

# Market Metrics by Postcode District API

v1 · Internal developer reference

Returns a full set of sale and lettings market metrics for a given UK postcode district, broken down by property type and bedroom count. A single call returns the complete matrix — every combination of property type (All, House, Flat) and bedroom band (All, 0, 1, 2, 3, 4, 5+) — allowing callers to read both headline aggregates and granular segments from one response.

This endpoint mirrors the Postcode Area endpoint but narrows the geography to a single postcode district (e.g. GU9 rather than the whole GU area), returning a more localised view of the same metrics.

## Endpoint

Method	<b>GET</b>
Path	<code>{{baseurl}}/api/market-metrics/postcode-district</code>

## Example request

```
GET {{baseurl}}/api/market-metrics/postcode-district?postcodeDistrict=GU9
```

## Query Parameters

Parameters marked **required** must always be supplied.

Parameter	Example	Notes
<code>postcodeDistrict</code>	GU9	<b>required</b> UK postcode district — the full outward code including the district number (e.g. GU9, BN1, SW1A). Case-insensitive.

## Response

Returns `200 OK` with a JSON object containing a single `data` array. Each element is one metrics row for a unique combination of `property_type` and `bedrooms`.

The array always contains the same set of segments: `property_type` is one of **All**, **House** or **Flat**, and `bedrooms` is one of **All**, **0**, **1**, **2**, **3**, **4** or **5+**. The **All / All** row is the headline figure for the whole postcode district.

Where a segment has too few transactions to produce a value, the affected metric is returned as `null` rather than being omitted — callers should treat any numeric field as nullable.

## Response Schema

Field	Type	Description
<code>property_type</code>	string	Property type grouping: All, House or Flat.
<code>bedrooms</code>	string	Bedroom band: All, 0, 1, 2, 3, 4 or 5+.
<code>average_time_to_sell</code>	int (days)	Average days from listing to sale agreed.
<code>likelihood_of_sale</code>	number (%)	Percentage of listed properties that go on to sell.
<code>pipa</code>	number (%)	Price index / percentage of initial price achieved.
<code>average_rental_value</code>	int (£)	Average advertised rental value, pcm.
<code>new_build_premium</code>	number (%)	Price premium of new-build stock vs existing stock.
<code>sale_instructions</code>	int	Count of properties instructed for sale.
<code>sale_sstc</code>	int	Count of properties sold subject to contract (SSTC).

Field	Type	Description
exchanged	int	Count of sales that reached exchange.
average_sale_listing_price	int (£)	Average asking / listing price.
average_sale_price_achieved	int (£)	Average achieved sale price.
sale_ppsf	int (£)	Average sale price per square foot.
currently_for_sale	int	Count of properties currently on the market.
lettings_instructions	int	Count of properties instructed to let.
lettings_agreed	int	Count of lets agreed.
completed_lets	int	Count of completed (move-in) lets.
average_pcm	int (£)	Average achieved monthly rent.
average_time_to_let_agreed	int (days)	Average days from listing to let agreed.
average_time_to_exchange	int (days)	Average days from sale agreed to exchange.
average_household_income	int (£)	Average household income for the segment.
average_age_homeowner	int (years)	Average age of homeowners in the segment.
average_residency_months	int (months)	Average length of residency at the property.

### Example response

```
{
  "data": [
    {
      "property_type": "All",
      "bedrooms": "All",
      "average_time_to_sell": 68,
      "likelihood_of_sale": 56.15,
      "pipa": 94.57,
      "average_sale_listing_price": 606031,
      "average_sale_price_achieved": 575362,
      "average_pcm": 1725,
      ...
    },
    { "property_type": "House", "bedrooms": "3", ... },
    { "property_type": "Flat", "bedrooms": "All", ... }
  ]
}
```

### Errors

Status	Code	When
400 Bad Request	<code>BadRequest</code>	The <code>postcodeDistrict</code> parameter is missing or malformed.
404 Not Found	<code>NotFound</code>	No market metrics exist for the supplied postcode district.