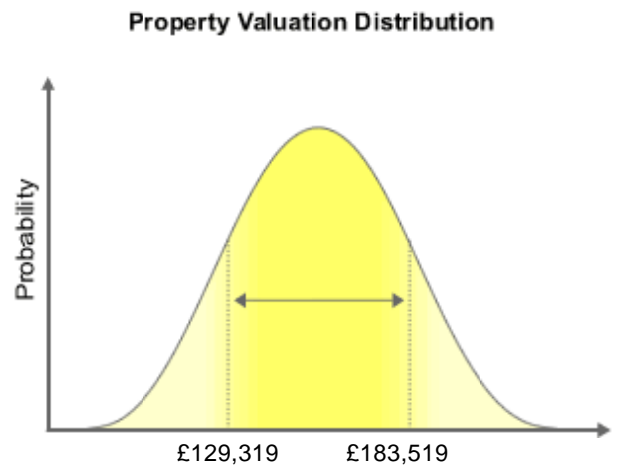
Valuation estimate:

The Calnea Analytics automated valuation model predicts that the most probable current open market value for the property in question is £156,419. This valuation estimate is based upon the information submitted.

Forecast Standard Deviation:

Our estimate of the accuracy of this valuation is expressed in terms of forecast standard deviation. This is calculated from the strength of the available supporting data and is used to determine the valuation range. The sale price the property will achieve in an open market will most probably lie within the valuation range. The width of the valuation range depends upon our confidence in our prediction. A higher degree of confidence will lead to a narrower valuation range. In statistical terms the valuation range represents a movement of one standard deviation either side of the mean. The graph to the right illustrates the distribution curve of probable values.

Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.



Five year forecast

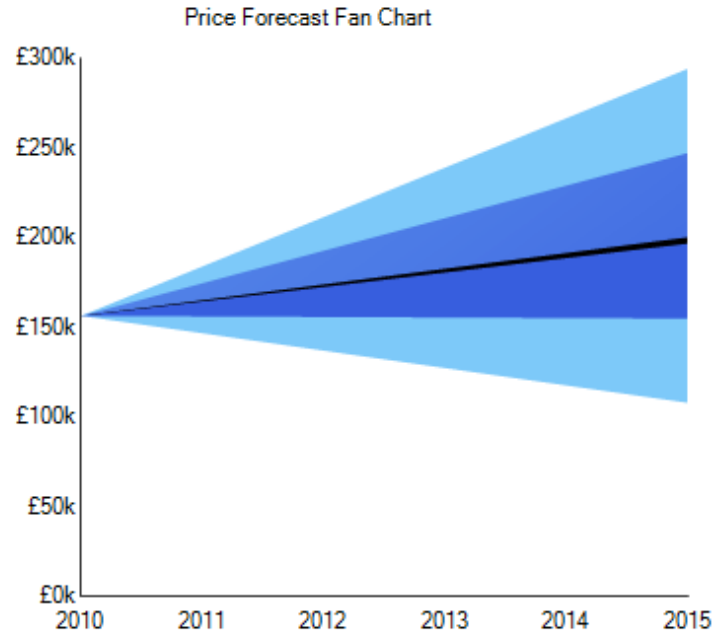
Estimate of Current Value: £156,419

Price Forecast Range - (68% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£247k	9.6%	58%
Medium	£200k	5.1%	28%
Low	£155k	-0.2%	-1%

Price Forecast Range - (95% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£294k	13.5%	88%
Medium	£200k	5.1%	28%
Low	£108k	-7.2%	-31%



Valuation Forecasts:

The house price forecast model predicts that £200k is the most probable value of the property in five years time.

There are two sets of price forecast ranges shown above. The first forecast range (£155k - £247k) has a statistical confidence measure of one standard deviation from the mean, while the second range (£108k - £294k) has a 95% confidence measure (1.96 standard deviations). The confidence measure represents our degree of certainty that the property's value in five years time will be within the given range. The Price Forecast Fan Chart is a graphical illustration of how these two ranges project over time.

CAGR stands for Compounded Annual Growth Rate. This is the annual equivalent percentage growth required to meet the forecast valuation.

Important Notes

The forecast model assumes that the property undergoes no material home improvement or deterioration going forward. All changes are nominal and do not allow for inflation. For Leasehold properties, these forecasts assume that the length of lease is sufficient for the property price to not be materially affected by a five year decrease in lease length. Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.

General street information

Milton Street in York YO10 comprises 55 homes. All of them are residential which means that there is no commercial property in Milton Street. The data sources for the property information provided below for Milton Street include Mouseprice.com, third-parties and the general public. Please take time to search for more information throughout the Mouseprice website, including the free valuations on every property.

The property sale that has the lowest recorded price in Milton Street is 17, which sold for £54,950 on 02/02/2000. The most expensive transaction that has been recorded in Milton Street is 31. It sold for £220,000 on 21/04/2008. The most recent house purchase in Milton Street was 33, which sold for £143,000 on 27/05/2009. More information on house price related trends, graphs and stats is available on the York area guide on the Mouseprice.com website.

7 properties on Milton Street are flats (including apartments and maisonettes). We have little information on the age of each of the properties on Milton Street, but we do know that 1 of the properties on this road was built 8 years ago. The average value of the properties in Milton Street is £156,988, which makes it one of the least expensive places to live in YO10 York, where the average house price is £176,625. This price is calculated with the automated valuations that are available on the Mouseprice website. These automated valuations are known in the mortgage lending industry as AVMs. They are calculated based on the 40 transactions that have been recorded in Milton Street by HM Land Registry.

There aren't any properties for sale in Milton Street that are listed on the Mouseprice.com website but there are many properties for sale in York YO10. Their asking prices are between £69,000 for a property on Danesmead Close and £625,000 for a property on Wenlock Terrace, while the average asking price is £179,805. One of the most recent properties to be listed as for sale in York YO10 was on Lawrence Street, YO10, and was put on the market for £169,995 on 23/12/2009. There are some properties in York YO10 with reduced asking prices. For example, on Millfield Lane, a property with an original asking price of £109,995 is now for sale at £100,000. Many other discounted properties for sale in York YO10 can be found on Mouseprice.com.

There aren't any property flirts in Milton Street at the moment, but there are 12 property flirts in York YO10 (these are properties where the owner has set the price at which he or she would consider selling their home). The flirt prices in this area are between £75,500 for a property on Margaret Street and £500,000 for a property on Lawrence Street, while the average flirt price is £231,370.

There are no properties for rent in Milton Street or in York YO10 that are listed on the Mouseprice.com website, but there are many just outside the York YO10 area. All these properties are available on Mouseprice.com.

Residents of Milton Street with young children at Saint Lawrence's Church of England Voluntary Aided Primary School are located very conveniently, as the school is just a short walk away on Heslington Road. Milton Street is also great for local amenities. There is a Post Office close by on Melrosegate which is an asset to the community and is a popular resource amongst local residents. As well as that, drivers who live in Milton Street are lucky enough to have a petrol station just minutes away from them on Hull Road. However, this may not be the cheapest one available in the area.

Comparable Properties

The list below shows similarly valued homes in the vicinity of the property in question. "Last sale" refers to the price and date of the last time the property was sold. Transaction details are obtained from HM Land Registry - all © Crown copyright material is reproduced with the permission of Land Registry. The prices in the "Current value" column are an approximation of the current value of each home. Where available, the table includes the year the properties were built and the number of bedrooms in each property. The "Footprint" column refers to the footprint size of the building (expressed in square meters), where this information is available. Where a property forms part of a block of flats or a larger structure, this number will usually indicate the footprint of the building to which the flat belongs, rather than the flat itself.

Postcode	Address	Last sale	Current value	Year built	Footprint	Beds
YO10 3EP	33 Milton Street <i>Property Type: Terrace</i>	£143,000 <i>27-May-2009</i>	£145,860	na	51	2
YO10 3EP	19 Milton Street <i>Property Type: Terrace</i>	£135,000 <i>01-Sep-2008</i>	£131,070	na	26	2
YO10 3EP	31 Milton Street <i>Property Type: Terrace</i>	£220,000 <i>21-Apr-2008</i>	£198,900	na	48	3
YO10 3EP	14 Milton Street <i>Property Type: Terrace</i>	£162,500 <i>09-Nov-2007</i>	£142,698	na	24	2
YO10 3EP	38 Milton Street <i>Property Type: Semi-D</i>	£165,000 <i>06-Jan-2006</i>	£164,832	na	51	na
YO10 3EP	5 Milton Street <i>Property Type: Terrace</i>	£145,000 <i>16-Dec-2005</i>	£145,962	na	42	2
YO10 3EP	28 Milton Street <i>Property Type: Terrace</i>	£165,000 <i>01-Jul-2005</i>	£167,484	na	49	2
YO10 3EP	46 Milton Street <i>Property Type: Terrace</i>	£205,000 <i>29-Jun-2005</i>	£206,550	na	48	2
YO10 3EP	11 Milton Street <i>Property Type: Terrace</i>	£136,000 <i>21-Jun-2005</i>	£139,230	na	26	2
YO10 3EP	29 Milton Street <i>Property Type: Terrace</i>	£160,000 <i>08-Mar-2005</i>	£166,566	na	54	2
YO10 3EP	33 Milton Street <i>Property Type: Terrace</i>	£158,000 <i>08-Jun-2004</i>	£145,860	na	51	2
YO10 3EP	28 Milton Street <i>Property Type: Terrace</i>	£124,000 <i>20-Jun-2003</i>	£167,484	na	49	2
YO10 3EP	27 Milton Street <i>Property Type: Terrace</i>	£113,000 <i>06-Nov-2002</i>	£176,664	na	52	2
YO10 3EP	11 Milton Street <i>Property Type: Terrace</i>	£57,000 <i>03-Sep-2001</i>	£139,230	na	26	2
YO10 3EP	28 Milton Street <i>Property Type: Terrace</i>	£91,000 <i>31-Aug-2001</i>	£167,484	na	49	2
YO10 3EP	46 Milton Street <i>Property Type: Terrace</i>	£96,500 <i>31-Aug-2001</i>	£206,550	na	48	2

















Ordnance Survey detailed mapping



The Ordnance Survey map above shows the area around your property.

Ordnance Survey and the OS symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. The representation of features as lines is no evidence of a property boundary.







Property currently on the market in this area

 <p>Lawrence Street, YO10 £136,500 1 bed Flat 90+ days</p>	 <p>Millfield Lane, YO10 £169,950 3 bed Semi-D 90+ days</p>
 <p>Lawrence Street, YO10 £169,995 2 bed Flat 11 Days</p>	 <p>Walmgate, YO10 £139,950 3 bed Flat 90+ days</p>
 <p>Lawrence Street, YO10 £184,950 2 bed Flat 90+ days</p>	 <p>Constantine Avenue, YO10 £154,950 3 bed Semi-D 90+ days</p>
 <p>Lawrence Square, YO10 £174,950 2 bed Flat 39 Days</p>	 <p>Eighth Avenue, YO31 £159,500 4 bed Terrace 90+ days</p>
 <p>Nicholas Gardens, YO10 £145,000 2 bed Flat 90+ days</p>	 <p>Cycle Street, YO10 £174,950 3 bed Terrace 90+ days</p>
 <p>Nicholas Gardens, YO10 £160,000 2 bed Flat 35 Days</p>	 <p>Hull Road, YO10 £169,950 2 bed Terrace 36 Days</p>
 <p>Rawdon Avenue, YO10 £137,500 2 bed Terrace 23 Days</p>	 <p>Melbourne Street, YO10 £180,000 3 bed Detached 90+ days</p>
 <p>Hewley Avenue, YO10 £129,950 2 bed Terrace 89 Days</p>	 <p>Fawcett Street, YO10 £139,995 2 bed Flat 90+ days</p>

The information above shows a selection of nearby properties currently on the market. Street name, postcode district, asking price, bedroom numbers, property type and number of days on market are shown for each property where available.

Sales to asking price ratios

A difficult question for potential house buyers is how much of the asking price they should offer. Equally difficult is the decision a house seller has regarding how much of a discount to asking price they should accept. Ultimately the decision on price comes down to how keen the buyer is to buy and the seller is to sell, with the various alternatives either party has, playing an important role. In order to provide buyers and sellers with a feel for how much is typically offered, the properties below are recent sales in the area together with their asking price history. Please note that a lot depends on the setting of the initial price. Properties that are priced reasonably to begin with are likely to sell more quickly and for higher sale to asking price ratios.

	Days on market:	Initial asking price and date:	Last asking price and date:	Final selling price and date:	Ratio (%):
 <p>15 Heworth Place, YO31 0AB 2 bed terrace</p>	4 days	£115,000 - 30/06/2009	£115,000 - 04/07/2009	£115,000 - 10/07/2009	100.0%
BEST AND FINAL OFFERS BY FRIDAY 6th FEBRUARY A large 2 bedroom mid terrace property in this sought after and desirable location handy for a range of amenities. The property would benefit from some upda...					
 <p>23 Neville Terrace, YO31 8LN 2 bed terrace</p>	27 days	£179,950 - 20/08/2009	£184,950 - 16/09/2009	£174,950 - 18/09/2009	94.6%
A large end terrace property which has undergone an extensive scheme of modernisation and improvements by the present owners, situated in this sought after and convenient location, less than a mile fr...					
 <p>15 Bowling Green Croft, YO31 8FY 2 bed terrace</p>	20 days	£152,500 - 25/06/2009	£152,500 - 15/07/2009	£150,000 - 22/07/2009	98.4%
A modern 2 bedroom town house forming part of this exclusive development, close to the heart of the city, convenient for a range of local amenities. The property has been much improved and excellently...					
 <p>11 Furness Drive, YO30 5TD 2 bed semi-d</p>	190 days	£154,995 - 01/05/2008	£154,995 - 07/11/2008	£135,000 - 29/01/2009	87.1%
We are delighted to offer for sale this two bedroomed semi detached bungalow. In our opinion we feel this property offers a very good investment. Benefitting from gas central heating and double glazin...					
 <p>6 Deveron Way, YO24 2XH 2 bed semi-d</p>	64 days	£152,500 - 03/07/2009	£152,500 - 05/09/2009	£147,000 - 28/08/2009	96.4%
This well presented two bedroom semi detached home benefits from a refitted kitchen, two double bedrooms, double glazing, central heating and a single garage with a driveway giving off road parking fo...					
 <p>20 Moorfield Drive, YO41 5PZ 3 bed detached</p>	43 days	£179,995 - 09/06/2009	£179,995 - 22/07/2009	£170,000 - 14/09/2009	94.4%
THE ACCOMMODATION COMPRISESTO THE GROUND FLOORENTRANCE HALLHaving UPVC framed double glazed front door with adjoining semi opaque casement window. Staircase leading to the first floor accommodation, d...					

Recent sales

The list of property transactions below represents the most recent sales of properties in the same postcode district. The sales are ordered by date, starting with the most recently available information.

Transaction details are obtained from HM Land Registry -all © Crown copyright material is reproduced with the permission of Land Registry.

Postcode	Address	Beds	Tenure	Type	Date	Sale Price
YO10 4PD	286, Fulford Road		Freehold	Semi-D	24/11/09	£275,000
YO10 4UP	29, Long Close Lane		Leasehold	Flat	20/11/09	£97,000
YO10 5EA	8, Main Street		Freehold	Semi-D	11/11/09	£225,000
YO10 3TA	40, Constantine Avenue	4	Freehold	Terrace	09/11/09	£132,000
YO10 4FF	Flat 63, Fulford Place, Hospital Fields Road		Leasehold	Flat	06/11/09	£149,000
YO10 4EH	26, Maple Grove	3	Freehold	Semi-D	06/11/09	£203,000
YO10 4EH	26, Maple Grove	3	Freehold	Semi-D	05/11/09	£195,000
YO10 3UQ	5, Apollo House, Olympian Court	3	Freehold	Terrace	04/11/09	£220,000
YO10 3UN	18 Apartment, Vesta House, Olympian Court	2	Leasehold	Flat	04/11/09	£150,000
YO10 3ER	7, Emily Mews	2	Freehold	Terrace	02/11/09	£143,000
YO10 5BL	104, Heslington Road	1	Freehold	Terrace	02/11/09	£140,000
YO10 4NE	3, Heath Moor Drive	3	Freehold	Semi-D	30/10/09	£219,950
YO10 3RS	39, Temple Avenue	2	Freehold	Semi-D	30/10/09	£132,000
YO10 3PG	12, Wydale Road		Freehold	Detached	30/10/09	£238,000
YO10 4DW	23, Frances Street	2	Freehold	Terrace	23/10/09	£170,500
YO10 3JD	7, Redbarn Drive		Leasehold	Flat	23/10/09	£126,000
YO10 3LH	9, Norman Street		Freehold	Terrace	23/10/09	£138,000
YO10 3SF	11, St Hildas Mews		Freehold	Semi-D	23/10/09	£148,000
YO10 3QB	4, Lyndale Avenue		Freehold	Detached	21/10/09	£164,000
YO10 3RA	204, Tang Hall Lane	3	Freehold	Semi-D	20/10/09	£146,000

Average house prices

The table below shows the current average prices at which properties are selling, broken down according to Postcode District, Postcode Area and Nationally. It explains how different numbers of bedrooms produce different average prices.

Average Current Values	District -YO10	Area -YO	National
1 Bedroom properties	£105,900	£100,100	£135,900
2 Bedroom properties	£148,300	£134,600	£149,600
3 Bedroom properties	£176,900	£157,200	£169,800
4 Bedroom properties	£220,600	£223,600	£279,900
5+ Bedroom properties	£237,400	£269,800	£457,100

Price: Earning ratios

The price to earnings ratio is a basic affordability measure for housing in a given area. It is the ratio of current average property values to average disposable income, expressed as years of earnings (i.e. a multiple of annual earnings). The lower the multiple the more affordable properties are within a particular area in relation to the average earnings of inhabitants of that area.

Ratios which are different from the national average do not necessarily imply that properties within an area are under or over valued. Factors unique to the specific location can cause such differences. Nevertheless, over the long run property prices tend to increase with earnings.

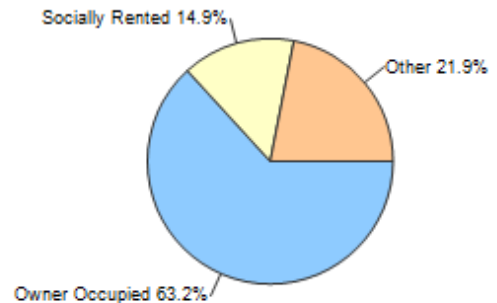
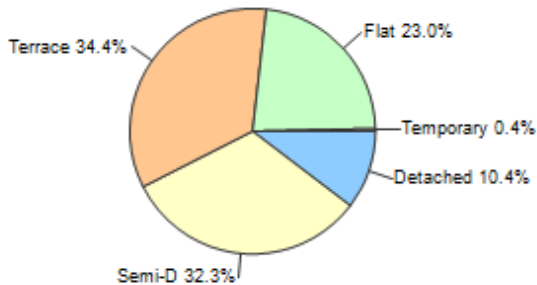
	YO10	YO	National
Average Current Value	£177,000	£180,700	£203,400
Average Earnings	£23,053	£18,782	£24,478
Price / Earnings	7.68x	9.62x	8.31x

Housing stock & ownership
Housing stock

	YO10	YO	National
Total Detached	1,168	75,489	6,176,592
% Detached	10.4%	29.3%	22.9%
Semi-Detached	3,630	84,974	7,708,935
% Semi-Detached	32.3%	33.0%	28.6%
Terrace	3,861	69,415	8,577,776
% Terrace	34.4%	27.0%	31.8%
Flat	2,579	27,387	4,519,050
% Flat	23.0%	10.6%	16.7%
Temporary	34	736	93,795
% Temporary	0.3%	0.3%	0.4%

Home ownership

	YO10	YO	National
Owner Occupied	6,183	162,992	14,911,858
% Owner Occupied	63.2%	63.4%	66.2%
Socially Rented	1,456	29,270	4,155,391
% Socially Rented	14.9%	11.4%	18.4%

Postcode District (YO10)


The pie charts above illustrate the relative proportions of the differing types of property found within the respective area. Based on information collected in the 2001 census, the pie charts also provide an indication of how common particular types of housing are within the various areas. It is important to note that as homes are demolished and built these percentages will fluctuate accordingly.

The pie charts are intended to help the reader understand tenure patterns at postcode district level. Across the country the dominant tenure is owner occupation, with the second largest tenure being the socially rented sector. Social housing is more prevalent in metropolitan areas than non-metropolitan areas. The exact proportions vary between locations.

Demographics

The demographic data below allows you to gain an overall impression of the type of inhabitants and social makeup of the postcode district and postcode area as against the national average. The data below is obtained from the 2001 census.

	YO10	YO	National
Population	25,056	525,881	52,024,138
Median Age	31	41.34	39.05
% Retirees	19.62%	24.59%	21.96%
% Unemployed	2.19%	2.72%	3.22%
% Educated to Degree level	25.42%	20.96%	19.77%
Full Time Students	4,409	17,135	1,766,469
%Full Time Students	17.60%	3.26%	3.40%
Total Migrants	7,332	70,089	6,336,121
% Total Migrants	29.26%	13.33%	12.18%
Average distance travelled to fixed place of work (km)	15.42	17.38	14.63

House price trends

Growth rates	YO10	YO	National
5yr house price growth	2.77%	2.77%	3.91%
5yr house price CAGR	0.46%	0.46%	0.64%
Last 12 months house price growth	-9.38%	-9.38%	-10.12%
Market characteristics			
Market size Indicator: no. of transactions	7,128	170,212	15,535,006
Market size Indicator: total no. of properties	11,238	257,265	26,982,623
Market liquidity Indicator: transactions / properties	63.43%	66.16%	57.57%
Market growth indicator: new homes built	873	19,883	1,614,582
Market growth indicator: new builds / transactions	12.25%	11.68%	10.39%

5 year house price growth is a compounded measure of change in house prices over 5 years across the postcode district, postcode area and nationally.

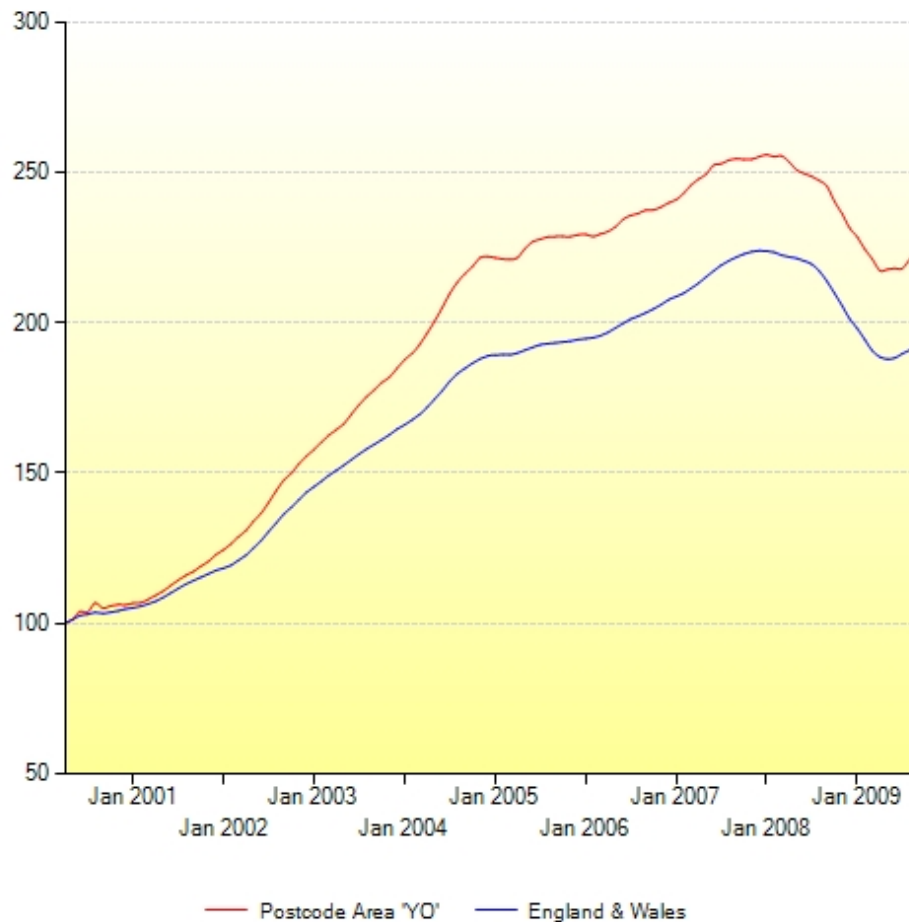
5 year CAGR is the rate that property values would have changed on an annual basis over the 5 year period.

Market Characteristics represent all the transaction notified to Land Registry since April 2000.

House price indices

The house price indices below show historic movements in residential property prices at a postcode area and national level. Both indices are rebased to 100 at April 2000. For example, the date at which the line crosses 140 is when house prices have increased by 40% from April 2000.

Price indices are produced by Calnea Analytics -the official supplier of House Price Indices, and economic and statistical consultancy to HM Land Registry. The price indices are created using the repeat-sales regression model. Full details on the methodology are available at www.calnea.com.



Street rankings – most expensive

Where available, the rankings below show the most expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Fenwicks Lane	£798,075	4	13	100
2	Fulford Park	£693,775	4	26	96
3	The Orchard	£580,750	4	4	100
4	New Walk Terrace	£514,550	12	35	100
5	Holly Terrace	£364,617	6	20	100
6	Belle Vue Terrace	£362,790	10	19	100
7	St Oswalds Road	£357,857	21	67	97
8	School Lane	£346,603	20	53	93
9	Pavilion Row	£345,567	3	9	100
10	Quant Mews	£342,300	7	14	100
11	Lastingham Terrace	£333,600	5	15	100
12	Marlborough Grove	£331,874	23	36	100
13	Field Lane	£308,860	5	16	94
14	Stockholm Close	£295,225	4	16	100
15	William Court	£293,217	23	24	100
16	Fulford Road	£292,891	66	135	78
17	Langwith Lane	£284,800	3	15	88
18	Atcherley Close	£277,270	10	19	100
19	Redman Close	£274,375	4	10	100
20	Main Street	£273,581	84	268	89
21	Low Mill Close	£271,875	4	28	100
22	Norway Drive	£269,617	6	12	100
23	Howard Street	£261,536	14	21	95
24	Fulford Chase	£258,461	18	21	100
25	Barmby Avenue	£258,022	7	33	100
26	Beaufort Close	£257,163	8	19	100
27	Grange Garth	£256,256	9	44	100
28	Pasture Farm Close	£255,920	5	10	100
29	Blue Bridge Lane	£254,727	11	39	100
30	Heslington Lane	£253,875	57	150	96

Street rankings – least expensive

Where available, the rankings below show the least expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	William Plows Avenue	£84,325	4	49	100
2	Hewley Avenue	£86,033	6	78	100
3	Allen Close	£92,067	3	37	100
4	Margaret Street	£103,567	24	87	99
5	Matmer Court	£103,588	8	18	100
6	Peel Close	£105,600	59	57	98
7	Bull Lane	£106,083	6	40	95
8	Long Close Lane	£108,175	8	33	94
9	Regent Street	£110,050	4	66	100
10	Albert Street	£110,800	6	21	100
11	Danesmead Close	£112,386	44	86	100
12	Hospital Fields	£112,925	12	20	100
13	Harington Avenue	£112,990	10	29	100
14	Glen Close	£113,500	3	34	100
15	Rawdon Avenue	£113,600	15	58	98
16	Beckside Gardens	£114,333	30	33	100
17	Burlington Avenue	£114,732	37	109	100
18	Tuke Avenue	£116,206	18	60	100
19	Moore Avenue	£117,430	16	26	100
20	Etty Avenue	£117,496	23	84	100
21	Hope Street	£118,025	8	57	98
22	Wenlock Terrace	£118,626	35	34	87
23	Constantine Avenue	£121,309	40	115	100
24	Alcuin Avenue	£125,355	44	110	100
25	Lawrence Court	£126,300	4	4	100
26	Heslington Court	£126,893	14	37	100
27	Horsman Avenue	£126,963	8	42	100
28	The Stables	£128,333	6	7	100
29	Barstow Avenue	£129,100	18	56	100
30	Derwent Avenue	£129,820	5	11	100

Street rankings – highest turnover

Where available, the rankings below show the streets with the highest turnover of properties within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Olympian Court	£145,724	273	219	100
2	Hull Road	£212,508	117	229	91
3	Lawrence Street	£179,784	106	212	87
4	Hospital Fields Road	£162,761	103	90	100
5	Main Street	£273,581	84	268	89
6	Alma Terrace	£197,394	77	111	97
7	Brinkworth Terrace	£160,632	72	53	100
8	Fulford Road	£292,891	66	135	78
9	Redbarn Drive	£163,091	66	52	100
10	Heslington Road	£198,372	65	133	90
11	Frances Street	£157,377	62	88	100
12	Nicholas Gardens	£146,029	62	105	100
13	The Tannery	£171,033	61	40	100
14	Ambrose Street	£163,415	59	97	100
15	Peel Close	£105,600	59	57	98
16	Osbalwick Lane	£181,633	58	189	94
17	Heslington Lane	£253,875	57	150	96
18	Lawrence Square	£166,480	56	66	100
19	Millfield Lane	£184,214	56	118	96
20	Thief Lane	£162,248	50	147	99
21	Wellington Street	£149,446	48	74	100
22	Broadway	£179,138	47	121	95
23	Alcuin Avenue	£125,355	44	110	100
24	Danesmead Close	£112,386	44	86	100
25	Temple Avenue	£140,998	43	61	100
26	Farndale Street	£160,669	42	61	100
27	Newland Park Drive	£198,086	42	122	100
28	Tang Hall Lane	£149,698	42	106	91
29	Willis Street	£142,031	42	45	100
30	Constantine Avenue	£121,309	40	115	100

Street rankings – most residential

Where available, the rankings below show the streets with the highest proportion of residential property within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Main Street	£273,581	84	268	89
2	Hull Road	£212,508	117	229	91
3	Olympian Court	£145,724	273	219	100
4	Lawrence Street	£179,784	106	212	87
5	Osbalwick Lane	£181,633	58	189	94
6	Heslington Lane	£253,875	57	150	96
7	Thief Lane	£162,248	50	147	99
8	Fulford Road	£292,891	66	135	78
9	Heslington Road	£198,372	65	133	90
10	Melrosegate	£148,441	22	125	95
11	Newland Park Drive	£198,086	42	122	100
12	Broadway	£179,138	47	121	95
13	Millfield Lane	£184,214	56	118	96
14	Constantine Avenue	£121,309	40	115	100
15	Alma Terrace	£197,394	77	111	97
16	Alcuin Avenue	£125,355	44	110	100
17	Burlington Avenue	£114,732	37	109	100
18	Tang Hall Lane	£149,698	42	106	91
19	Nicholas Gardens	£146,029	62	105	100
20	Ambrose Street	£163,415	59	97	100
21	Tranby Avenue	£195,608	18	96	100
22	Maple Grove	£193,360	30	92	100
23	Hospital Fields Road	£162,761	103	90	100
24	Danum Road	£193,672	32	88	100
25	Frances Street	£157,377	62	88	100
26	Margaret Street	£103,567	24	87	99
27	Crossways	£184,468	31	86	99
28	Danesmead Close	£112,386	44	86	100
29	Eastfield Crescent	£187,205	40	85	100
30	Etty Avenue	£117,496	23	84	100

Recent market activity - flips

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£50,000	Jul-03	£175,000	Sep-09	250.0	22.5	217 Melrosegate
£64,000	May-01	£146,000	Sep-09	128.1	10.4	27 Norman Street
£96,000	Jul-01	£211,500	Oct-09	120.3	10.1	10 Bedale Avenue
£102,000	May-02	£187,000	Sep-09	83.3	8.6	102 Broadway
£69,950	May-01	£132,000	Aug-09	88.7	8.0	38 Nicholas Gardens
£172,750	Sep-07	£195,500	Sep-09	13.2	6.6	3 Milson Grove
£109,950	Jul-00	£195,000	Sep-09	77.4	6.5	88 Heslington Lane
£97,950	Mar-02	£150,000	Aug-09	53.1	5.9	14 Ambrose Street
£127,000	Sep-03	£169,950	Sep-09	33.8	5.0	20 Hartoft Street
£50,000	Jun-01	£73,000	Sep-09	46.0	4.7	Homeyork House 22 Danesmead Close

This table shows the top ten recent transactions ordered by annualised price change. These represent repeat sales added to the Land Registry database within the last month.

Recent market activity - flops

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£139,000	Dec-06	£120,000	Oct-09	-13.7	-5.0	2 Ety Avenue
£149,950	Feb-07	£131,950	Aug-09	-12.0	-4.9	20 Tandem Place
£215,000	Aug-05	£190,000	Sep-09	-11.6	-3.0	1 Vanbrugh Drive
£167,500	Sep-07	£160,000	Aug-09	-4.5	-2.4	Jupiter House 11 Apartment Olympian Court
£99,995	Nov-05	£93,500	Sep-09	-6.5	-1.7	22 Heslington Court
£195,780	Dec-05	£188,000	Sep-09	-4.0	-1.1	20 Broadway
£153,000	Sep-06	£156,500	Aug-09	2.3	0.8	21 Prospect Terrace
£510,000	Nov-04	£530,000	Sep-09	3.9	0.8	St Oswalds Hall St Oswalds Road
£145,395	Nov-05	£149,950	Sep-09	3.1	0.8	Manor Court Flat 2 Lawrence Street
£189,950	Feb-06	£197,500	Aug-09	4.0	1.1	61 Hull Road

This table shows the bottom ten recent transactions ordered by annualised price change. These represent repeat sales added to the Land Registry database within the last month. Where there have been less than ten of these transactions in this postcode district some properties may appear in both the 'flips' and 'flops' lists.

Crime statistics

Based on police recorded crime reports (for the financial year 2007/8) York ranks at 241 out of the 373 CDRPs (Crime and Disorder Reduction Partnerships). The larger the rank number the worse the levels of crime.

	York	York	National
Violence	17.00	17.00	16.20
Sexual Offence	1.00	1.00	0.98
Robbery	1.00	1.00	0.99
Burglary	5.00	5.00	4.21
Theft of Motor	3.00	3.00	2.68
Theft from Motor	9.00	9.00	6.88

The numbers above refer to offences per 1,000 people. Local crime figures are reported by Crime and Disorder Reduction Partnerships (CDRPs). These are local partnerships of police, local authorities and various other organisations. Please refer to the relevant local area guide on Mouseprice for more information on this postcode district.

Notes

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