

Property Prices in London Land Registry data	Average price for January 2016*	Year on year change in price in January	Month on month change in price in January
Greater London average	£ 530,409	13.9%	2.8%
Areas outperforming the Greater London average			
Hillingdon	£ 383,960	15.5%	2.4%
Enfield	£ 372,869	15.2%	0.8%
Lewisham	£ 447,291	15.0%	2.1%
Havering	£ 355,984	14.8%	1.4%
Barking and Dagenham	£ 319,916	14.5%	0.0%
Greenwich	£ 397,895	14.2%	2.1%
Areas with double digit growth			
Croydon	£ 366,592	13.7%	1.1%
Brent	£ 476,398	13.5%	1.7%
Merton	£ 514,945	13.4%	1.1%
Waltham Forest	£ 415,211	12.6%	1.2%
Bexley	£ 319,143	12.5%	0.5%
Harrow	£ 421,418	12.2%	1.1%
Sutton	£ 354,944	12.2%	0.8%
Haringey	£ 580,928	12.2%	1.7%
Tower Hamlets	£ 540,970	12.0%	1.9%
Hounslow	£ 409,102	11.9%	0.6%
Newham	£ 337,474	11.4%	0.6%
Lambeth	£ 595,445	9.7%	1.3%
Bromley	£ 421,903	9.6%	0.1%
Redbridge	£ 399,524	9.2%	1.3%
Barnet	£ 494,493	8.7%	0.9%
Kingston upon Thames	£ 451,241	8.7%	1.0%
Ealing	£ 495,359	8.4%	1.6%
Hackney	£ 673,252	8.4%	2.0%
Southwark	£ 608,238	7.9%	1.1%
City of Westminster	£ 1,052,910	6.9%	0.6%
Richmond upon Thames	£ 663,038	6.5%	0.7%
Wandsworth	£ 616,775	6.1%	0.6%
Hammersmith and Fulham	£ 832,787	5.8%	1.9%
Kensington and Chelsea	£ 1,380,998	5.7%	0.4%
Islington	£ 701,029	5.5%	-0.4%
Camden	£ 851,956	3.0%	-0.4%

Kate's long term look at Property Price Changes in London			
Average price in 2000	Annual average increase	Is YoY change in price for January 2016 higher or lower than annual average increase?	Land Registry Highest Yearly Average Increase Since 2000 Date % Increase
£ 161,086	6%	Higher	Apr-00 29%
£ 130,659	5%	Higher	Jul-00 24%
£ 126,103	5%	Higher	Jul-00 26%
£ 115,405	7%	Higher	Jul-00 31%
£ 120,979	5%	Higher	Feb-03 25%
£ 96,971	6%	Higher	Mar-03 33%
£ 125,184	6%	Higher	Jul-00 26%
£ 126,242	5%	Higher	Aug-00 27%
£ 138,623	6%	Higher	Jun-00 33%
£ 153,998	6%	Higher	Jun-00 30%
£ 106,563	7%	Higher	Jun-00 31%
£ 110,800	5%	Higher	Mar-03 27%
£ 145,216	5%	Higher	Jul-00 26%
£ 127,355	5%	Higher	Jul-00 28%
£ 148,893	7%	Higher	May-00 29%
£ 163,301	6%	Higher	Jul-00 24%
£ 143,339	5%	Higher	Jun-00 27%
£ 98,904	6%	Higher	Jul-00 33%
£ 153,573	7%	Higher	Jun-00 35%
£ 143,615	5%	Higher	Jun-00 26%
£ 128,409	6%	Higher	Feb-03 26%
£ 165,612	6%	Higher	May-00 27%
£ 154,271	6%	Higher	Jul-00 29%
£ 158,878	6%	Higher	Feb-00 27%
£ 145,515	8%	Higher	Jun-00 33%
£ 152,692	7%	Higher	Jun-00 34%
£ 266,458	6%	Lower	Aug-07 26%
£ 214,524	6%	Higher	Jul-00 29%
£ 181,432	7%	Lower	Jun-00 34%
£ 229,497	7%	Lower	Jun-00 32%
£ 345,704	8%	Lower	Sep-07 33%
£ 196,505	7%	Lower	Jun-00 30%
£ 241,586	7%	Lower	Mar-00 29%

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 January 2016*	How much higher are prices in January 2016 vs Height in 2007/8	How many months between 2007 - 2009	2010 Blip	Highest increase YoY since CC Date %	How many months/ to reach current/ new peak
2007/8	2009							
£ 350,502	£ 291,649	-16%	£ 530,409	51%	12	8	Aug-14 21%	28
£ 277,974	£ 230,043	-17%	£ 383,960	38%	18	9	Jan-15 17%	30
£ 277,788	£ 227,675	-18%	£ 372,869	34%	15	13	Sep-14 17%	13
£ 285,015	£ 232,830	-17%	£ 447,291	57%	15	13	Aug-14 27%	16
£ 278,323	£ 234,017	-16%	£ 355,984	28%	20	14	Dec-14 16%	14
£ 254,561	£ 197,307	-22%	£ 319,916	26%	14	6	Sep-14 20%	10
£ 282,650	£ 235,460	-16%	£ 397,895	41%	14	15	Oct-14 21%	25
£ 278,390	£ 224,950	-20%	£ 366,592	32%	14	12	Sep-14 24%	12
£ 319,837	£ 264,934	-17%	£ 476,398	49%	18	10	Dec-14 17%	35
£ 343,172	£ 280,938	-18%	£ 514,945	50%	17	14	Aug-14 23%	27
£ 268,058	£ 215,541	-20%	£ 415,211	55%	17	4	Jul-14 29%	14
£ 251,529	£ 207,587	-17%	£ 319,143	27%	14	11	Nov-14 17%	21
£ 306,927	£ 253,123	-17%	£ 421,418	37%	16	12	Feb-15 18%	20
£ 269,801	£ 217,459	-19%	£ 354,944	32%	16	12	Oct-14 19%	28
£ 352,589	£ 292,233	-16%	£ 580,928	65%	13	15	Aug-14 24%	30
£ 381,262	£ 313,930	-19%	£ 540,970	42%	12	13	Aug-14 22%	25
£ 295,575	£ 243,115	-17%	£ 409,102	38%	12	17	Nov-14 18%	20
£ 259,420	£ 204,034	-22%	£ 337,474	30%	16	13	Oct-14 25%	11
£ 353,913	£ 287,376	-18%	£ 595,445	68%	18	11	Aug-14 30%	37
£ 307,956	£ 254,751	-17%	£ 421,903	37%	15	17	Oct-14 22%	29
£ 311,560	£ 260,125	-16%	£ 399,524	28%	17	7	Feb-15 16%	23
£ 352,246	£ 302,398	-14%	£ 494,493	40%	17	16	Sep-14 17%	31
£ 323,656	£ 257,313	-20%	£ 451,241	39%	12	12	Oct-14 20%	30
£ 332,266	£ 275,977	-16%	£ 495,359	49%	13	11	Oct-14 24%	29
£ 390,574	£ 308,364	-21%	£ 673,252	72%	13	16	Jun-14 22%	36
£ 369,558	£ 308,282	-16%	£ 608,238	65%	17	14	Sep-14 27%	32
£ 612,734	£ 527,341	-14%	£ 1,052,910	72%	14	12	Aug-14 19%	37
£ 446,734	£ 364,036	-18%	£ 663,038	48%	13	13	Sep-14 23%	29
£ 391,312	£ 318,632	-18%	£ 616,775	58%	13	18	Aug-14 25%	28
£ 502,845	£ 403,780	-20%	£ 832,787	66%	15	12	Aug-14 25%	29
£ 829,716	£ 696,552	-16%	£ 1,380,998	66%	8	n/a	Jun-14 20%	61
£ 440,447	£ 373,367	-17%	£ 701,029	59%	15	10	Sep-14 23%	46
£ 536,826	£ 445,627	-17%	£ 851,956	59%	9	9	Aug-14 22%	48

* Will be adjusted over next 3 months

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Source: Land Registry