

Property prices in London UK HPI data	Average price for July 2016*	Year on year change in price in July	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	What was the biggest house price fall during 2009	Average price for July 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	£ 484,716	12.3%	£ 130,411	9%	Over	Apr-00	28.3%	£ 298,596	£ 245,351	-16.7%	£ 484,716	62%	15	Aug-14	20.6%
Areas outperforming the Greater London average															
Newham	£ 359,231	20.8%	£ 83,681	10%	Over	Apr-03	31.7%	£ 236,617	£ 182,436	-21.0%	£ 359,231	52%	18	Oct-14	24.6%
Haringey	£ 569,376	20.2%	£ 133,953	9%	Over	Apr-00	27.1%	£ 327,151	£ 260,549	-17.8%	£ 569,376	74%	17	Jun-14	24.3%
Hillingdon	£ 417,684	19.7%	£ 120,742	8%	Over	Jan-03	24.2%	£ 266,873	£ 218,722	-16.5%	£ 417,684	57%	16	Mar-15	18.0%
Havering	£ 348,973	19.7%	£ 100,714	8%	Over	Apr-03	30.0%	£ 244,747	£ 199,836	-16.5%	£ 348,973	43%	18	Apr-16	18.8%
Waltham Forest	£ 424,824	19.5%	£ 93,975	10%	Over	Sep-14	28.7%	£ 249,909	£ 196,298	-18.1%	£ 424,824	70%	17	Sep-14	28.7%
Croydon	£ 365,479	19.4%	£ 109,119	8%	Over	Jul-00	25.4%	£ 248,005	£ 199,415	-17.4%	£ 365,479	47%	18	Oct-14	21.6%
Redbridge	£ 409,025	19.3%	£ 115,193	8%	Over	Feb-03	29.2%	£ 277,153	£ 221,183	-19.6%	£ 409,025	48%	19	Mar-16	19.2%
Bexley	£ 328,107	19.2%	£ 94,978	8%	Over	Apr-03	26.3%	£ 220,086	£ 181,653	-15.9%	£ 328,107	49%	16	Mar-16	20.4%
Lewisham	£ 421,155	17.9%	£ 95,725	10%	Over	Apr-00	29.8%	£ 242,823	£ 204,674	-15.3%	£ 421,155	73%	14	Jul-14	24.7%
Barking and Dagenham	£ 276,145	17.2%	£ 71,079	9%	Over	Mar-03	39.9%	£ 196,257	£ 148,433	-23.3%	£ 276,145	41%	15	Apr-16	22.4%
Sutton	£ 376,410	16.4%	£ 115,040	8%	Over	Jun-00	30.0%	£ 258,579	£ 204,523	-19.6%	£ 376,410	46%	17	Sep-14	20.3%
Enfield	£ 388,151	15.7%	£ 111,689	8%	Over	Mar-03	27.9%	£ 257,164	£ 213,527	-15.9%	£ 388,151	51%	16	Apr-16	17.9%
Barnet	£ 542,389	15.3%	£ 153,676	8%	Over	May-00	28.1%	£ 345,869	£ 286,601	-14.8%	£ 542,389	57%	18	Sep-14	17.0%
Kingston upon Thames	£ 500,730	15.2%	£ 146,959	8%	Over	Apr-00	30.5%	£ 325,149	£ 248,155	-22.2%	£ 500,730	54%	17	Aug-14	24.8%
Bromley	£ 440,373	14.6%	£ 133,997	8%	Over	Apr-00	25.7%	£ 293,824	£ 241,376	-15.0%	£ 440,373	50%	17	Sep-14	21.8%
Greenwich	£ 387,336	14.5%	£ 102,411	9%	Over	Jun-00	25.8%	£ 241,051	£ 200,256	-16.9%	£ 387,336	61%	15	Aug-14	23.2%
Brent	£ 499,514	13.9%	£ 126,785	9%	Over	Jun-00	32.9%	£ 302,371	£ 258,776	-14.0%	£ 499,514	65%	23	Jul-14	20.2%
Merton	£ 526,216	13.3%	£ 137,687	9%	Over	Feb-00	29.6%	£ 316,045	£ 254,609	-18.4%	£ 526,216	67%	21	Aug-14	26.5%
Hounslow	£ 401,957	13.3%	£ 128,285	7%	Over	Mar-00	26.8%	£ 274,299	£ 224,855	-17.7%	£ 401,957	47%	19	Sep-14	15.7%
Ealing	£ 497,044	13.1%	£ 144,352	8%	Over	Jan-00	27.8%	£ 310,173	£ 250,917	-18.4%	£ 497,044	60%	16	Aug-14	21.7%
Areas with double digit growth															
Richmond upon Thames	£ 685,448	11.6%	£ 209,937	8%	Over	Jun-00	33.8%	£ 435,685	£ 351,764	-19.1%	£ 685,448	57%	17	Jul-14	21.8%
Harrow	£ 451,643	11.1%	£ 141,115	8%	Over	Jul-00	25.4%	£ 307,941	£ 253,662	-17.6%	£ 451,643	47%	13	Nov-14	17.1%
Tower Hamlets	£ 468,484	9.8%	£ 128,200	8%	Over	May-00	34.6%	£ 321,009	£ 240,430	-20.1%	£ 468,484	46%	17	May-14	29.7%
Wandsworth	£ 621,220	9.3%	£ 165,376	9%	Over	Apr-00	40.2%	£ 395,801	£ 319,338	-16.3%	£ 621,220	57%	16	Jun-14	24.1%
Southwark	£ 519,781	9.2%	£ 121,970	9%	Over	Jul-00	36.9%	£ 307,443	£ 251,438	-16.2%	£ 519,781	69%	18	Sep-14	22.6%
Lambeth	£ 527,419	8.8%	£ 132,007	9%	Under	Jun-00	32.7%	£ 320,251	£ 247,238	-19.1%	£ 527,419	65%	19	Jun-14	24.0%
City of Westminster	£ 1,029,884	7.4%	£ 241,773	9%	Under	Jun-00	28.5%	£ 562,740	£ 502,387	-7.3%	£ 1,029,884	83%	16	Aug-14	21.8%
Islington	£ 683,349	5.8%	£ 174,119	9%	Under	Jul-00	29.0%	£ 419,155	£ 326,811	-19.3%	£ 683,349	63%	18	Jul-14	22.1%
Hackney	£ 541,914	4.3%	£ 121,135	10%	Under	Jul-00	33.2%	£ 332,091	£ 251,605	-24.2%	£ 541,914	63%	13	Jul-14	27.6%
Camden	£ 788,065	-0.6%	£ 217,700	8%	Under	Jun-00	40.9%	£ 525,296	£ 434,898	-14.1%	£ 788,065	50%	11	Dec-10	21.8%
Hammersmith and Fulham	£ 760,245	-1.6%	£ 229,465	8%	Under	Apr-00	33.4%	£ 519,192	£ 408,519	-18.3%	£ 760,245	46%	18	Jul-10	22.9%
Kensington and Chelsea	£ 1,287,850	-3.0%	£ 355,951	8%	Under	Sep-07	37.7%	£ 832,753	£ 598,430	-26.0%	£ 1,287,850	55%	14	Mar-10	37.2%

* Will be adjusted over next 3 months

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Source: UK HPI