

Property Prices in London Land Registry data	Average price for April 2016*	Year on year change in price in April	Average price in 2000	Average annual increase since 2000	Is the market underheating/ overheating	Highest yearly average increase since 2000		Highest house price pre credit crunch 2007/08	Lowest house price during recession 2009	What was the biggest house price fall during 2009	Average price for April 2016*	How much higher are latest prices vs Height in 2007/8	How many months prices fell for 2007-2009	Highest increase CC	
						Date	% Increase							Date	%
<b>Greater London average</b>	£ 470,025	14.5%	£ 130,411	8%	Over	Apr-00	28.3%	£ 298,596	£ 245,351	-16.7%	£ 470,025	57%	15	Aug-14	20.6%
<b>Areas outperforming the Greater London average</b>															
Waltham Forest	£ 424,663	25.0%	£ 93,975	10%	Over	Sep-14	28.7%	£ 249,909	£ 196,298	-18.1%	£ 424,663	70%	17	Sep-14	28.7%
Barking and Dagenham	£ 271,828	22.3%	£ 71,079	9%	Over	Mar-03	39.9%	£ 196,257	£ 148,433	-23.3%	£ 271,828	39%	15	Apr-16	22.4%
Newham	£ 347,584	20.9%	£ 83,681	9%	Over	Apr-03	31.7%	£ 236,617	£ 182,436	-21.0%	£ 347,584	47%	18	Oct-14	24.6%
Lewisham	£ 410,126	20.2%	£ 95,725	10%	Over	Apr-00	29.8%	£ 242,823	£ 204,674	-15.3%	£ 410,126	69%	14	Jul-14	24.7%
Bexley	£ 311,587	19.0%	£ 94,978	8%	Over	Apr-03	26.3%	£ 220,086	£ 181,653	-15.9%	£ 311,587	42%	16	Mar-16	20.4%
Havering	£ 333,446	18.8%	£ 100,714	8%	Over	Apr-03	30.0%	£ 244,747	£ 199,836	-16.5%	£ 333,446	36%	18	Apr-16	18.8%
Haringey	£ 537,527	18.3%	£ 133,953	9%	Over	Apr-00	27.1%	£ 327,151	£ 260,549	-17.8%	£ 537,527	64%	17	Jun-14	24.3%
Lambeth	£ 526,337	18.2%	£ 132,007	9%	Over	Jun-00	32.7%	£ 320,251	£ 247,238	-19.1%	£ 526,337	64%	19	Jun-14	24.0%
Enfield	£ 379,174	17.8%	£ 111,689	8%	Over	Mar-03	27.9%	£ 257,164	£ 213,527	-15.9%	£ 379,174	47%	16	Apr-16	17.9%
Croydon	£ 345,858	16.9%	£ 109,119	7%	Over	Jul-00	25.4%	£ 248,005	£ 199,415	-17.4%	£ 345,858	39%	18	Oct-14	21.6%
Greenwich	£ 366,517	16.9%	£ 102,411	8%	Over	Jun-00	25.8%	£ 241,051	£ 200,256	-16.9%	£ 366,517	52%	15	Aug-14	23.2%
Redbridge	£ 386,014	16.8%	£ 115,193	8%	Over	Feb-03	29.2%	£ 277,153	£ 221,183	-19.6%	£ 386,014	39%	19	Mar-16	19.2%
Hillingdon	£ 395,562	16.4%	£ 120,742	8%	Over	Jan-03	24.2%	£ 266,873	£ 218,722	-16.5%	£ 395,562	48%	16	Mar-15	18.0%
Camden	£ 872,369	16.4%	£ 217,700	9%	Over	Jun-00	40.9%	£ 525,296	£ 434,898	-14.1%	£ 872,369	66%	11	Dec-10	21.8%
Southwark	£ 516,675	15.6%	£ 121,970	9%	Over	Jul-00	36.9%	£ 307,443	£ 251,438	-16.2%	£ 516,675	68%	18	Sep-14	22.6%
Merton	£ 505,712	15.5%	£ 137,687	8%	Over	Feb-00	29.6%	£ 316,045	£ 254,609	-18.4%	£ 505,712	60%	21	Aug-14	26.5%
Harrow	£ 451,907	14.8%	£ 141,115	8%	Over	Jul-00	25.4%	£ 307,941	£ 253,662	-17.6%	£ 451,907	47%	13	Nov-14	17.1%
<b>Areas with double digit growth</b>															
Tower Hamlets	£ 468,478	14.5%	£ 128,200	8%	Over	May-00	34.6%	£ 321,009	£ 240,430	-20.1%	£ 468,478	46%	17	May-14	29.7%
Bromley	£ 423,901	14.4%	£ 133,997	7%	Over	Apr-00	25.7%	£ 293,824	£ 241,376	-15.0%	£ 423,901	44%	17	Sep-14	21.8%
Ealing	£ 477,627	14.0%	£ 144,352	8%	Over	Jan-00	27.8%	£ 310,173	£ 250,917	-18.4%	£ 477,627	54%	16	Aug-14	21.7%
Sutton	£ 357,563	13.9%	£ 115,040	7%	Over	Jun-00	30.0%	£ 258,579	£ 204,523	-19.6%	£ 357,563	38%	17	Sep-14	20.3%
Brent	£ 485,870	13.0%	£ 126,785	9%	Over	Jun-00	32.9%	£ 302,371	£ 258,776	-14.0%	£ 485,870	61%	23	Jul-14	20.2%
Hounslow	£ 382,648	12.6%	£ 128,285	7%	Over	Mar-00	26.8%	£ 274,299	£ 224,855	-17.7%	£ 382,648	40%	19	Sep-14	15.7%
Kingston upon Thames	£ 484,213	12.6%	£ 146,959	8%	Over	Apr-00	30.5%	£ 325,149	£ 248,155	-22.2%	£ 484,213	49%	17	Aug-14	24.8%
Barnet	£ 512,316	8.5%	£ 153,676	8%	Over	May-00	28.1%	£ 345,869	£ 286,601	-14.8%	£ 512,316	48%	18	Sep-14	17.0%
Hackney	£ 533,875	8.1%	£ 121,135	10%	Under	Jul-00	33.2%	£ 332,091	£ 251,605	-24.2%	£ 533,875	61%	13	Jul-14	27.6%
Wandsworth	£ 606,611	8.0%	£ 165,376	8%	Over	Apr-00	40.2%	£ 395,801	£ 319,338	-16.3%	£ 606,611	53%	16	Jun-14	24.1%
Richmond upon Thames	£ 650,955	7.5%	£ 209,937	7%	Over	Jun-00	33.8%	£ 435,685	£ 351,764	-19.1%	£ 650,955	49%	17	Jul-14	21.8%
Hammersmith and Fulham	£ 780,863	3.9%	£ 229,465	8%	Under	Apr-00	33.4%	£ 519,192	£ 408,519	-18.3%	£ 780,863	50%	18	Jul-10	22.9%
Islington	£ 665,791	3.8%	£ 174,119	9%	Under	Jul-00	29.0%	£ 419,155	£ 326,811	-19.3%	£ 665,791	59%	18	Jul-14	22.1%
City of Westminster	£ 975,595	3.2%	£ 241,773	9%	Under	Jun-00	28.5%	£ 562,740	£ 502,387	-7.3%	£ 975,595	73%	16	Aug-14	21.8%
Kensington and Chelsea	£ 1,314,702	1.8%	£ 355,951	9%	Under	Sep-07	37.7%	£ 832,753	£ 598,430	-26.0%	£ 1,314,702	58%	14	Mar-10	37.2%