

Gadsden Valuations

Automated Property Valuations for UK Professionals

Accurate. Transparent. Instant.

Machine learning valuations trained on 8.4 million Land Registry transactions.

7.8% Median Error (MdAPE)	60.2% Within $\pm 10\%$	85.3% Within $\pm 20\%$	8.4M Training Transactions
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How Accurate Are We?

Benchmarked against actual Land Registry sale prices — not surveyor estimates or asking prices.

BENCHMARK	SOURCE	DEVIATION
Asking prices vs sale price	Rightmove / Zoopla	~15%
RICS surveyor vs sale price	Physical inspection	~10%
Gadsden Valuations vs sale price	AVM (our model, v6)	7.8%
<i>Hometrack vs surveyor value</i>	<i>Market leader (est.)</i>	<i>~8%</i>

Note: Hometrack benchmarks against surveyor valuations — a softer test. We benchmark against the actual price paid.

Accuracy by Segment

v6 model, 295,026 test properties (transactions after July 2025)

By Property Type

TYPE	MDAPE	PE10	COUNT
Semi-Detached	7.2%	63%	87,931
Detached	7.6%	61%	63,698
Terraced	7.8%	60%	94,834
Flat	9.2%	54%	48,563

By Price Band

BAND	MDAPE	PE10	COUNT
£300K–£500K	6.8%	66%	87,005
£150K–£300K	7.2%	63%	115,433
£500K–£1M	8.1%	59%	39,915
Under £150K	11.8%	44%	46,746

Who Is This For?

Mortgage Lenders Origination screening, remortgage, Basel 3.1 portfolio revaluation	Surveyors & Valuers Desktop review support, independent cross-check, bulk audits
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Brokers & Conveyancers

Pre-application price checks, indicative valuations

Property Investors

Deal screening, portfolio monitoring, acquisition due diligence

Pricing

Pay per valuation. No subscription. No contract. Purchase credit bundles.

BUNDLE	PRICE	PER VALUATION	CREDITS
Single	£9.95	£9.95	1
Starter	£79	£7.90	10
Professional	£299	£5.98	50
Portfolio	£899	£4.50	200
Enterprise	£1,999	£4.00	500
Enterprise & API	Custom	Contact us	—

Is there a free trial?

We do not currently offer free valuations. Our accuracy metrics are published transparently so you can assess quality before purchasing — and a sample report is available at gadsdenvaluations.com/sample-report so you can see exactly what you get.

All accuracy figures from walk-forward testing on 295,026 properties not seen during training (post-July 2025 transactions). Benchmarked against Land Registry completion prices.

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