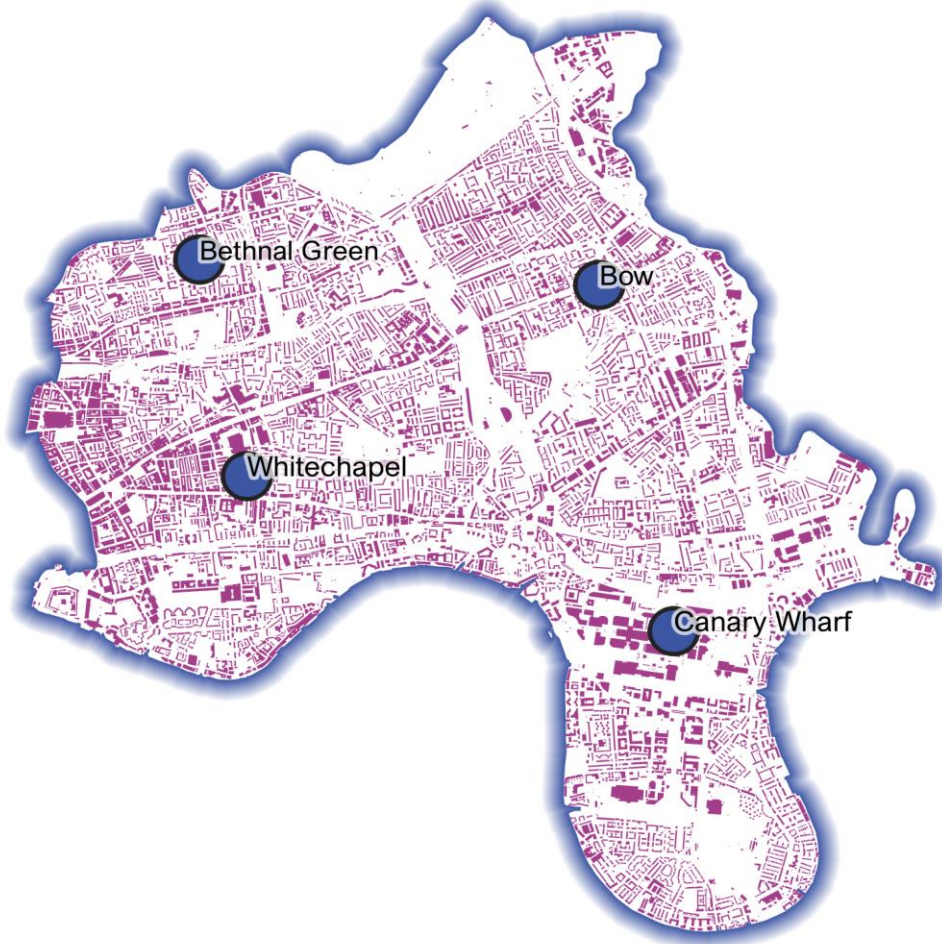


# Detailed Price Paid Report:

# Tower Hamlets



| Contents |                               |
|----------|-------------------------------|
| 2        | House price growth            |
| 3        | Sales map                     |
| 4        | Average prices + distribution |
| 5        | Transaction timeline          |
| 6        | Depth of market               |

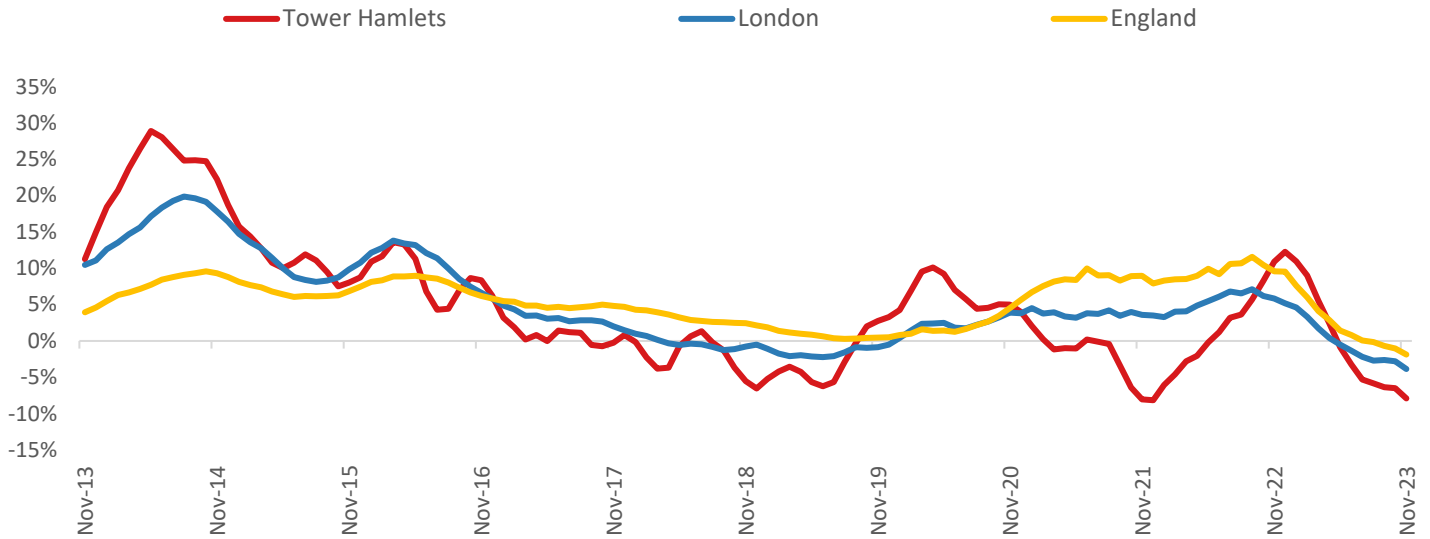


**Headline Data**

|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £438,709      | 0.6%    | -7.9%  | 1.3%   | 36.6%   |
| Transactions | 2,139         | -17.5%  | -33.2% | -31.6% | -46.1%  |

**House Price Growth (November 2023 data)**

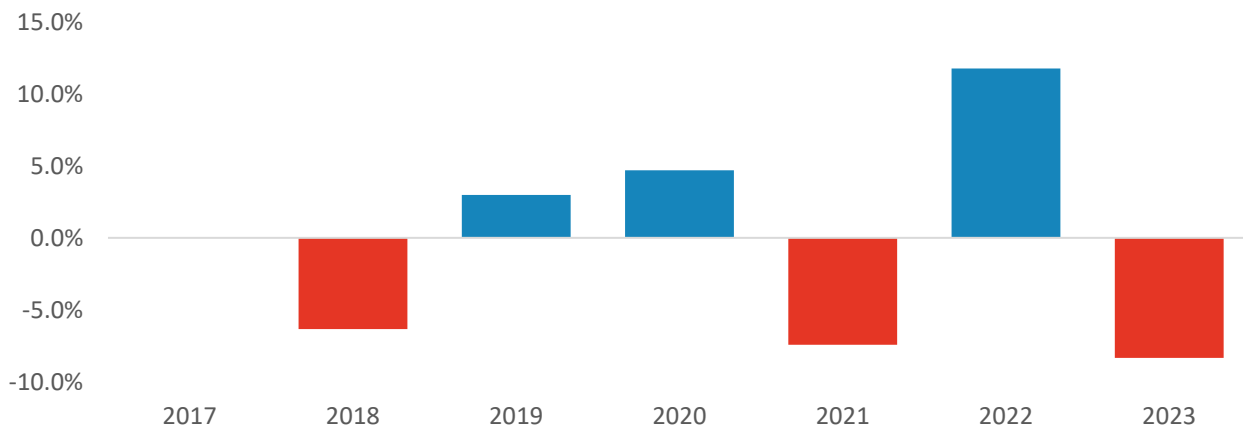
*Annual Change in House Prices*



House prices in Tower Hamlets fell by 7.9% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 3.9% over the same period.

Tower Hamlets house prices are now 42.2% above their previous peak in 2007, compared to +73.7% for London and +56.9% across England.

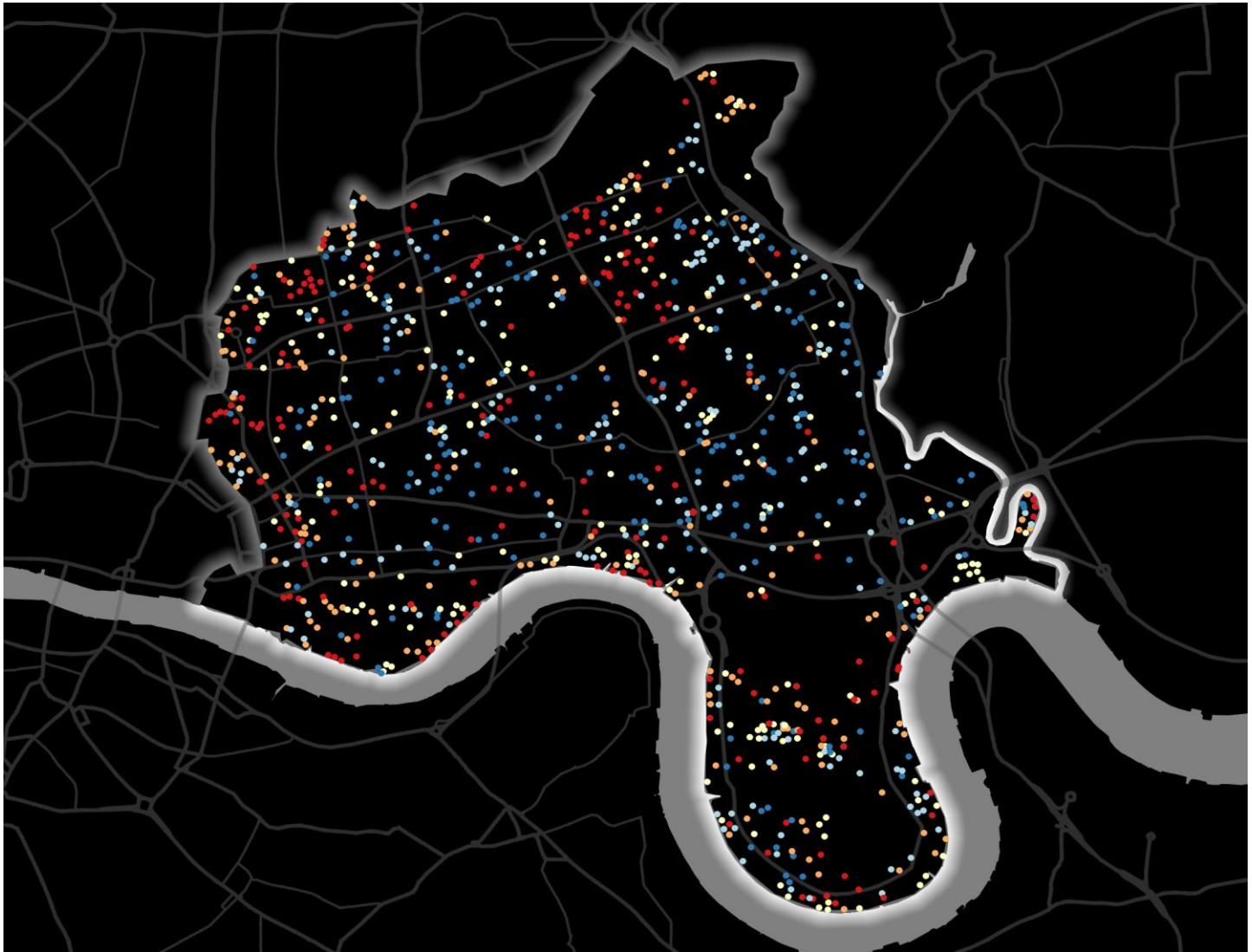
*Year-To-Date Change in House Prices, December to November*



Local prices have fallen by 8.3% in 2023 so far, compared to growth of 11.8% over the same period in 2022.

## House Price Map

12 months to November 2023



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

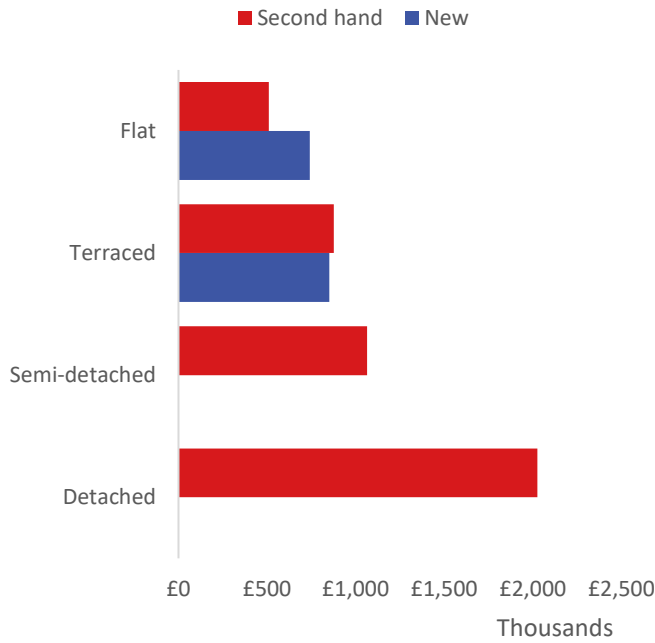
### Map Key



|  | Min      | Max      |                            |
|--|----------|----------|----------------------------|
|  | Up to    | £352,000 | 1st quintile / lowest 20%  |
|  | £352,000 | £430,000 | 2nd quintile               |
|  | £430,000 | £542,000 | 3rd quintile               |
|  | £542,000 | £715,000 | 4th quintile               |
|  | £715,000 | and over | 5th quintile / highest 20% |

### Average House Price by Property Type

12 months to November 2023



|               | New               | Second hand |
|---------------|-------------------|-------------|
| Flat          | £740,201          | £510,553    |
| Terraced      | £850,850          | £876,252    |
| Semi-detached | No recorded sales | £1,065,000  |
| Detached      | No recorded sales | £2,025,000  |

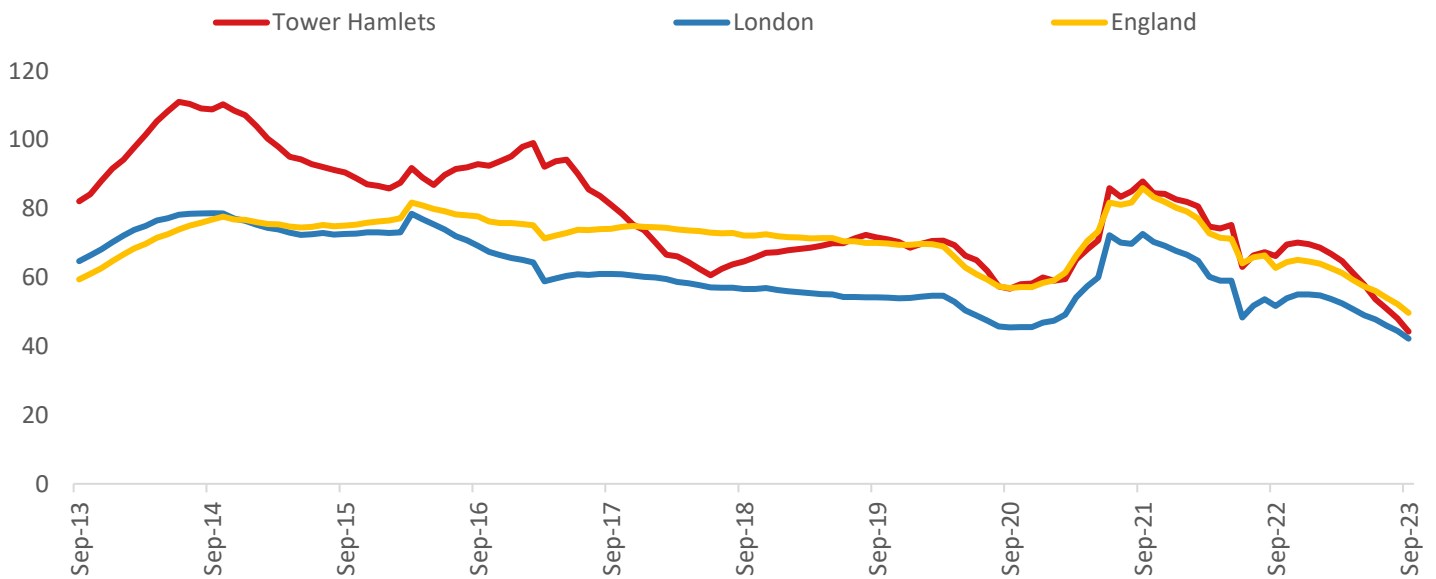
### House Price Distribution by Year

All properties, by price band and calendar year (2023 = year to date)

|             | 1997 | 2002 | 2007 | 2012 | 2017 | 2022 | 2023 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 54%  | 5%   | 0%   | 0%   | 1%   | 0%   | 0%   |
| £100-200k   | 37%  | 46%  | 12%  | 8%   | 3%   | 2%   | 2%   |
| £200-300k   | 7%   | 34%  | 42%  | 40%  | 7%   | 4%   | 8%   |
| £300-400k   | 1%   | 11%  | 25%  | 26%  | 19%  | 16%  | 22%  |
| £400-500k   | 0%   | 2%   | 11%  | 14%  | 24%  | 25%  | 23%  |
| £500k-1m    | 0%   | 2%   | 8%   | 11%  | 40%  | 41%  | 39%  |
| £1-2m       | 0%   | 0%   | 1%   | 1%   | 6%   | 10%  | 6%   |
| Over £2m    | 0%   | 0%   | 0%   | 0%   | 0%   | 1%   | 1%   |

### Transactions (September 2023 data)

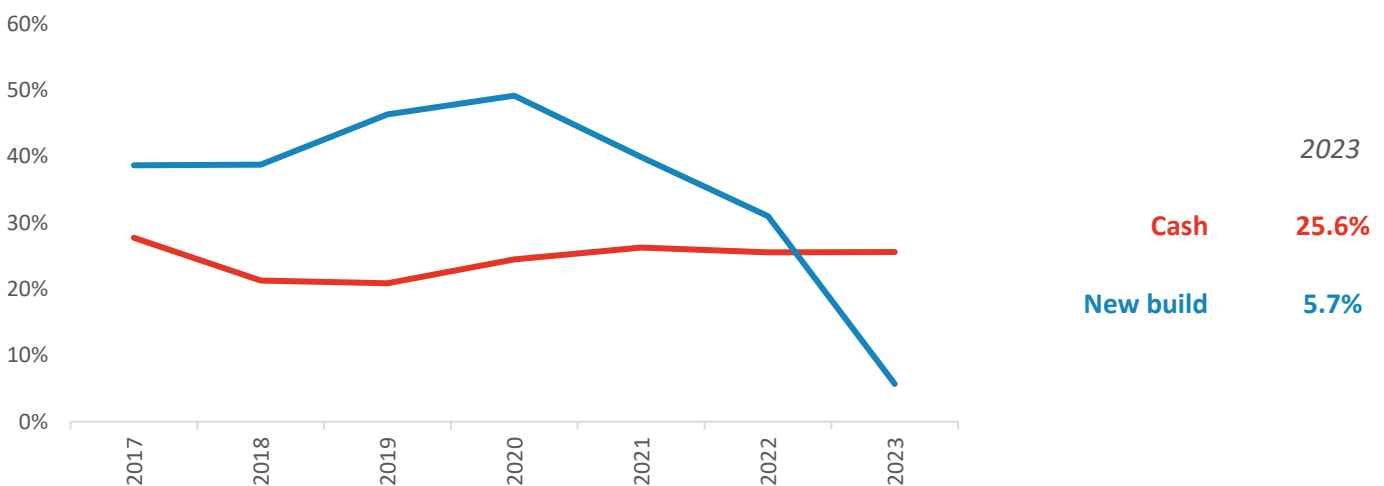
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,139 transactions in Tower Hamlets during the 12 months to September 2023. This is 44% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Tower Hamlets have fallen by 58.7% since 2014, compared to changes of -44.8% for London and -35.3% for England.

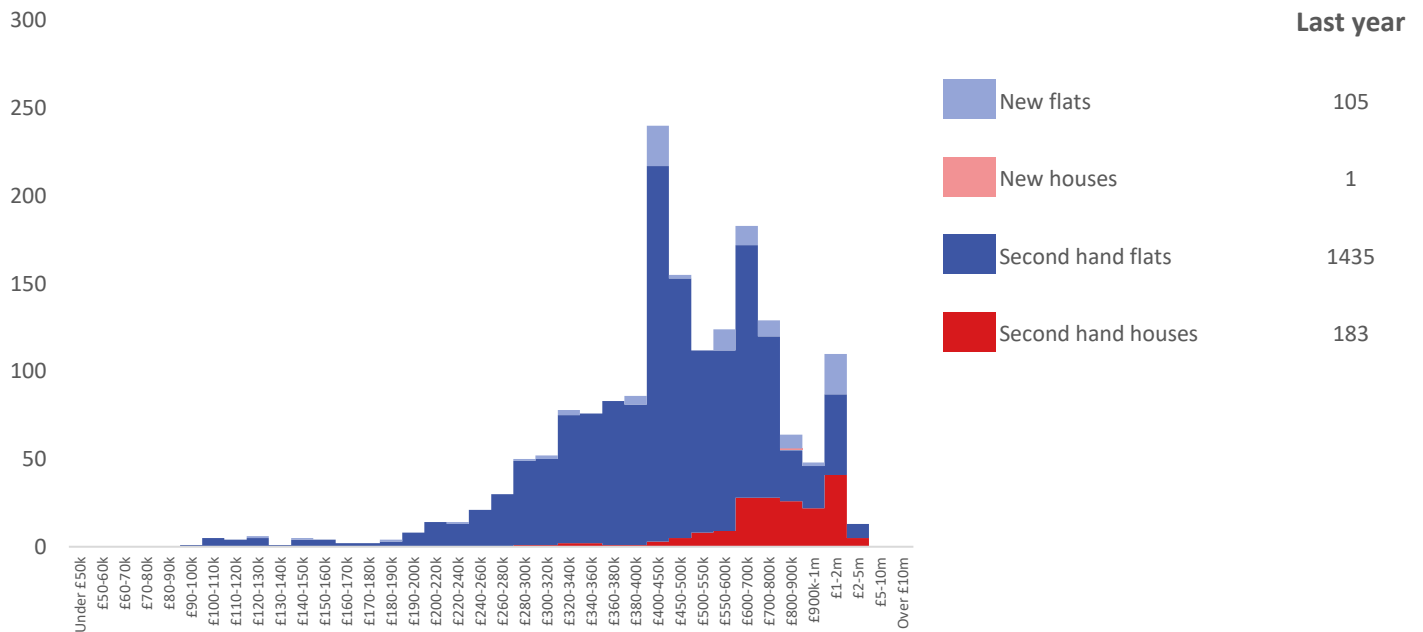
### Cash and New Build Sales as % of Total, by Year



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

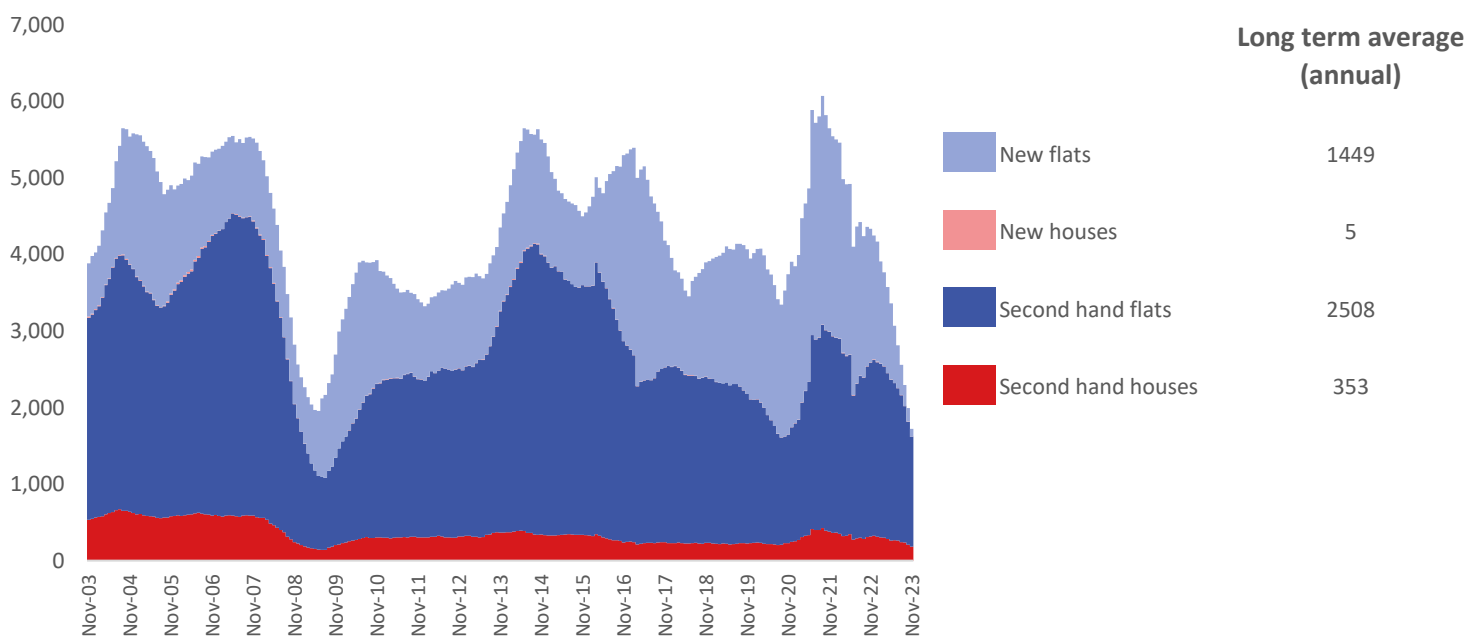
12 months to November 2023



The most common property type transacted over the past 12 months in Tower Hamlets was 'second hand flats' with 1,435 sales, 83% of all sales over the same period. The annual total of 1,724 transactions is equivalent to 40% 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 2,508 sales per year on average, making up 58% of the typical annual total over that period.