

Property Prices in London Land Registry data	Average price for February 2017	Year on year change in price in February	Month on month change in price in February
Greater London average	£ 461,672	13.1%	0.6%
Areas outperforming the Greater London average			
Newham	£ 292,309	21.4%	-0.4%
Lambeth	£ 531,299	18.7%	0.4%
Waltham Forest	£ 364,450	18.5%	0.1%
Lewisham	£ 384,244	18.5%	0.8%
Greenwich	£ 351,599	18.5%	1.3%
Harrow	£ 380,196	18.2%	1.3%
Ealing	£ 456,636	17.9%	0.9%
Bromley	£ 383,205	17.3%	0.0%
Southwark	£ 351,962	17.2%	-0.3%
Hillingdon	£ 335,562	17.1%	0.7%
Richmond upon Thames	£ 631,440	16.9%	0.2%
Haringey	£ 489,291	16.4%	-0.7%
Tower Hamlets	£ 481,765	16.0%	-0.3%
Hammersmith and Fulham	£ 797,170	15.8%	0.9%
Sutton	£ 317,456	15.6%	0.2%
Redbridge	£ 361,822	15.6%	0.5%
Croydon	£ 319,604	15.5%	-0.1%
Hounslow	£ 360,058	15.2%	-1.0%
Bexley	£ 285,633	15.2%	0.9%
Barnet	£ 455,821	15.0%	0.1%
Brent	£ 427,628	15.0%	1.9%
Barking and Dagenham	£ 271,701	14.6%	0.8%
Hillingdon upon Thames	£ 419,562	14.4%	0.8%
Camden	£ 826,156	14.4%	0.9%
Wandsworth	£ 575,704	13.8%	0.1%
Enfield	£ 322,691	13.6%	0.5%
Havering	£ 309,503	13.5%	0.1%
Merton	£ 454,675	13.1%	0.0%
Areas with double digit growth			
Hillingdon	£ 664,267	13.0%	0.2%
Hackney	£ 588,424	11.4%	-1.5%
City of Westminster	£ 990,898	11.2%	-0.3%
Kensington and Chelsea	£ 1,310,083	7.8%	0.7%

Kate's long term look at Property Price Changes in London		Land Registry	
Average price in 2007	Annual average increase	5 Yr Change in price for February 2015 higher or lower than annual average increase?	Highest Yearly Average Increase Since 2009 Date % Increase
£ 161,080	7%	Higher	Apr-00 29%
£ 18,904	7%	Higher	Jul-00 33%
£ 153,573	8%	Higher	Jun-00 35%
£ 106,561	8%	Higher	Jun-00 31%
£ 115,403	8%	Higher	Jul-00 31%
£ 125,184	6%	Higher	Jul-00 26%
£ 145,216	6%	Higher	Jul-00 26%
£ 158,878	7%	Higher	Feb-00 27%
£ 143,615	6%	Higher	Jun-00 26%
£ 152,695	9%	Higher	Jun-00 34%
£ 130,650	6%	Higher	Jul-00 24%
£ 214,524	7%	Higher	Jul-00 29%
£ 148,898	8%	Higher	May-00 29%
£ 163,301	7%	Higher	Jul-00 24%
£ 229,497	8%	Higher	Jun-00 32%
£ 127,555	6%	Higher	Jul-00 26%
£ 128,409	7%	Higher	Feb-03 26%
£ 126,242	6%	Higher	Aug-00 27%
£ 148,338	6%	Higher	Jun-03 27%
£ 110,800	6%	Higher	Mar-03 27%
£ 165,612	7%	Higher	May-00 27%
£ 138,621	7%	Higher	Jun-00 33%
£ 96,971	7%	Higher	Mar-03 33%
£ 154,271	6%	Higher	Jul-00 29%
£ 241,566	8%	Higher	Mar-00 29%
£ 181,432	8%	Higher	Jun-00 34%
£ 126,108	6%	Higher	Jul-00 26%
£ 120,979	6%	Higher	Feb-03 25%
£ 153,998	7%	Higher	Jun-00 30%
£ 196,503	8%	Higher	Jun-00 30%
£ 386,315	10%	Higher	Jun-00 33%
£ 616,424	9%	Higher	Aug-07 20%
£ 345,704	10%	Lower	Sep-07 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 2017	How much Higher are prices in February 2015 vs Height in 2007/8
2007/8	2009			
£ 350,800	£ 293,464	-16%	£ 461,672	32%
£ 295,022	£ 203,994	-22%	£ 292,309	13%
£ 531,568	£ 288,706	-18%	£ 531,299	50%
£ 268,300	£ 213,612	-20%	£ 364,450	36%
£ 285,065	£ 237,483	-17%	£ 384,244	35%
£ 281,751	£ 237,011	-16%	£ 351,599	25%
£ 304,966	£ 252,500	-17%	£ 380,196	25%
£ 332,508	£ 278,193	-16%	£ 456,636	37%
£ 308,851	£ 255,204	-17%	£ 383,205	24%
£ 370,267	£ 310,349	-16%	£ 351,962	49%
£ 278,072	£ 230,614	-17%	£ 335,562	21%
£ 447,164	£ 366,543	-18%	£ 631,440	41%
£ 351,212	£ 295,469	-16%	£ 489,291	39%
£ 381,312	£ 307,643	-19%	£ 481,765	26%
£ 501,244	£ 402,716	-20%	£ 797,170	59%
£ 271,040	£ 218,441	-20%	£ 317,456	17%
£ 311,725	£ 260,674	-16%	£ 361,822	16%
£ 279,534	£ 224,370	-20%	£ 319,604	14%
£ 294,505	£ 245,573	-17%	£ 360,058	22%
£ 251,579	£ 209,355	-17%	£ 285,633	14%
£ 352,848	£ 304,028	-14%	£ 455,821	29%
£ 320,505	£ 266,819	-17%	£ 427,628	33%
£ 254,042	£ 197,414	-22%	£ 271,701	7%
£ 324,664	£ 259,197	-20%	£ 419,562	29%
£ 538,886	£ 447,335	-17%	£ 826,156	53%
£ 392,114	£ 322,270	-18%	£ 575,704	47%
£ 277,985	£ 228,267	-18%	£ 322,691	56%
£ 279,929	£ 234,869	-16%	£ 309,503	11%
£ 345,668	£ 282,694	-18%	£ 454,675	32%
£ 441,661	£ 368,115	-17%	£ 664,267	50%
£ 386,357	£ 304,099	-21%	£ 588,424	52%
£ 616,424	£ 524,771	-14%	£ 990,898	62%
£ 840,934	£ 704,286	-16%	£ 1,310,083	56%

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