

| Property Prices in London Land Registry data | Average price for February 2016* | Year on year change in price in February | Month on month change in price in February |
|---|----------------------------------|--|--|
| Greater London average | £ 530,368 | 13.5% | 0.6% |
| Areas outperforming the Greater London average | | | |
| Hillingdon | £ 391,728 | 17.1% | 1.4% |
| Havering | £ 361,331 | 16.9% | 1.5% |
| Lewisham | £ 456,937 | 16.3% | 2.1% |
| Barking and Dagenham | £ 326,461 | 16.0% | 2.1% |
| Waltham Forest | £ 425,358 | 15.7% | 1.1% |
| Enfield | £ 379,269 | 15.3% | 1.7% |
| Newham | £ 345,767 | 14.9% | 1.5% |
| Croydon | £ 370,766 | 14.7% | 1.1% |
| Hounslow | £ 409,062 | 13.6% | -0.5% |
| Areas with double digit growth | | | |
| Bexley | £ 323,746 | 13.3% | 1.2% |
| Greenwich | £ 399,466 | 13.1% | 0.3% |
| Tower Hamlets | £ 547,075 | 12.6% | 0.7% |
| Haringey | £ 577,018 | 12.0% | 0.2% |
| Sutton | £ 357,016 | 11.9% | 1.3% |
| Harrow | £ 425,111 | 11.7% | 1.0% |
| Redbridge | £ 409,629 | 11.5% | 2.0% |
| Brent | £ 478,285 | 11.2% | 0.4% |
| Merton | £ 510,395 | 11.2% | -0.8% |
| Hackney | £ 682,853 | 10.8% | 0.6% |
| Barnet | £ 507,738 | 10.6% | 2.0% |
| Bromley | £ 425,325 | 10.0% | 0.3% |
| Lambeth | £ 598,591 | 9.3% | 0.5% |
| Southwark | £ 610,352 | 8.9% | 0.7% |
| Kingston upon Thames | £ 454,952 | 8.8% | 1.2% |
| Richmond upon Thames | £ 672,183 | 8.2% | 0.2% |
| Wandsworth | £ 622,857 | 7.3% | 0.8% |
| Hammersmith and Fulham | £ 846,355 | 7.3% | 2.2% |
| Islington | £ 711,077 | 7.0% | 0.8% |
| Ealing | £ 494,437 | 6.7% | 0.2% |
| City of Westminster | £ 1,057,034 | 6.7% | 0.3% |
| Kensington and Chelsea | £ 1,396,753 | 5.6% | -0.1% |
| Camden | £ 858,067 | 3.6% | 0.2% |

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

| Kate's Credit Crunch analysis | | Kate's Credit Crunch analysis | | What's the most prices in London have fallen? | | Average price for February 2016* | | How much higher are prices in February 2016 vs Height in 2007/8 | | How many months between 2007 - 2009 | | 2010 Blip | | Highest increase YoY since CC | |
|-------------------------------|----------------------|-------------------------------|----------------------|---|----------------------|----------------------------------|----------------------|---|----------------------|-------------------------------------|----------------------|-------------------------|----------------------|-------------------------------|----------------------|
| Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC | Highest price before CC | Lowest price post CC |
| 2007/8 | 2009 | 2007/8 | 2009 | 2007/8 | 2009 | 2007/8 | 2009 | 2007/8 | 2009 | 2007/8 | 2009 | 2007/8 | 2009 | Date | % |
| £ 350,502 | £ 291,649 | £ 350,502 | £ 291,649 | -16% | -16% | £ 530,368 | £ 530,368 | 51% | 51% | 12 | 12 | 8 | 8 | Aug-14 | 21% |
| £ 277,974 | £ 230,043 | £ 277,974 | £ 230,043 | -17% | -17% | £ 391,728 | £ 391,728 | 41% | 41% | 18 | 18 | 9 | 9 | Jan-15 | 17% |
| £ 278,323 | £ 234,017 | £ 278,323 | £ 234,017 | -16% | -16% | £ 361,331 | £ 361,331 | 30% | 30% | 20 | 20 | 14 | 14 | Dec-14 | 16% |
| £ 285,015 | £ 232,830 | £ 285,015 | £ 232,830 | -17% | -17% | £ 456,937 | £ 456,937 | 60% | 60% | 15 | 15 | 13 | 13 | Aug-14 | 27% |
| £ 254,561 | £ 197,307 | £ 254,561 | £ 197,307 | -22% | -22% | £ 326,461 | £ 326,461 | 28% | 28% | 14 | 14 | 6 | 6 | Sep-14 | 20% |
| £ 268,058 | £ 215,541 | £ 268,058 | £ 215,541 | -20% | -20% | £ 425,358 | £ 425,358 | 59% | 59% | 17 | 17 | 4 | 4 | Jul-14 | 29% |
| £ 277,788 | £ 227,675 | £ 277,788 | £ 227,675 | -18% | -18% | £ 379,269 | £ 379,269 | 37% | 37% | 15 | 15 | 13 | 13 | Sep-14 | 17% |
| £ 259,420 | £ 204,034 | £ 259,420 | £ 204,034 | -22% | -22% | £ 345,767 | £ 345,767 | 33% | 33% | 16 | 16 | 13 | 13 | Oct-14 | 25% |
| £ 278,390 | £ 224,950 | £ 278,390 | £ 224,950 | -20% | -20% | £ 370,766 | £ 370,766 | 33% | 33% | 14 | 14 | 12 | 12 | Sep-14 | 24% |
| £ 295,575 | £ 243,115 | £ 295,575 | £ 243,115 | -17% | -17% | £ 409,062 | £ 409,062 | 38% | 38% | 12 | 12 | 17 | 17 | Nov-14 | 18% |
| £ 251,529 | £ 207,587 | £ 251,529 | £ 207,587 | -17% | -17% | £ 323,746 | £ 323,746 | 29% | 29% | 14 | 14 | 11 | 11 | Nov-14 | 17% |
| £ 282,650 | £ 235,460 | £ 282,650 | £ 235,460 | -16% | -16% | £ 399,466 | £ 399,466 | 41% | 41% | 14 | 14 | 15 | 15 | Oct-14 | 21% |
| £ 381,262 | £ 313,930 | £ 381,262 | £ 313,930 | -19% | -19% | £ 547,075 | £ 547,075 | 43% | 43% | 12 | 12 | 13 | 13 | Aug-14 | 22% |
| £ 352,589 | £ 292,233 | £ 352,589 | £ 292,233 | -16% | -16% | £ 577,018 | £ 577,018 | 64% | 64% | 13 | 13 | 15 | 15 | Aug-14 | 24% |
| £ 269,801 | £ 217,459 | £ 269,801 | £ 217,459 | -19% | -19% | £ 357,016 | £ 357,016 | 32% | 32% | 16 | 16 | 12 | 12 | Oct-14 | 19% |
| £ 306,927 | £ 253,123 | £ 306,927 | £ 253,123 | -17% | -17% | £ 425,111 | £ 425,111 | 39% | 39% | 16 | 16 | 12 | 12 | Feb-15 | 18% |
| £ 311,560 | £ 260,125 | £ 311,560 | £ 260,125 | -16% | -16% | £ 409,629 | £ 409,629 | 31% | 31% | 17 | 17 | 7 | 7 | Feb-15 | 16% |
| £ 319,837 | £ 264,934 | £ 319,837 | £ 264,934 | -17% | -17% | £ 478,285 | £ 478,285 | 50% | 50% | 18 | 18 | 10 | 10 | Dec-14 | 17% |
| £ 343,172 | £ 280,938 | £ 343,172 | £ 280,938 | -18% | -18% | £ 510,395 | £ 510,395 | 49% | 49% | 17 | 17 | 14 | 14 | Aug-14 | 23% |
| £ 390,574 | £ 308,364 | £ 390,574 | £ 308,364 | -21% | -21% | £ 682,853 | £ 682,853 | 75% | 75% | 13 | 13 | 16 | 16 | Jun-14 | 24% |
| £ 352,246 | £ 302,398 | £ 352,246 | £ 302,398 | -14% | -14% | £ 507,738 | £ 507,738 | 44% | 44% | 17 | 17 | 16 | 16 | Sep-14 | 17% |
| £ 307,956 | £ 254,751 | £ 307,956 | £ 254,751 | -17% | -17% | £ 425,325 | £ 425,325 | 38% | 38% | 15 | 15 | 17 | 17 | Oct-14 | 22% |
| £ 353,913 | £ 287,376 | £ 353,913 | £ 287,376 | -18% | -18% | £ 598,591 | £ 598,591 | 69% | 69% | 18 | 18 | 11 | 11 | Aug-14 | 30% |
| £ 369,558 | £ 308,282 | £ 369,558 | £ 308,282 | -16% | -16% | £ 610,352 | £ 610,352 | 65% | 65% | 17 | 17 | 14 | 14 | Sep-14 | 27% |
| £ 323,656 | £ 257,313 | £ 323,656 | £ 257,313 | -20% | -20% | £ 454,952 | £ 454,952 | 41% | 41% | 12 | 12 | 12 | 12 | Oct-14 | 20% |
| £ 446,734 | £ 364,036 | £ 446,734 | £ 364,036 | -18% | -18% | £ 672,183 | £ 672,183 | 50% | 50% | 13 | 13 | 13 | 13 | Sep-14 | 25% |
| £ 391,312 | £ 318,632 | £ 391,312 | £ 318,632 | -18% | -18% | £ 622,857 | £ 622,857 | 59% | 59% | 13 | 13 | 18 | 18 | Aug-14 | 23% |
| £ 502,845 | £ 403,780 | £ 502,845 | £ 403,780 | -20% | -20% | £ 846,355 | £ 846,355 | 68% | 68% | 15 | 15 | 12 | 12 | Aug-14 | 25% |
| £ 440,447 | £ 373,367 | £ 440,447 | £ 373,367 | -17% | -17% | £ 711,077 | £ 711,077 | 61% | 61% | 15 | 15 | 10 | 10 | Sep-14 | 23% |
| £ 332,266 | £ 275,977 | £ 332,266 | £ 275,977 | -16% | -16% | £ 494,437 | £ 494,437 | 49% | 49% | 13 | 13 | 11 | 11 | Oct-14 | 22% |
| £ 612,734 | £ 527,341 | £ 612,734 | £ 527,341 | -14% | -14% | £ 1,057,034 | £ 1,057,034 | 73% | 73% | 14 | 14 | 12 | 12 | Aug-14 | 19% |
| £ 829,716 | £ 696,552 | £ 829,716 | £ 696,552 | -16% | -16% | £ 1,396,753 | £ 1,396,753 | 68% | 68% | 8 | 8 | n/a | n/a | Jun-14 | 20% |
| £ 536,826 | £ 445,627 | £ 536,826 | £ 445,627 | -17% | -17% | £ 858,067 | £ 858,067 | 60% | 60% | 9 | 9 | 9 | 9 | Aug-14 | 22% |

* Will be adjusted over next 3 months

Data analysis copyright of Propertychecklists.co.uk

Source: Land Registry