

Property Prices in London Land Registry data	Average price for May 2014*	Year on year change in price in May	Month on month change in price in May
Greater London average	£ 439,719	18.5%	2.5%
<b>Areas outperforming the Greater London average</b>			
Waltham Forest	£ 327,784	26.3%	1.4%
Lambeth	£ 489,836	25.2%	2.7%
Southwark	£ 503,737	23.1%	1.3%
Hackney	£ 544,505	21.0%	1.1%
Wandsworth	£ 536,333	20.0%	2.9%
Kingston	£ 608,521	19.5%	0.9%
Lewisham	£ 342,605	19.3%	2.0%
Barking	£ 409,920	19.1%	0.9%
<b>Double digit annual growth</b>			
Tower Hamlets	£ 438,244	18.4%	1.1%
Haringey	£ 453,026	18.3%	1.0%
City of Westminster	£ 943,151	18.0%	1.5%
Hammersmith and Fulham	£ 713,498	17.2%	0.1%
Kingston upon Thames	£ 393,671	16.2%	1.6%
Merton	£ 426,432	16.1%	1.5%
Camden	£ 748,921	15.5%	0.5%
Richmond upon Thames	£ 570,966	14.9%	1.3%
Kensington and Chelsea	£ 1,284,913	14.5%	0.8%
Bromley	£ 340,961	14.1%	1.4%
Croydon	£ 287,277	13.6%	1.3%
Greenwich	£ 312,926	13.5%	1.3%
Enfield	£ 294,483	13.3%	1.8%
Newham	£ 256,431	13.3%	1.5%
Brent	£ 377,793	11.5%	-0.6%
Barking and Dagenham	£ 243,147	11.0%	0.5%
Havering	£ 285,812	10.3%	1.0%
Sutton	£ 283,884	10.1%	0.2%
Harrow	£ 333,140	9.3%	1.6%
Barnet	£ 409,355	9.3%	0.4%
Hillingdon	£ 294,607	8.7%	1.4%
Bexley	£ 253,207	8.6%	0.7%
Hounslow	£ 323,765	7.1%	0.3%
Redbridge	£ 318,314	6.5%	0.3%

Kate's long term look at Property Price Changes in London				Land Registry	
Average price in 2009	Annual average increase	Is YoY change in price for May 14 higher or lower than annual average increase?	Highest Yearly Average Increase Since 2009	Date	% Increase
£ 161,086	7%	Higher	Apr-00	29%	
£ 106,563	8%	Higher	Jun-00	31%	
£ 153,373	8%	Higher	Jun-00	35%	
£ 152,692	9%	Higher	Jun-00	34%	
£ 145,515	10%	Higher	Jun-00	33%	
£ 181,432	8%	Higher	Jun-00	34%	
£ 196,505	8%	Higher	Jun-00	30%	
£ 115,405	8%	Higher	Jul-00	31%	
£ 158,878	7%	Higher	Feb-00	27%	
£ 163,301	7%	Higher	Jul-00	24%	
£ 148,893	8%	Higher	May-00	29%	
£ 266,458	9%	Higher	Aug-07	26%	
£ 229,497	8%	Higher	Jun-00	32%	
£ 154,271	6%	Higher	Jul-00	29%	
£ 153,998	7%	Higher	Jun-00	30%	
£ 241,586	8%	Higher	Mar-00	29%	
£ 214,524	7%	Higher	Jul-00	29%	
£ 345,704	10%	Higher	Sep-07	53%	
£ 143,615	6%	Higher	Jun-00	26%	
£ 126,242	6%	Higher	Aug-00	27%	
£ 125,184	6%	Higher	Jul-00	26%	
£ 126,103	6%	Higher	Jul-00	26%	
£ 98,004	7%	Higher	Jul-00	33%	
£ 138,623	7%	Higher	Jun-00	33%	
£ 96,971	7%	Higher	Mar-03	33%	
£ 120,979	6%	Higher	Feb-03	25%	
£ 127,855	6%	Higher	Jul-00	28%	
£ 145,216	6%	Higher	Jul-00	26%	
£ 160,612	7%	Higher	May-00	27%	
£ 130,659	6%	Higher	Jul-00	24%	
£ 110,800	6%	Higher	Mar-03	27%	
£ 143,139	6%	Higher	Jun-00	27%	
£ 128,409	7%	Average	Feb-03	26%	

Kate's Credit Crunch analysis		Kate's Credit Crunch analysis		What's the most prices in London have fallen?		Average price for May 2014*		How much higher are prices in May 2014 vs Height in 2007/8	
Highest price before CC	2007/8	Lowest price post CC	2009						
£ 350,890	£ 350,890	£ 293,464	-16%	£ 439,719	25%				
£ 268,300	£ 213,612	-20%	£ 327,784	22%					
£ 353,568	£ 286,796	-18%	£ 489,836	39%					
£ 370,292	£ 310,349	-16%	£ 503,737	36%					
£ 386,357	£ 304,099	-21%	£ 544,505	41%					
£ 392,114	£ 322,270	-18%	£ 536,333	37%					
£ 441,661	£ 368,115	-17%	£ 608,521	38%					
£ 285,065	£ 237,483	-17%	£ 342,605	20%					
£ 332,920	£ 278,193	-16%	£ 409,920	23%					
£ 381,312	£ 307,643	-19%	£ 438,244	15%					
£ 353,233	£ 295,469	-16%	£ 453,026	28%					
£ 612,604	£ 524,721	-14%	£ 943,151	54%					
£ 501,244	£ 402,716	-20%	£ 713,498	42%					
£ 324,668	£ 251,937	-20%	£ 393,671	21%					
£ 344,668	£ 282,694	-18%	£ 426,432	24%					
£ 538,886	£ 447,335	-17%	£ 748,921	39%					
£ 447,164	£ 366,543	-18%	£ 570,966	28%					
£ 840,934	£ 704,286	-16%	£ 1,284,913	53%					
£ 308,853	£ 255,204	-17%	£ 340,961	10%					
£ 273,534	£ 244,370	-20%	£ 287,277	3%					
£ 281,751	£ 237,011	-16%	£ 312,926	11%					
£ 277,980	£ 225,287	-18%	£ 294,483	6%					
£ 250,023	£ 201,996	-22%	£ 256,431	1%					
£ 320,505	£ 266,819	-17%	£ 377,793	18%					
£ 254,042	£ 197,414	-22%	£ 243,147	-4%					
£ 279,929	£ 244,869	-16%	£ 285,812	2%					
£ 271,040	£ 219,441	-19%	£ 283,884	5%					
£ 304,966	£ 252,500	-17%	£ 333,140	9%					
£ 352,848	£ 304,028	-14%	£ 409,355	16%					
£ 278,092	£ 230,614	-17%	£ 294,607	6%					
£ 251,579	£ 209,355	-17%	£ 253,207	1%					
£ 294,505	£ 245,573	-17%	£ 323,765	10%					
£ 311,725	£ 260,674	-16%	£ 318,314	2%					

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