

| Property Prices in London<br>Land Registry data       | Average price for May 2015* | Year on year change in price in May | Month on month change in price in May |
|---|-----------------------------|-------------------------------------|---------------------------------------|
| <b>Greater London average</b>                         | £ 475,961                   | 9.1%                                | 0.7%                                  |
| <b>Areas outperforming the Greater London average</b> |                             |                                     |                                       |
| Newham  | £ 301,368                   | 17.5%                               | 1.6%                                  |
| Croydon   | £ 334,729                   | 15.9%                               | 1.9%                                  |
| Lewisham  | £ 399,425                   | 15.3%                               | 1.2%                                  |
| Enfield   | £ 340,654                   | 15.1%                               | 1.3%                                  |
| Greenwich   | £ 364,619                   | 14.5%                               | 2.0%                                  |
| Sutton  | £ 327,010                   | 14.5%                               | 1.2%                                  |
| Bexley  | £ 289,750                   | 14.1%                               | 0.4%                                  |
| Harrow  | £ 380,110                   | 14.0%                               | 0.3%                                  |
| Barnet  | £ 463,626                   | 13.9%                               | -0.2%                                 |
| Hillingdon  | £ 335,354                   | 13.7%                               | -0.6%                                 |
| Hackney   | £ 624,603                   | 13.6%                               | 0.9%                                  |
| Barking and Dagenham                                  | £ 277,044                   | 13.6%                               | 1.9%                                  |
| Brent   | £ 431,532                   | 13.5%                               | 0.0%                                  |
| Hounslow  | £ 369,642                   | 13.3%                               | 1.0%                                  |
| Bromley   | £ 387,524                   | 13.1%                               | -0.2%                                 |
| Tower Hamlets   | £ 495,748                   | 13.1%                               | 0.1%                                  |
| Redbridge   | £ 358,580                   | 13.0%                               | -0.9%                                 |
| Ealing  | £ 459,081                   | 12.4%                               | 0.2%                                  |
| Havering  | £ 315,683                   | 10.9%                               | 1.2%                                  |
| Merton  | £ 471,833                   | 10.6%                               | 0.9%                                  |
| Islington   | £ 674,598                   | 10.4%                               | 0.6%                                  |
| Southwark   | £ 554,035                   | 10.3%                               | 0.4%                                  |
| Haringey  | £ 503,468                   | 10.3%                               | 1.6%                                  |
| Kingston upon Thames                                  | £ 426,440                   | 10.2%                               | 1.4%                                  |
| Waltham Forest  | £ 363,776                   | 9.6%                                | 0.6%                                  |
| Richmond upon Thames                                  | £ 623,630                   | 8.9%                                | 0.1%                                  |
| Lambeth   | £ 534,768                   | 7.8%                                | 0.5%                                  |
| Wandsworth  | £ 580,655                   | 7.0%                                | 0.5%                                  |
| Camden  | £ 806,239                   | 6.3%                                | -1.2%                                 |
| Kensington and Chelsea                                | £ 1,364,033                 | 5.6%                                | 2.4%                                  |
| Hammersmith and Fulham                                | £ 769,308                   | 5.5%                                | -1.1%                                 |
| City of Westminster                                   | £ 967,400                   | 2.7%                                | -0.4%                                 |

| Kate's long term look at Property Price Changes in London |                         |   |  | Land Registry |            |
|---|-------------------------|---|--|---------------|------------|
| Average price in 2000                                     | Annual average increase | Is YoY change in price for May 2015 higher or lower than annual average increase? | Highest Yearly Average Increase Since 2000 | Date          | % Increase |
| £ 161,086   | 7%                      | Higher  | Apr-00                                     | 29%           |            |
| £ 98,904  | 7%                      | Higher  | Jul-00                                     | 33%           |            |
| £ 126,242   | 6%                      | Higher  | Aug-00                                     | 27%           |            |
| £ 115,405   | 8%                      | Higher  | Jul-00                                     | 31%           |            |
| £ 126,103   | 6%                      | Higher  | Jul-00                                     | 26%           |            |
| £ 125,184   | 6%                      | Higher  | Jul-00                                     | 26%           |            |
| £ 127,355   | 6%                      | Higher  | Jul-00                                     | 28%           |            |
| £ 110,800   | 6%                      | Higher  | Mar-03                                     | 27%           |            |
| £ 145,216   | 6%                      | Higher  | Jul-00                                     | 26%           |            |
| £ 165,612   | 7%                      | Higher  | May-00                                     | 27%           |            |
| £ 130,659   | 6%                      | Higher  | Jul-00                                     | 24%           |            |
| £ 145,515   | 10%                     | Higher  | Jun-00                                     | 33%           |            |
| £ 96,971  | 7%                      | Higher  | Mar-03                                     | 33%           |            |
| £ 138,623   | 7%                      | Higher  | Jun-00                                     | 33%           |            |
| £ 143,339   | 6%                      | Higher  | Jun-00                                     | 27%           |            |
| £ 143,615   | 6%                      | Higher  | Jun-00                                     | 26%           |            |
| £ 163,301   | 7%                      | Higher  | Jul-00                                     | 24%           |            |
| £ 128,409   | 7%                      | Higher  | Feb-03                                     | 26%           |            |
| £ 158,878   | 7%                      | Higher  | Feb-00                                     | 27%           |            |
| £ 120,979   | 6%                      | Higher  | Feb-03                                     | 25%           |            |
| £ 153,998   | 7%                      | Higher  | Jun-00                                     | 30%           |            |
| £ 196,505   | 8%                      | Higher  | Jun-00                                     | 30%           |            |
| £ 152,692   | 9%                      | Higher  | Jun-00                                     | 34%           |            |
| £ 148,893   | 8%                      | Higher  | May-00                                     | 29%           |            |
| £ 154,271   | 6%                      | Higher  | Jul-00                                     | 29%           |            |
| £ 106,563   | 8%                      | Higher  | Jun-00                                     | 31%           |            |
| £ 214,524   | 7%                      | Higher  | Jul-00                                     | 29%           |            |
| £ 153,573   | 8%                      | Lower   | Jun-00                                     | 35%           |            |
| £ 181,432   | 8%                      | Lower   | Jun-00                                     | 34%           |            |
| £ 241,586   | 8%                      | Lower   | Mar-00                                     | 29%           |            |
| £ 345,704   | 10%                     | Lower   | Sep-07                                     | 33%           |            |
| £ 229,497   | 8%                      | Lower   | Jun-00                                     | 32%           |            |
| £ 266,458   | 9%                      | Lower   | Aug-07                                     | 26%           |            |

| 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 May 2015* | How much higher are prices in May 2015 vs Height in 2007/8 | How many months between 2007 - 2009 | 2010 Blip | Date   | %   | Highest increase YoY since CC | How many months to reach current/new peak |
|---|--|---|-----------------------------|--|-------------------------------------|-----------|--------|-----|-------------------------------|---|
| 2007/8  | 2009   |   |                             |  |                                     |           |        |     |                               |   |
| £ 350,502   | £ 291,649  | -16%  | £ 475,961                   | 36%  | 12                                  | 8         | Aug-14 | 21% | 28                            |   |
| £ 259,420   | £ 204,034  | -22%  | £ 301,368                   | 16%  | 16                                  | 13        | Oct-14 | 25% | 11                            |   |
| £ 126,242   | £ 278,390  | -20%  | £ 334,729                   | 20%  | 14                                  | 12        | Sep-14 | 24% | 12                            |   |
| £ 285,015   | £ 232,830  | -17%  | £ 399,425                   | 40%  | 15                                  | 13        | Aug-14 | 27% | 16                            |   |
| £ 126,103   | £ 277,788  | -18%  | £ 340,654                   | 23%  | 15                                  | 13        | Sep-14 | 17% | 13                            |   |
| £ 282,650   | £ 235,460  | -16%  | £ 364,619                   | 29%  | 14                                  | 15        | Oct-14 | 21% | 25                            |   |
| £ 269,801   | £ 217,459  | -19%  | £ 327,010                   | 21%  | 16                                  | 12        | Oct-14 | 19% | 28                            |   |
| £ 251,529   | £ 207,587  | -17%  | £ 289,750                   | 15%  | 14                                  | 11        | Nov-14 | 17% | 21                            |   |
| £ 306,927   | £ 253,123  | -17%  | £ 380,110                   | 24%  | 16                                  | 12        | Feb-15 | 18% | 20                            |   |
| £ 352,246   | £ 302,398  | -14%  | £ 463,626                   | 32%  | 17                                  | 16        | Sep-14 | 17% | 31                            |   |
| £ 277,974   | £ 230,043  | -17%  | £ 335,354                   | 21%  | 18                                  | 9         | Jan-15 | 17% | 30                            |   |
| £ 390,574   | £ 308,364  | -21%  | £ 624,603                   | 60%  | 13                                  | 16        | Jun-14 | 24% | 36                            |   |
| £ 254,561   | £ 197,307  | -22%  | £ 277,044                   | 9%   | 14                                  | 6         | Sep-14 | 20% | 10                            |   |
| £ 319,837   | £ 264,934  | -17%  | £ 431,532                   | 35%  | 18                                  | 10        | Dec-14 | 17% | 35                            |   |
| £ 295,575   | £ 243,115  | -17%  | £ 369,642                   | 25%  | 12                                  | 17        | Nov-14 | 18% | 20                            |   |
| £ 307,956   | £ 254,751  | -17%  | £ 387,524                   | 26%  | 15                                  | 17        | Oct-14 | 22% | 29                            |   |
| £ 381,262   | £ 313,930  | -19%  | £ 495,748                   | 30%  | 12                                  | 13        | Aug-14 | 22% | 25                            |   |
| £ 311,560   | £ 260,125  | -16%  | £ 358,580                   | 15%  | 17                                  | 7         | Feb-15 | 16% | 23                            |   |
| £ 332,266   | £ 275,977  | -16%  | £ 459,081                   | 38%  | 13                                  | 11        | Oct-14 | 22% | 29                            |   |
| £ 278,323   | £ 234,017  | -16%  | £ 315,683                   | 13%  | 20                                  | 14        | Dec-14 | 16% | 14                            |   |
| £ 343,172   | £ 280,938  | -18%  | £ 471,833                   | 37%  | 17                                  | 14        | Aug-14 | 23% | 27                            |   |
| £ 440,447   | £ 373,367  | -17%  | £ 674,598                   | 53%  | 15                                  | 10        | Sep-14 | 23% | 46                            |   |
| £ 369,558   | £ 308,282  | -16%  | £ 554,035                   | 50%  | 17                                  | 14        | Sep-14 | 27% | 32                            |   |
| £ 352,589   | £ 292,233  | -16%  | £ 503,468                   | 43%  | 13                                  | 15        | Aug-14 | 24% | 30                            |   |
| £ 323,656   | £ 257,313  | -20%  | £ 426,440                   | 32%  | 12                                  | 12        | Oct-14 | 20% | 30                            |   |
| £ 268,058   | £ 215,541  | -20%  | £ 363,776                   | 36%  | 17                                  | 4         | Jul-14 | 29% | 14                            |   |
| £ 446,734   | £ 364,036  | -18%  | £ 623,630                   | 40%  | 13                                  | 13        | Sep-14 | 23% | 29                            |   |
| £ 353,913   | £ 287,376  | -18%  | £ 534,768                   | 51%  | 18                                  | 11        | Aug-14 | 30% | 37                            |   |
| £ 391,312   | £ 318,632  | -18%  | £ 580,655                   | 48%  | 13                                  | 18        | Aug-14 | 25% | 28                            |   |
| £ 536,826   | £ 445,627  | -17%  | £ 806,239                   | 50%  | 9                                   | 9         | Aug-14 | 22% | 48                            |   |
| £ 829,716   | £ 696,552  | -16%  | £ 1,364,033                 | 64%  | 8                                   | n/a       | Jun-14 | 20% | 61                            |   |
| £ 502,845   | £ 403,780  | -20%  | £ 769,308                   | 53%  | 15                                  | 12        | Aug-14 | 25% | 29                            |   |
| £ 612,734   | £ 527,341  | -14%  | £ 967,400                   | 58%  | 14                                  | 12        | Aug-14 | 19% | 37                            |   |

\* Will be adjusted over next 3 months

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Source: Land Registry