

## Average Price & Lower quartile price for Oxford

Time Span: March 2017 to end of August 2017  
Source: Land Registry and Hometrack

Ward	Zone	Type	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Barton and Sandhills Ward	1	Average Price	205,000	275,864	341,667	372,580	
Blackbird Leys Ward	1	Average Price			258,375		277,375
Carfax Ward	5	Average Price	395,000	489,400			
Churchill Ward	2	Average Price		252,340			605,400
Cowley Marsh Ward	2	Average Price	240,714	288,933	324,585	391,183	482,500
Cowley Ward	1	Average Price		282,125	292,750	374,543	455,623
Headington Hill and Northway Ward	3	Average Price		204,750	359,833	450,447	506,063
Headington Ward	3	Average Price	226,500	316,333	436,667	491,667	905,440
Hinksey Park Ward	3	Average Price	243,000	370,000	432,143	467,246	
Holywell Ward	5	Average Price					
Iffley Fields Ward	2	Average Price		318,750	446,708	506,000	568,333
Jericho and Osney Ward	4	Average Price	353,333	333,333	475,278	579,650	501,429
Littlemore Ward	1	Average Price	230,000	283,000	293,167	349,433	450,000
Lye Valley Ward	1	Average Price		227,100	303,500	372,229	445,600
Marston Ward	3	Average Price		362,500	369,750	510,596	1,099,714
North Ward	4	Average Price	508,333	432,500		1,470,000	1,495,000
Northfield Brook Ward	1	Average Price			272,157	304,875	
Quarry and Risinghurst Ward	3	Average Price		267,333	340,000		554,375
Rose Hill and Iffley Ward	1	Average Price		239,800	290,000	377,042	720,000
St. Clement's Ward	2	Average Price			443,667	568,333	610,000
St. Margaret's Ward	4	Average Price	340,000	460,800			1,080,600
St. Mary's Ward	2	Average Price			447,000	512,500	548,000
Summertown Ward	4	Average Price		463,500	457,500	486,000	1,136,000
Wolvercote Ward	4	Average Price		396,333	482,000	807,500	785,000

### Average values per Zone and type

Zone	Average of 1 bed Prices (Flat)	Average of 2 bed Prices (Flat)	Average of 2 bed Prices (House)	Average of 3 bed Prices (House)	Average of 4 bed Prices (House)
1	£225,238	£264,166	£307,911	£357,592	£490,928
2		£318,750	£445,792	£528,944	£575,444
3	£234,750	£304,183	£387,679	£479,989	£728,452
4	£400,555	£417,293	£471,593	£835,788	£999,606
5	£395,000	£489,400			
<b>Grand Total</b>	<b>£304,653</b>	<b>£329,721</b>	<b>£373,087</b>	<b>£503,413</b>	<b>£690,156</b>

Unit size	50.00	65.00	75.00	95.00	105.00
1	£225,238	£264,166	£307,911	£357,592	£490,928
2		£318,750	£445,792	£528,944	£575,444
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<b>Grand Total</b>	<b>£304,653</b>	<b>£329,721</b>	<b>£373,087</b>	<b>£503,413</b>	<b>£690,156</b>

Values per sqm	1	2	3	4	5
1	£4,505	£4,064	£4,105	£3,764	£4,676
2	£0	£4,904	£5,944	£5,568	£5,480
3	£4,695	£4,680	£5,169	£5,053	£6,938
4	£8,011	£6,420	£6,288	£8,798	£9,520
5	£7,900	£7,529	£0	£0	£0

Values per sqft	Average of 1 bed Prices (Flat)	Average of 2 bed Prices (Flat)	Average of 2 bed Prices (House)	Average of 3 bed Prices (House)	Average of 4 bed Prices (House)
1	£419	£378	£381	£350	£434
2		£456	£552	£517	£509
3	£436	£435	£480	£469	£645
4	£744	£596	£584	£817	£884
5	£734	£699			
<b>Grand Total</b>	<b>£734</b>	<b>£699</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>

Estimated based on surrounding values

### ADOPTED VALUES

Premium on new dwellin 15%

Zone	1 bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
1	£481	£434	£400	£439	£402	£500
2	£575	£524	£500	£635	£595	£586
3	£502	£500	£475	£552	£540	£741
4	£856	£686	£620	£672	£940	£1,017
5	£844	£804	£750	£800	£750	£700
<b>Grand Total</b>						

Zone	1	2	3	4	5
1 bed flat	481	575	502	856	£844
2 bed flat	434	524	500	686	£804
3 bed flat	400	500	475	620	£750
2 bed house	439	635	552	672	800
3 bed house	402	595	540	940	750
4 bed house	500	586	741	1017	700