

Property Prices in London Land Registry data	Average price for February 2014*	Year on year change in price in February	Month on month change in price in February
Greater London average	£ 414,336	13.8%	0.7%
Areas outperforming the Greater London average			
Hachery	£ 528,711	21.5%	0.3%
Waltham Forest	£ 305,745	20.1%	2.0%
Wilmington	£ 589,081	17.7%	1.1%
Wandsworth	£ 505,797	17.0%	1.3%
Southwark	£ 468,943	17.4%	2.1%
Lambeth	£ 441,207	16.4%	0.7%
Hammersmith and Fulham	£ 685,797	16.1%	1.4%
City of Westminster	£ 890,272	15.8%	2.4%
Lewisham	£ 325,412	15.2%	1.2%
Kensington and Chelsea	£ 1,236,605	14.8%	1.1%
Haringey	£ 425,541	14.1%	0.9%
Double digit annual growth			
Tower Hamlets	£ 414,461	12.6%	0.9%
Merton	£ 399,062	12.0%	1.6%
Beest	£ 370,207	11.6%	1.1%
Camden	£ 715,831	11.4%	1.7%
Barking and Dagenham	£ 234,283	11.3%	1.6%
Richmond upon Thames	£ 501,379	11.3%	0.9%
Kingston upon Thames	£ 368,113	11.2%	2.3%
Ealing	£ 366,094	11.1%	2.2%
Greenwich	£ 298,074	10.9%	0.8%
Single digit annual growth			
Hounslow	£ 315,201	9.4%	0.4%
Bromley	£ 214,809	9.3%	0.1%
Enfield	£ 281,992	8.6%	0.8%
Croydon	£ 275,684	8.4%	1.0%
Sutton	£ 276,070	8.4%	1.2%
Hillingdon	£ 287,604	8.3%	0.8%
Bexley	£ 248,383	8.1%	1.7%
Redbridge	£ 311,003	7.7%	-0.4%
Havering	£ 273,625	7.2%	0.9%
Barnet	£ 309,220	6.7%	0.0%
Harro	£ 320,778	6.9%	1.0%
Newham	£ 239,942	4.9%	0.7%

Kate's long term look at Property Price Changes in London			
Average price in 2000	Annual average increase	Is YoY change in price for Feb 14 higher or lower than annual average increase?	Land Registry Highest Yearly Average Increase Since 2000 Date % Increase
£ 161,280	7%	Higher	Apr-00 35%
£ 145,515	10%	Higher	Jun-00 33%
£ 106,563	8%	Higher	Jun-00 31%
£ 196,505	8%	Higher	Jun-00 30%
£ 181,412	8%	Higher	Jun-00 30%
£ 152,692	8%	Higher	Jun-00 34%
£ 153,573	8%	Higher	Jun-00 33%
£ 229,897	8%	Higher	Jun-00 32%
£ 266,458	9%	Higher	Aug-07 26%
£ 115,405	8%	Higher	Jul-00 31%
£ 345,704	10%	Higher	Sep-07 33%
£ 148,893	8%	Higher	May-00 29%
£ 163,301	12.6%	Higher	Jul-00 24%
£ 153,998	7%	Higher	Jun-00 30%
£ 138,623	7%	Higher	Jun-00 33%
£ 241,586	8%	Higher	Mar-00 29%
£ 36,971	7%	Higher	Mar-03 33%
£ 214,524	7%	Higher	Jul-00 29%
£ 154,271	6%	Higher	Jul-00 29%
£ 150,878	7%	Higher	Feb-00 27%
£ 125,184	6%	Higher	Jul-00 26%
£ 143,339	6%	Higher	Jun-00 27%
£ 143,615	6%	Higher	Jun-00 26%
£ 126,103	6%	Higher	Jul-00 26%
£ 126,242	6%	Higher	Aug-00 27%
£ 127,855	6%	Higher	Jul-00 26%
£ 130,609	6%	Higher	Jul-00 24%
£ 110,800	6%	Higher	Mar-03 24%
£ 128,409	7%	Average	Feb-03 26%
£ 120,979	6%	Lower	Feb-03 25%
£ 169,612	6%	Lower	May-00 27%
£ 145,216	6%	Lower	Jul-00 26%
£ 98,904	7%	Lower	Jul-00 33%

Kate's Credit Crunch analysis Highest price before CC		Kate's Credit Crunch analysis Lowest price post CC		What's the most prices in London have fallen?		Average price for February 2014*		How much higher are prices in February 2014 vs Height in 2007/8	
2007/8	2009	2007/8	2009	2007/8	2009	2007/8	2009	2007/8	2009
£ 350,880	£ 291,461	£ 304,099	£ 259,466	-16%	-16%	£ 414,336	£ 414,336	18%	18%
£ 386,357	£ 304,099	£ 304,099	£ 259,466	-21%	-16%	£ 528,717	£ 414,461	9%	9%
£ 268,100	£ 441,661	£ 213,612	£ 305,745	-20%	14%	£ 305,745	£ 399,062	16%	16%
£ 441,661	£ 368,115	£ 368,115	£ 505,797	-18%	29%	£ 505,797	£ 370,207	16%	16%
£ 392,114	£ 310,349	£ 310,349	£ 468,943	-16%	27%	£ 468,943	£ 715,831	33%	33%
£ 370,292	£ 288,756	£ 288,756	£ 441,207	-16%	23%	£ 441,207	£ 234,283	8%	8%
£ 353,586	£ 290,716	£ 290,716	£ 685,797	-20%	37%	£ 685,797	£ 501,379	21%	21%
£ 503,244	£ 402,716	£ 402,716	£ 890,272	-14%	45%	£ 890,272	£ 325,412	14%	14%
£ 612,604	£ 524,721	£ 524,721	£ 1,236,605	-16%	47%	£ 1,236,605	£ 425,541	20%	20%
£ 285,565	£ 237,483	£ 237,483	£ 325,412	-17%	14%	£ 325,412	£ 214,809	5%	5%
£ 840,934	£ 704,286	£ 704,286	£ 1,236,605	-16%	47%	£ 1,236,605	£ 281,992	1%	1%
£ 353,212	£ 295,466	£ 295,466	£ 425,541	-16%	20%	£ 425,541	£ 276,070	2%	2%
£ 381,312	£ 307,643	£ 307,643	£ 414,461	-19%	9%	£ 414,461	£ 315,201	7%	7%
£ 344,668	£ 282,694	£ 282,694	£ 399,062	-18%	16%	£ 399,062	£ 281,992	1%	1%
£ 320,035	£ 266,819	£ 266,819	£ 370,207	-17%	16%	£ 370,207	£ 275,684	1%	1%
£ 241,586	£ 447,335	£ 447,335	£ 715,831	-17%	33%	£ 715,831	£ 276,070	2%	2%
£ 538,886	£ 447,335	£ 447,335	£ 234,283	-22%	8%	£ 234,283	£ 287,604	3%	3%
£ 254,042	£ 197,454	£ 197,454	£ 501,379	-22%	21%	£ 501,379	£ 248,383	1%	1%
£ 447,164	£ 366,943	£ 366,943	£ 685,797	-18%	37%	£ 685,797	£ 366,094	10%	10%
£ 324,664	£ 259,197	£ 259,197	£ 368,113	-20%	13%	£ 368,113	£ 366,094	10%	10%
£ 332,509	£ 278,383	£ 278,383	£ 366,094	-16%	10%	£ 366,094	£ 298,074	6%	6%
£ 281,751	£ 237,011	£ 237,011	£ 298,074	-16%	6%	£ 298,074	£ 315,201	7%	7%
£ 294,505	£ 245,573	£ 245,573	£ 315,201	-17%	7%	£ 315,201	£ 214,809	5%	5%
£ 308,813	£ 251,204	£ 251,204	£ 281,992	-17%	1%	£ 281,992	£ 275,684	1%	1%
£ 277,980	£ 229,287	£ 229,287	£ 276,070	-18%	2%	£ 276,070	£ 287,604	3%	3%
£ 279,534	£ 224,370	£ 224,370	£ 275,684	-20%	1%	£ 275,684	£ 311,003	0%	0%
£ 271,841	£ 219,441	£ 219,441	£ 276,070	-19%	2%	£ 276,070	£ 273,625	-2%	-2%
£ 278,092	£ 230,614	£ 230,614	£ 287,604	-17%	3%	£ 287,604	£ 309,220	13%	13%
£ 251,579	£ 209,355	£ 209,355	£ 248,383	-17%	1%	£ 248,383	£ 320,778	5%	5%
£ 311,725	£ 260,614	£ 260,614	£ 311,003	-16%	0%	£ 311,003	£ 239,942	-7%	-7%
£ 279,929	£ 234,869	£ 234,869	£ 273,625	-16%	-2%	£ 273,625	£ 98,904	7%	7%
£ 352,846	£ 304,088	£ 304,088	£ 399,220	-14%	13%	£ 399,220	£ 145,216	6%	6%
£ 305,966	£ 252,500	£ 252,500	£ 320,778	-17%	5%	£ 320,778	£ 98,904	7%	7%
£ 259,022	£ 201,996	£ 201,996	£ 239,942	-22%	-7%	£ 239,942			

* Will be adjusted over next 3 months
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Source: Land Registry