

Property prices in London UK HPI data	Average price for June 2016*	Year on year change in price in June	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	Lowest house price during recession 2009	What was the biggest house price fall during 2009	Average price for June 2016*	How much higher are latest prices vs Height in 2007/8	How many months prices fell for 2007-2009	Highest increase YoY since CC
						Date % Increase	2007/08	2009					Date %
Greater London average	£ 472,204	12.6%	£ 130,411	8%	Over	Apr-00 28.3%	£ 298,596	£ 245,351	-16.7%	£ 472,204	58%	15	Aug-14 20.6%
Areas outperforming the Greater London average													
Newham	£ 355,950	21.4%	£ 83,681	9%	Over	Apr-03 31.7%	£ 236,617	£ 182,436	-21.0%	£ 355,950	50%	18	Oct-14 24.6%
Waltham Forest	£ 422,049	20.3%	£ 93,975	10%	Over	Sep-14 28.7%	£ 249,509	£ 196,298	-18.1%	£ 422,049	69%	17	Sep-14 28.7%
Croydon	£ 360,845	20.3%	£ 109,119	8%	Over	Jul-00 25.4%	£ 248,005	£ 199,415	-17.4%	£ 360,845	45%	18	Oct-14 21.6%
Havering	£ 340,162	19.5%	£ 100,714	8%	Over	Apr-03 30.0%	£ 244,747	£ 199,836	-16.5%	£ 340,162	39%	18	Apr-16 18.8%
Bexley	£ 319,307	19.4%	£ 94,978	8%	Over	Apr-03 26.3%	£ 220,086	£ 181,653	-15.9%	£ 319,307	45%	16	Mar-16 20.4%
Barking and Dagenham	£ 271,584	19.3%	£ 71,079	9%	Over	Mar-03 39.9%	£ 196,257	£ 148,433	-23.3%	£ 271,584	38%	15	Apr-16 22.4%
Redbridge	£ 401,199	19.1%	£ 115,193	8%	Over	Feb-03 29.2%	£ 277,153	£ 221,183	-19.6%	£ 401,199	45%	19	Mar-16 19.2%
Haringey	£ 555,638	18.5%	£ 133,953	9%	Over	Apr-00 27.1%	£ 327,151	£ 260,549	-17.8%	£ 555,638	70%	17	Jun-14 24.3%
Enfield	£ 386,182	17.5%	£ 111,689	8%	Over	Mar-03 27.9%	£ 257,164	£ 213,527	-15.9%	£ 386,182	50%	16	Apr-16 17.9%
Hillingdon	£ 404,502	17.1%	£ 120,742	8%	Over	Jan-03 24.2%	£ 266,873	£ 218,722	-16.5%	£ 404,502	52%	16	Mar-15 18.0%
Sutton	£ 369,674	16.8%	£ 115,040	8%	Over	Jun-00 30.0%	£ 258,579	£ 204,523	-19.6%	£ 369,674	43%	17	Sep-14 20.3%
Lewisham	£ 408,027	16.7%	£ 95,725	9%	Over	Apr-00 29.8%	£ 242,823	£ 204,674	-15.3%	£ 408,027	68%	14	Jul-14 24.7%
Brent	£ 504,644	15.8%	£ 126,785	9%	Over	Jun-00 32.9%	£ 302,371	£ 258,776	-14.0%	£ 504,644	67%	23	Jul-14 20.2%
Kingston upon Thames	£ 496,705	15.6%	£ 146,959	8%	Over	Apr-00 30.5%	£ 325,149	£ 248,155	-22.2%	£ 496,705	53%	17	Aug-14 24.8%
Merton	£ 514,595	15.5%	£ 137,687	9%	Over	Feb-00 29.6%	£ 316,045	£ 254,609	-18.4%	£ 514,595	63%	21	Aug-14 26.5%
Ealing	£ 489,987	13.9%	£ 144,352	8%	Over	Jan-00 27.8%	£ 310,173	£ 250,917	-18.4%	£ 489,987	58%	16	Aug-14 21.7%
Bromley	£ 430,937	12.7%	£ 133,997	8%	Over	Apr-00 25.7%	£ 293,824	£ 241,376	-15.0%	£ 430,937	47%	17	Sep-14 21.8%
Areas with double digit growth													
Greenwich	£ 368,822	12.4%	£ 102,411	8%	Over	Jun-00 25.8%	£ 241,051	£ 200,256	-16.9%	£ 368,822	53%	15	Aug-14 23.2%
Hounslow	£ 389,973	11.7%	£ 128,285	7%	Over	Mar-00 26.8%	£ 274,299	£ 224,855	-17.7%	£ 389,973	42%	19	Sep-14 15.7%
Southwark	£ 517,234	10.9%	£ 121,970	9%	Over	Jul-00 36.9%	£ 307,443	£ 251,438	-16.2%	£ 517,234	68%	18	Sep-14 22.6%
Barnet	£ 524,735	10.9%	£ 153,676	8%	Over	May-00 28.1%	£ 345,869	£ 286,601	-14.8%	£ 524,735	52%	18	Sep-14 17.0%
City of Westminster	£ 1,028,617	10.8%	£ 241,773	9%	Over	Jun-00 28.5%	£ 562,740	£ 502,387	-7.3%	£ 1,028,617	83%	16	Aug-14 21.8%
Harrow	£ 442,348	10.1%	£ 141,115	7%	Over	Jul-00 25.4%	£ 307,941	£ 253,662	-17.6%	£ 442,348	44%	13	Nov-14 17.1%
Lambeth	£ 514,820	10.1%	£ 132,007	9%	Over	Jun-00 32.7%	£ 320,251	£ 247,238	-19.1%	£ 514,820	61%	19	Jun-14 24.0%
Wandsworth	£ 606,891	9.0%	£ 165,376	8%	Over	Apr-00 40.2%	£ 395,801	£ 319,338	-16.3%	£ 606,891	53%	16	Jun-14 24.1%
Richmond upon Thames	£ 659,636	8.7%	£ 209,937	7%	Over	Jun-00 33.8%	£ 435,685	£ 351,764	-19.1%	£ 659,636	51%	17	Jul-14 21.8%
Tower Hamlets	£ 457,392	6.4%	£ 128,200	8%	Under	May-00 34.6%	£ 321,009	£ 240,430	-20.1%	£ 457,392	42%	17	May-14 29.7%
Camden	£ 809,804	5.1%	£ 217,700	9%	Under	Jun-00 40.9%	£ 525,296	£ 434,898	-14.1%	£ 809,804	54%	11	Dec-10 21.8%
Islington	£ 657,755	0.9%	£ 174,119	9%	Under	Jul-00 29.0%	£ 419,155	£ 326,811	-19.3%	£ 657,755	57%	18	Jul-14 22.1%
Hackney	£ 517,715	0.4%	£ 121,135	10%	Under	Jul-00 33.2%	£ 332,091	£ 251,605	-24.2%	£ 517,715	56%	13	Jul-14 27.6%
Hammersmith and Fulham	£ 746,570	-3.2%	£ 229,465	8%	Under	Apr-00 33.4%	£ 519,192	£ 408,519	-18.3%	£ 746,570	44%	18	Jul-10 22.9%
Kensington and Chelsea	£ 1,212,375	-6.2%	£ 355,951	8%	Under	Sep-07 37.7%	£ 832,753	£ 598,430	-26.0%	£ 1,212,375	46%	14	Mar-10 37.2%

* Will be adjusted over next 3 months

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[Source: UK HPI](#)