

Property Prices in London Land Registry data	Average price for March 2016*	Year on year change in price in March	Month on month change in price in March	Kate's long term look at Property Price Changes in London Average price in 2000	Annual average increase	Is YOY change in price for March 2016 higher or lower than annual average increase?	Land Registry Highest Yearly Average Increase Since 2000 Date % Increase	Kate's Credit Crunch analysis Highest price before CC 2007/8	Kate's Credit Crunch analysis Lowest price post CC 2009	What's the most prices in London have fallen?	Average price for March 2016*	How much higher are prices in March 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
Greater London average	£ 534,785	13.9%	0.2%	£ 161,086	6%	Higher	Apr-00 29%	£ 350,502	£ 291,649	-16%	£ 534,785	53%	12	8	Aug-14 21%	28
Areas outperforming the Greater London average																
Lewisham	£ 473,303	19.9%	2.2%	£ 115,405	7%	Higher	Jul-00 31%	£ 285,015	£ 232,830	-17%	£ 473,303	66%	15	13	Aug-14 27%	16
Hillingdon	£ 400,254	18.9%	1.7%	£ 130,659	5%	Higher	Jul-00 24%	£ 277,974	£ 230,043	-17%	£ 400,254	44%	18	9	Jan-15 17%	30
Waltham Forest	£ 435,021	17.7%	1.2%	£ 106,563	7%	Higher	Jun-00 31%	£ 268,058	£ 215,541	-20%	£ 435,021	62%	17	4	Jul-14 29%	14
Havering	£ 366,417	17.3%	0.8%	£ 120,979	5%	Higher	Feb-03 25%	£ 278,323	£ 234,017	-16%	£ 366,417	32%	20	14	Dec-14 16%	14
Newham	£ 355,766	16.9%	1.9%	£ 98,904	6%	Higher	Jul-00 33%	£ 259,420	£ 204,034	-22%	£ 355,766	37%	16	13	Oct-14 25%	11
Barking and Dagenham	£ 330,515	16.4%	0.3%	£ 96,971	6%	Higher	Mar-03 33%	£ 254,561	£ 197,307	-22%	£ 330,515	30%	14	6	Sep-14 20%	10
Croydon	£ 379,887	16.2%	1.8%	£ 126,242	5%	Higher	Aug-00 27%	£ 278,390	£ 224,950	-20%	£ 379,887	36%	14	12	Sep-14 24%	12
Enfield	£ 386,047	15.8%	1.5%	£ 126,103	5%	Higher	Jul-00 26%	£ 277,788	£ 227,675	-18%	£ 386,047	39%	15	13	Sep-14 17%	13
Bexley	£ 331,613	15.0%	2.1%	£ 110,800	5%	Higher	Mar-03 27%	£ 251,529	£ 207,587	-17%	£ 331,613	32%	14	11	Nov-14 17%	21
Hounslow	£ 415,267	14.7%	1.8%	£ 143,339	5%	Higher	Jun-00 27%	£ 295,575	£ 243,115	-17%	£ 415,267	40%	12	17	Nov-14 18%	20
Brent	£ 493,134	14.5%	2.8%	£ 138,623	6%	Higher	Jun-00 33%	£ 319,837	£ 264,934	-17%	£ 493,134	54%	18	10	Dec-14 17%	35
Harrow	£ 436,322	14.3%	2.3%	£ 145,216	5%	Higher	Jul-00 26%	£ 306,927	£ 253,123	-17%	£ 436,322	42%	16	12	Feb-15 18%	20
Areas with double digit growth																
Redbridge	£ 415,574	13.3%	0.8%	£ 128,409	6%	Higher	Feb-03 26%	£ 311,560	£ 260,125	-16%	£ 415,574	33%	17	7	Feb-15 16%	23
Greenwich	£ 405,099	13.1%	1.0%	£ 125,184	6%	Higher	Jul-00 26%	£ 282,650	£ 235,460	-16%	£ 405,099	43%	14	15	Oct-14 21%	25
Sutton	£ 360,135	12.4%	0.4%	£ 127,355	5%	Higher	Jul-00 28%	£ 269,801	£ 217,459	-19%	£ 360,135	33%	16	12	Oct-14 19%	28
Haringey	£ 577,300	12.2%	-0.1%	£ 148,893	7%	Higher	May-00 29%	£ 352,589	£ 292,233	-16%	£ 577,300	64%	13	15	Aug-14 24%	30
Barnet	£ 511,787	11.8%	0.3%	£ 165,612	6%	Higher	May-00 27%	£ 352,246	£ 302,398	-14%	£ 511,787	45%	17	16	Sep-14 17%	31
Lambeth	£ 608,415	11.4%	1.3%	£ 153,573	7%	Higher	Jun-00 35%	£ 353,913	£ 287,376	-18%	£ 608,415	72%	18	11	Aug-14 30%	37
Bromley	£ 427,562	11.1%	0.6%	£ 143,615	5%	Higher	Jun-00 26%	£ 307,956	£ 254,751	-17%	£ 427,562	39%	15	17	Oct-14 22%	29
Tower Hamlets	£ 547,916	11.0%	-0.1%	£ 163,301	6%	Higher	Jul-00 24%	£ 381,262	£ 313,930	-17%	£ 547,916	44%	12	13	Aug-14 22%	25
Kingston upon Thames	£ 461,587	10.9%	1.3%	£ 154,271	6%	Higher	Jul-00 29%	£ 323,656	£ 257,313	-20%	£ 461,587	43%	12	12	Oct-14 20%	30
Southwark	£ 621,656	10.8%	1.0%	£ 152,692	7%	Higher	Jun-00 34%	£ 369,558	£ 308,282	-16%	£ 621,656	68%	17	14	Sep-14 27%	32
Merton	£ 517,271	10.7%	1.3%	£ 153,998	6%	Higher	Jun-00 30%	£ 343,172	£ 280,938	-18%	£ 517,271	51%	17	14	Aug-14 23%	27
Ealing	£ 507,058	10.3%	2.5%	£ 158,878	6%	Higher	Feb-00 27%	£ 332,266	£ 275,977	-16%	£ 507,058	53%	13	11	Oct-14 22%	29
Hackney	£ 691,969	9.4%	0.3%	£ 145,515	8%	Higher	Jun-00 33%	£ 390,574	£ 308,364	-21%	£ 691,969	77%	13	16	Jun-14 24%	36
Wandsworth	£ 633,121	8.6%	0.5%	£ 181,432	7%	Higher	Jun-00 34%	£ 391,312	£ 318,632	-18%	£ 633,121	62%	13	18	Aug-14 25%	28
Richmond upon Thames	£ 672,262	8.4%	0.2%	£ 214,524	6%	Higher	Jul-00 29%	£ 446,734	£ 364,036	-18%	£ 672,262	50%	13	13	Sep-14 23%	29
City of Westminster	£ 1,064,308	8.3%	0.6%	£ 266,458	8%	Higher	Aug-07 26%	£ 612,734	£ 527,341	-14%	£ 1,064,308	74%	14	12	Aug-14 19%	37
Islington	£ 722,018	7.8%	1.0%	£ 196,505	7%	Higher	Jun-00 30%	£ 440,447	£ 373,367	-17%	£ 722,018	64%	15	10	Sep-14 23%	46
Hammersmith and Fulham	£ 832,590	5.7%	-1.3%	£ 229,497	7%	Lower	Jun-00 32%	£ 502,845	£ 403,780	-20%	£ 832,590	66%	15	12	Aug-14 25%	29
Camden	£ 874,301	5.2%	0.6%	£ 241,586	7%	Lower	Mar-00 29%	£ 536,826	£ 445,627	-17%	£ 874,301	63%	9	9	Aug-14 22%	48
Kensington and Chelsea	£ 1,380,076	4.2%	-0.9%	£ 345,704	8%	Lower	Sep-07 33%	£ 829,716	£ 696,552	-16%	£ 1,380,076	66%	8	n/a	Jun-14 20%	61

* Will be adjusted over next 3 months

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Source: Land Registry