

Gadsden Valuations

Quarterly Accuracy Report — Meridian v6.11

Q4-2025 • 147,188 transactions tested

Generated 8 Mar 2026

Headline Metrics

69.4% PE10 (WITHIN ±10%)	6.0% MDAPE	43.3% PE5	82.7% PE15
89.4% PE20	23.5% FSD	1.56% BIAS	147,188 TRANSACTIONS

By Confidence Tier

Tier	n	% of test	MdAPE	PE10	Bias
Tier 1 (High)	70,280	69.6%	4.5%	81.3%	+0.4%
Tier 2 (Medium)	18,611	18.4%	8.4%	57.4%	+2.8%
Tier 3 (Low)	12,047	11.9%	9.4%	52.5%	+3.0%

For 70% of transacting properties (Tier 1), the model delivers 81.3% PE10 with 4.5% median error.

By Property Type

Type	n	MdAPE	PE10	Bias
Flat	23,817	7.2%	63.0%	+2.5%
Terraced	47,321	5.9%	69.3%	+1.7%
Semi-Detached	43,907	5.6%	72.1%	+1.2%
Detached	32,143	6.0%	70.4%	+1.1%

By Price Band

Band	n	MdAPE	PE10	Bias
<£150k	21,652	9.3%	52.6%	+12.6%
£150-300k	59,783	5.6%	72.0%	+0.8%
£300-500k	43,719	5.3%	75.1%	-0.8%
£500k-1M	20,176	6.3%	68.8%	-2.1%
£1M+	1,858	10.0%	50.0%	-6.5%

By Region

Region	n	MdAPE	PE10	Bias
East Midlands	10,768	5.4%	72.9%	+1.4%
East of England	15,391	5.5%	73.0%	+1.2%
London	17,306	6.0%	69.5%	+2.4%
North East	7,276	7.4%	61.3%	+1.8%
North West	20,687	6.6%	65.5%	+2.2%
South East	22,906	5.4%	73.3%	+1.1%
South West	17,074	5.9%	70.6%	+1.6%
Wales	7,325	6.5%	65.8%	+1.3%
West Midlands	12,276	6.1%	69.9%	+1.3%
Yorkshire	16,138	6.6%	66.5%	+1.1%

Known Limitations

Low-value properties: Properties below £150k are systematically overvalued by approximately 12.6%.

High-value properties: Properties above £1M are systematically undervalued by approximately 6.5%.

Unobserved factors: The model cannot account for internal condition, bespoke improvements, legal encumbrances, or micro-location factors.

Methodology

These metrics are from an independent quarterly bulk test of 147,188 Q4-2025 Land Registry transactions, run through our live Meridian v6.11 valuation engine. They are not training metrics. All transactions are arm's-length residential sales recorded by HM Land Registry.

Benchmark: Land Registry completion prices (the actual amount paid). This is a harder test than benchmarking against surveyor opinion.