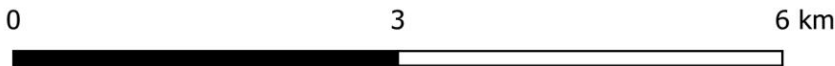
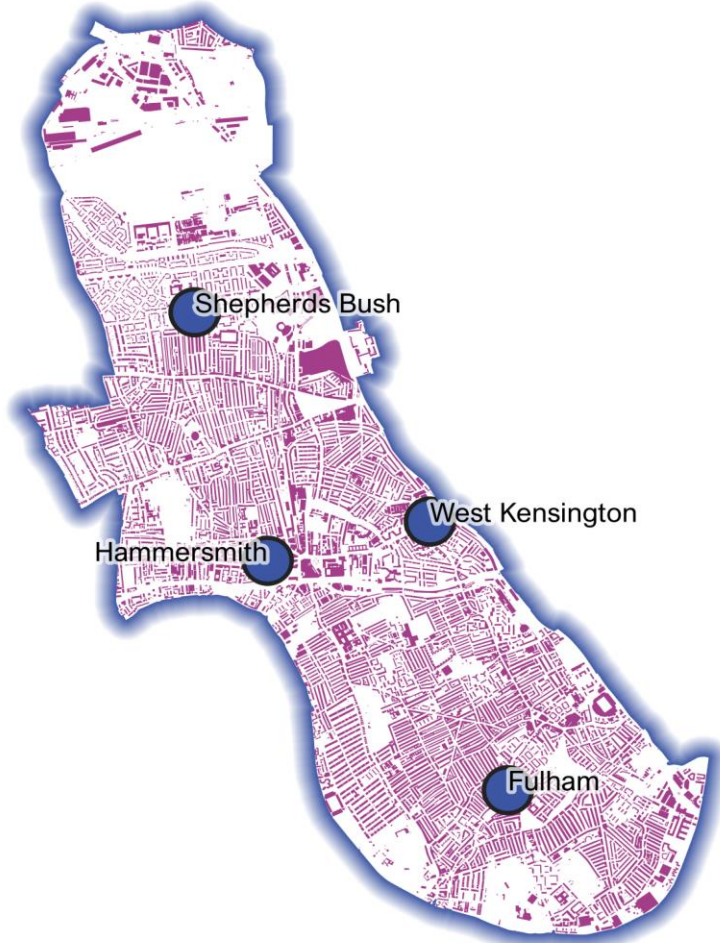


Detailed Price Paid Report: Hammersmith and Fulham



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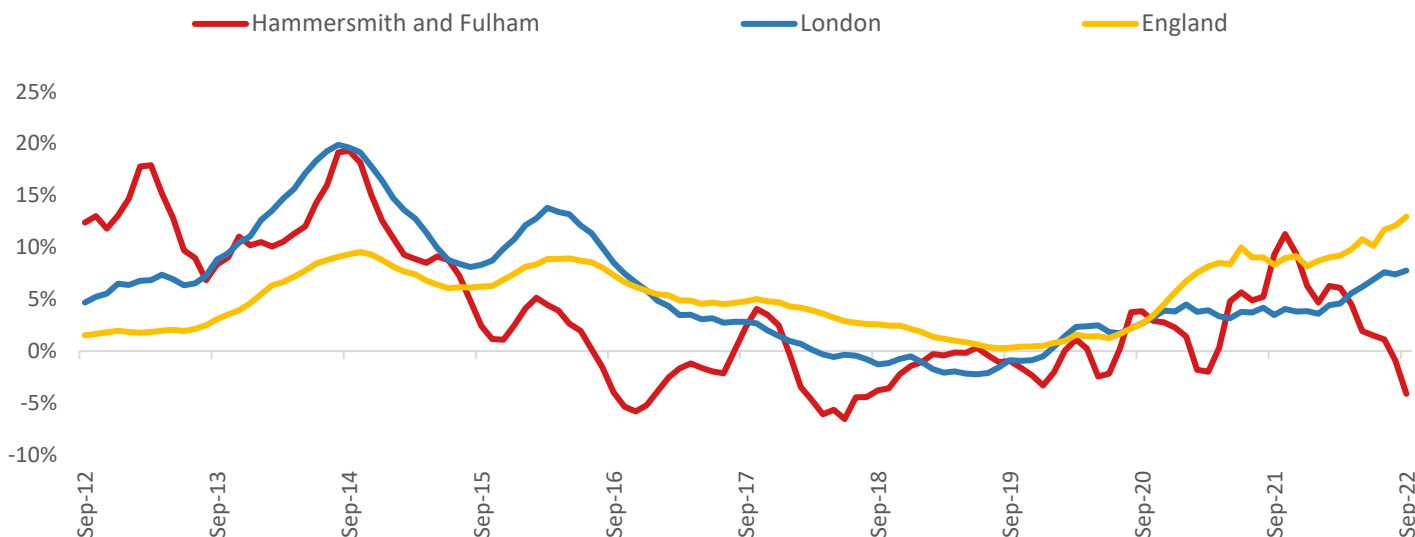


Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £797,857 | 5.8% | -4.1% | 3.8% | 35.0% |
| Transactions | 1,757 | -17.6% | -34.1% | -13.4% | -34.8% |

House Price Growth (September 2022 data)

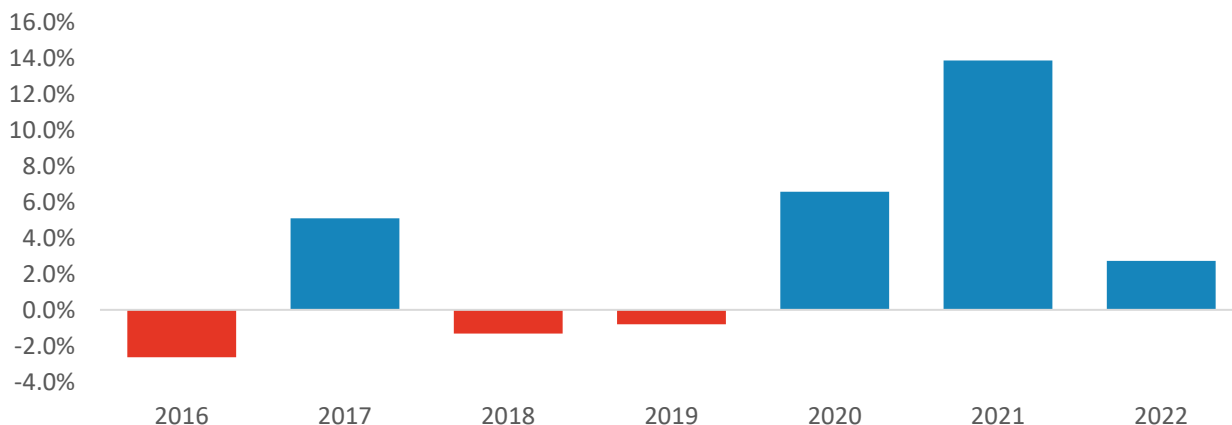
Annual Change in House Prices



House prices in Hammersmith and Fulham fell by 4.1% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in London grew by 7.8% over the same period.

Hammersmith and Fulham house prices are now 56.8% above their previous peak in 2007, compared to +82.8% for London and +61.0% across England.

Year-To-Date Change in House Prices, December to September



Local prices have grown by 2.7% in 2022 so far, compared to growth of 13.9% over the same period last year.

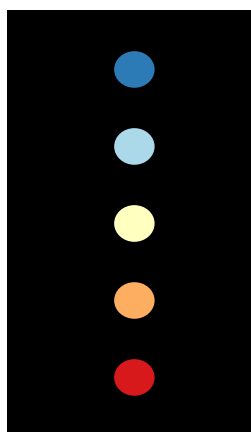
House Price Map

12 months to September 2022



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

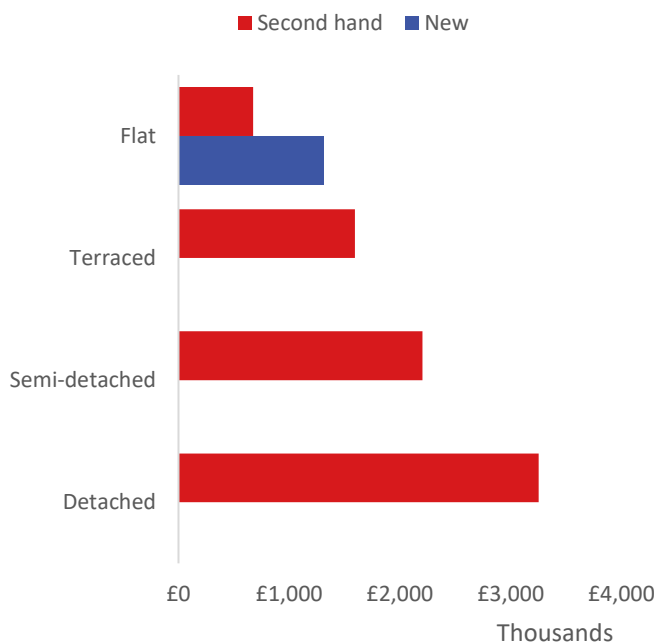
Map Key



| | Min | Max | |
|--|------------|------------|----------------------------|
| | Up to | £458,000 | 1st quintile / lowest 20% |
| | £458,000 | £655,000 | 2nd quintile |
| | £655,000 | £935,000 | 3rd quintile |
| | £935,000 | £1,621,000 | 4th quintile |
| | £1,621,000 | and over | 5th quintile / highest 20% |

Average House Price by Property Type

12 months to September 2022



| | New | Second hand |
|---------------|-------------------|-------------|
| Flat | £1,313,966 | £674,740 |
| Terraced | No recorded sales | £1,591,912 |
| Semi-detached | No recorded sales | £2,202,845 |
| Detached | No recorded sales | £3,252,500 |

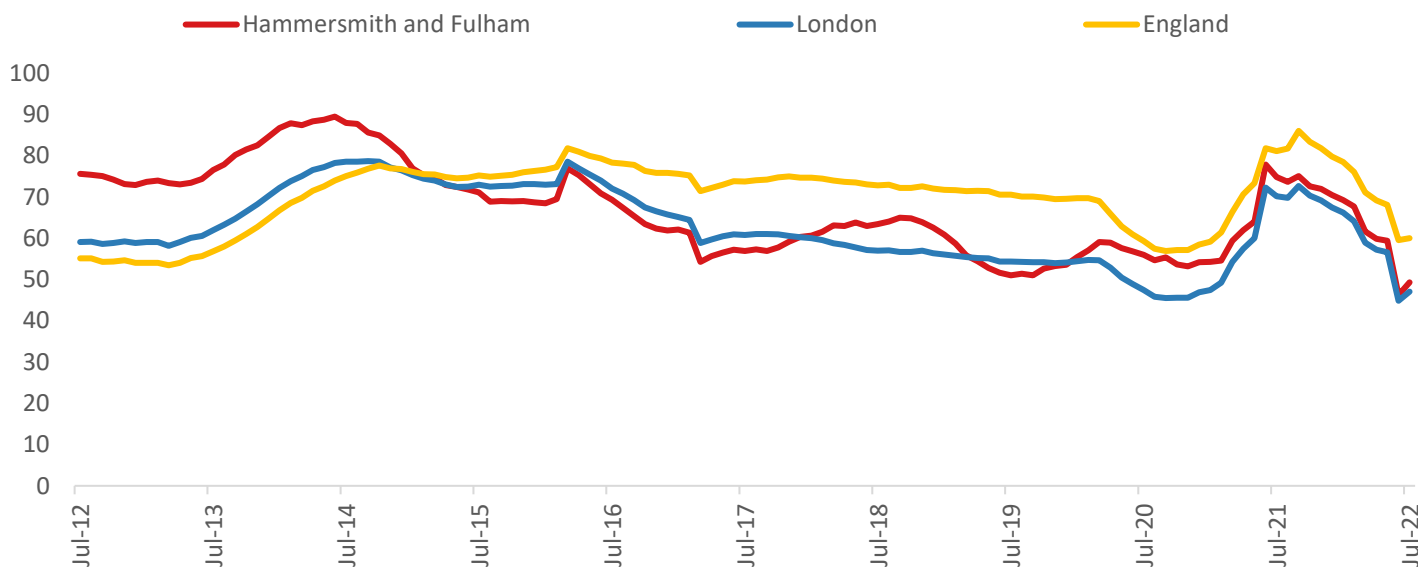
House Price Distribution by Year

All properties, by price band and calendar year (2022 = year to date)

| | 1997 | 2002 | 2007 | 2012 | 2017 | 2021 | 2022 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 30% | 3% | 0% | 0% | 0% | 0% | 0% |
| £100-200k | 43% | 21% | 4% | 3% | 2% | 2% | 1% |
| £200-300k | 16% | 36% | 19% | 13% | 4% | 3% | 3% |
| £300-400k | 7% | 15% | 25% | 19% | 6% | 8% | 8% |
| £400-500k | 3% | 10% | 16% | 18% | 8% | 12% | 12% |
| £500k-1m | 2% | 13% | 27% | 30% | 45% | 41% | 39% |
| £1-2m | 0% | 2% | 8% | 14% | 26% | 26% | 27% |
| Over £2m | 0% | 0% | 1% | 3% | 8% | 8% | 9% |

Transactions (July 2022 data)

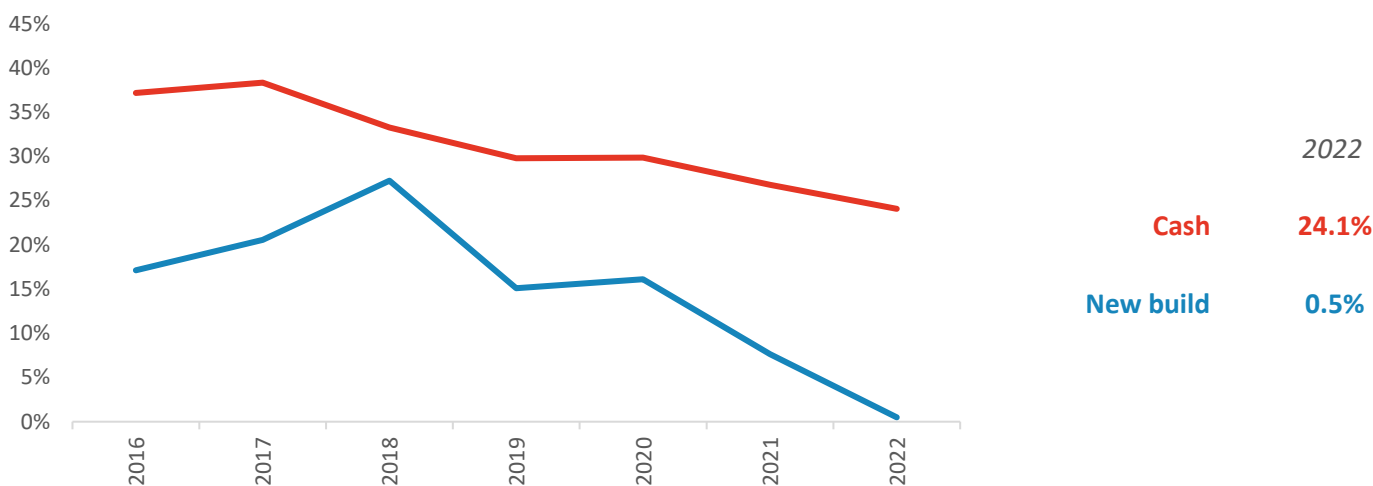
Annual Transactions, Indexed (2001-05 average = 100)



There were 1,757 transactions in Hammersmith and Fulham during the 12 months to July 2022. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hammersmith and Fulham have fallen by 38.8% since 2014, compared to changes of -38.5% for London and -21.9% for England.

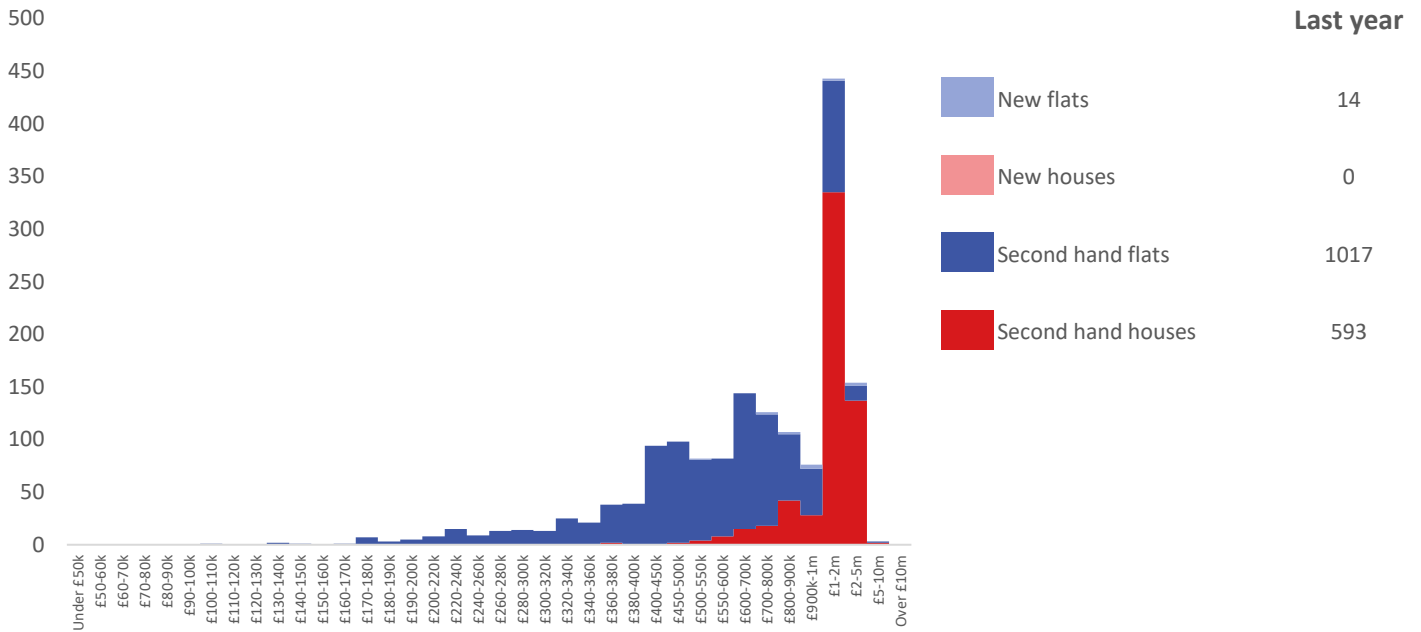
Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

Depth of Market by Property Type

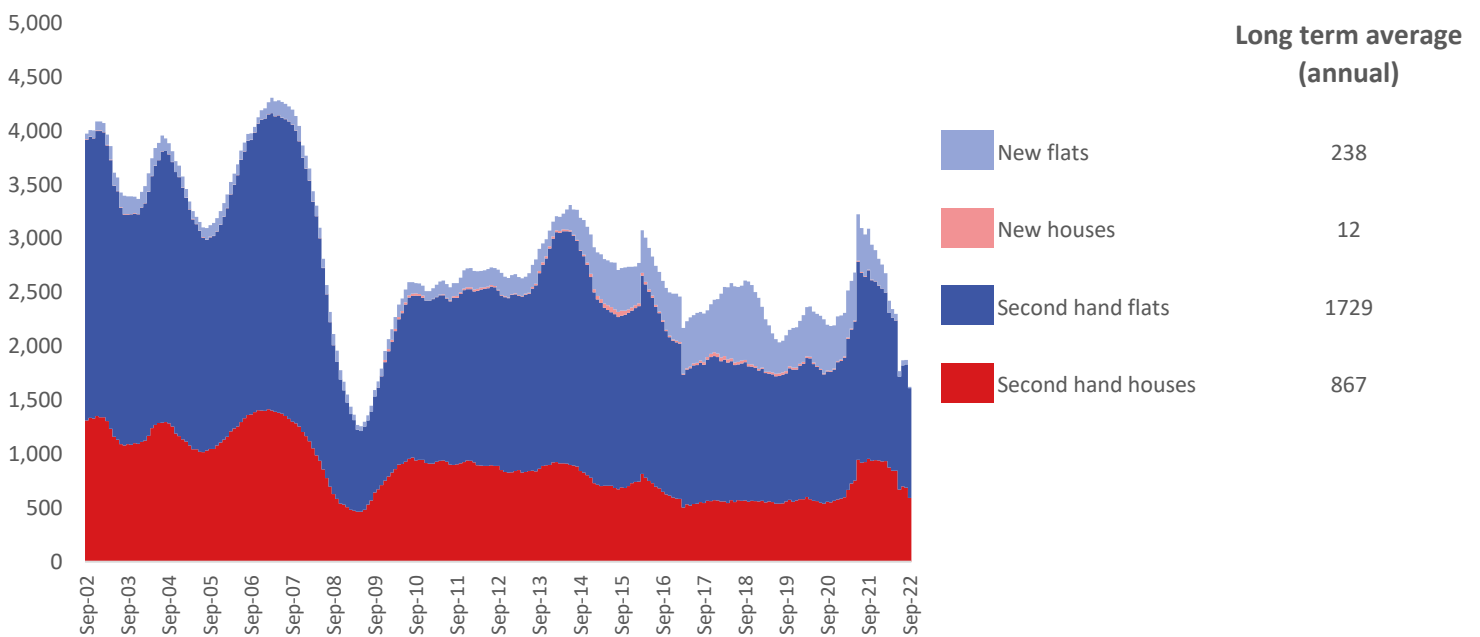
12 months to September 2022



The most common property type transacted over the past 12 months in Hammersmith and Fulham was 'second hand flats' with 1,017 sales, 63% of all sales over the same period. The annual total of 1,624 transactions is equivalent to 57% of the long term average level of activity.

Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand flats' with the equivalent of 1,729 sales per year on average, making up 61% of the typical annual total over that period.