October 2026

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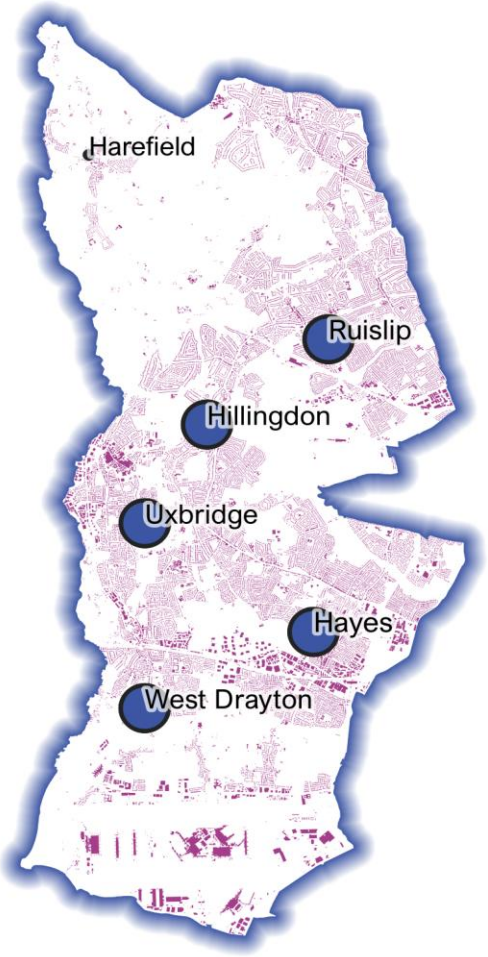
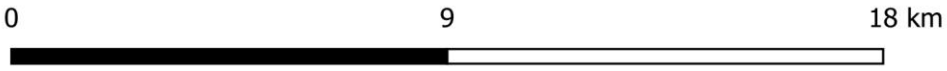
Detailed Price Paid Report:

Hillingdon





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

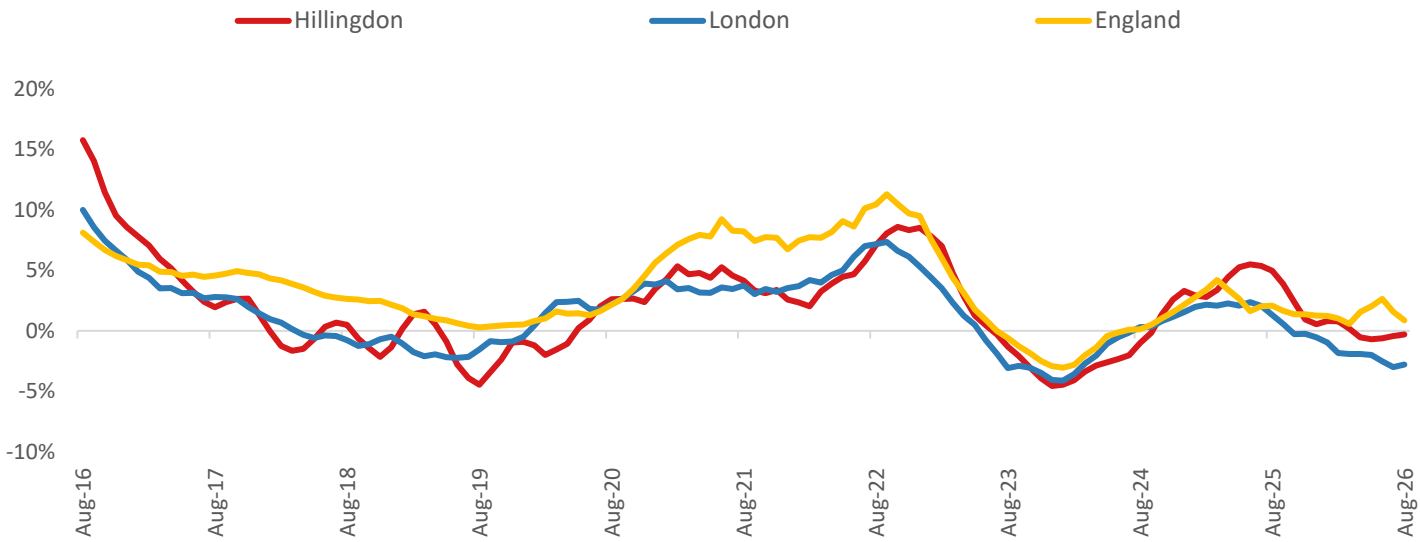
Click the main map above to visit our Cities, Towns & Villages page, for local analysis of the locations shown and over 2000 more

Headline Data

	Current level	3 month	Annual	5 year	10 year
House prices	£482,137	1.8%	-0.3%	9.5%	14.6%
Transactions	2,254	-0.2%	-19.4%	-45.7%	-42.8%

House Price Growth (August 2026 data)

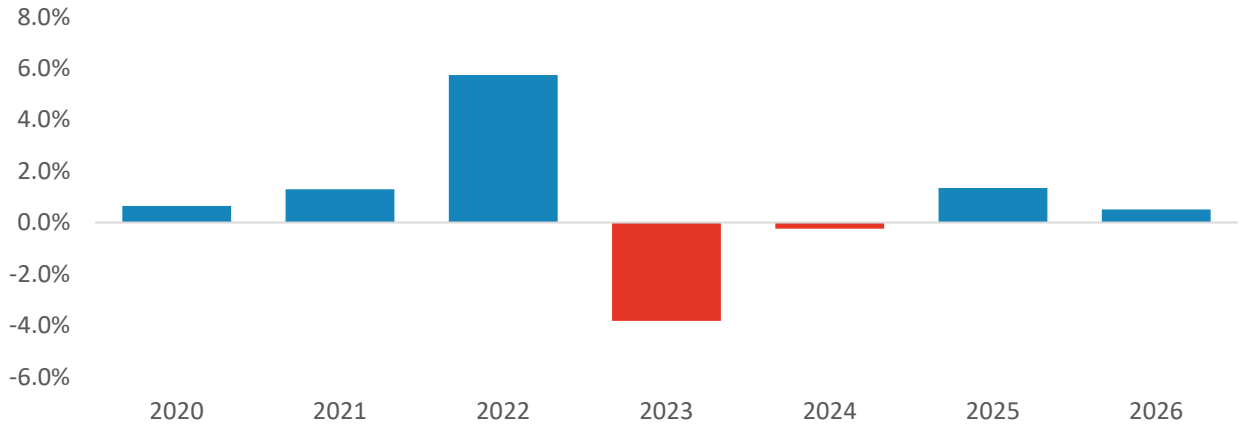
Annual Change in House Prices



House prices in Hillingdon fell by 0.3% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 2.8% over the same period.

Hillingdon house prices are now 76.1% above their previous peak in 2007, compared to +72.9% for London and +59.5% across England.

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

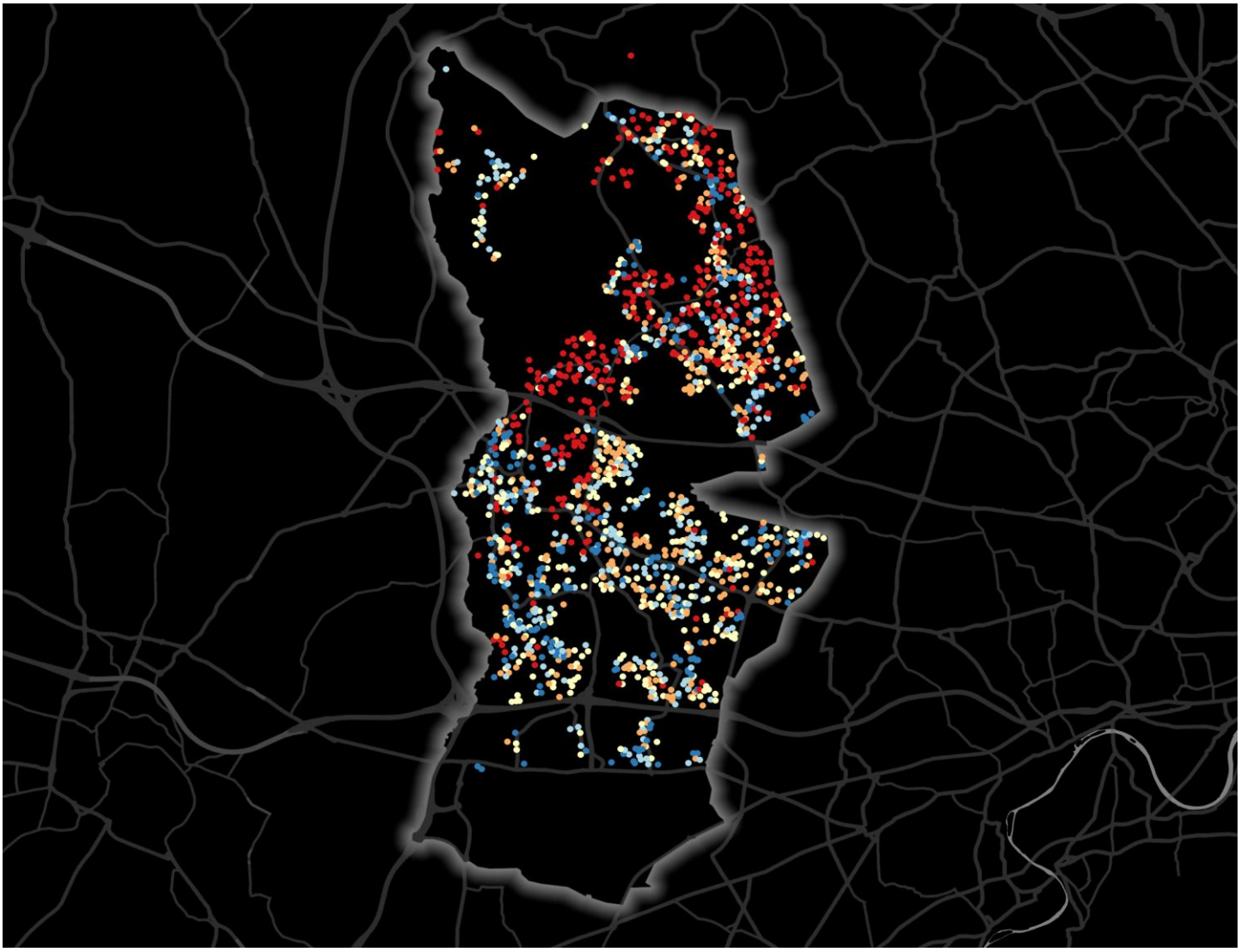


Local prices have grown by 0.5% in 2026 so far, compared to growth of 1.3% over the same period in 2025.

Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)

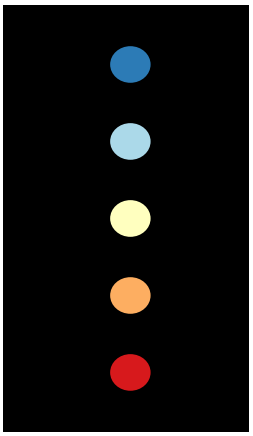
House Price Map

12 months to August 2026



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

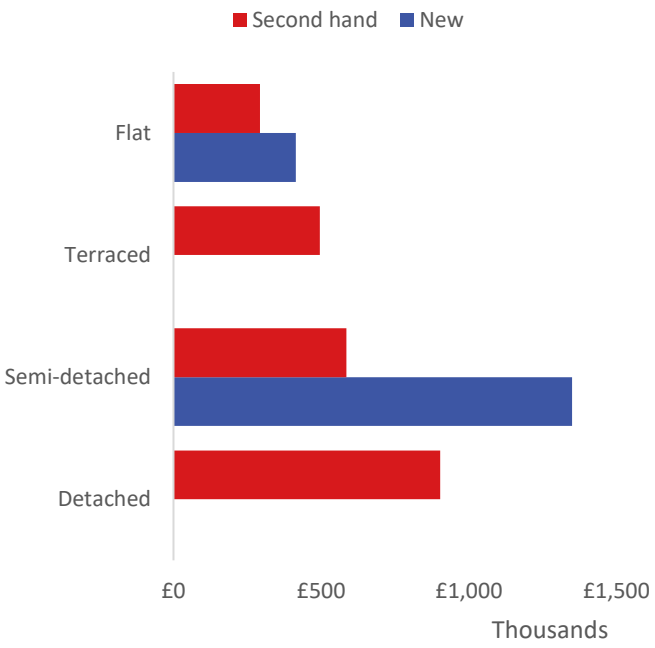


Min	Max	
Up to	£318,000	*1st quintile / lowest 20%*
£318,000	£444,000	*2nd quintile*
£444,000	£527,000	*3rd quintile*
£527,000	£658,000	*4th quintile*
£658,000	and over	*5th quintile / highest 20%*

Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)

Average House Price by Property Type

12 months to August 2026



	New	Second hand
Flat	£414,618	£293,041
Terraced	No recorded sales	£495,704
Semi-detached	£1,350,000	£585,100
Detached	No recorded sales	£903,685

House Price Distribution by Year

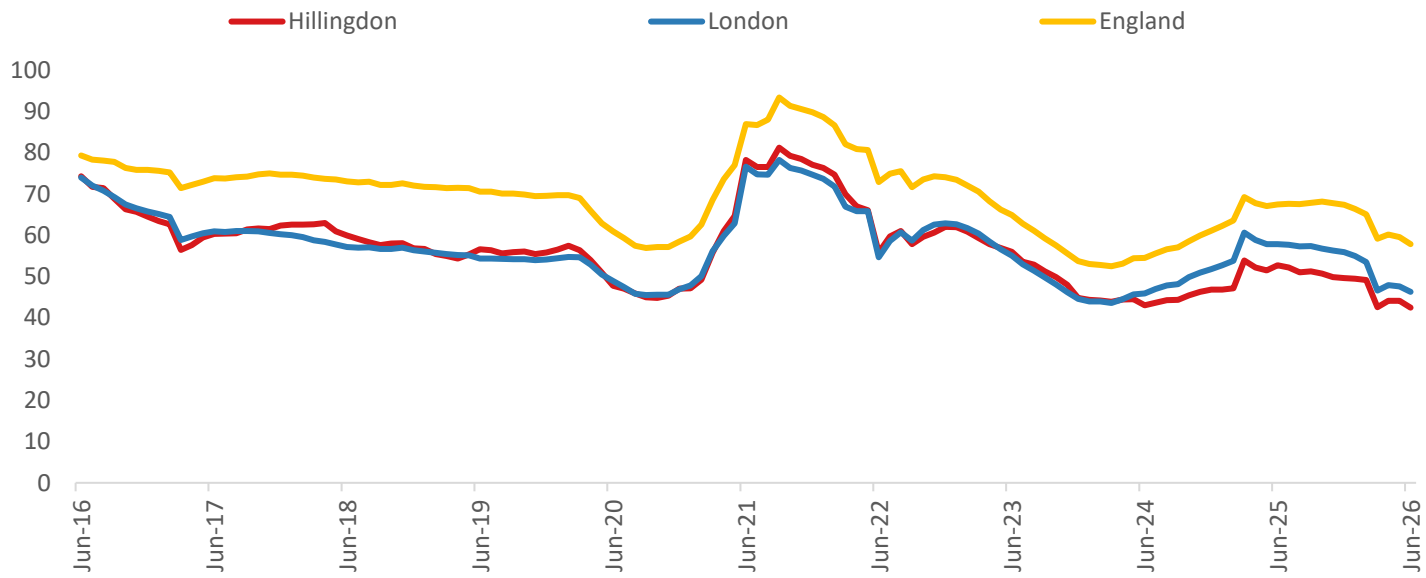
All properties, by price band and calendar year

	1997	2007	2017	2022	2023	2025	2026
Under £100k	71%	1%	0%	0%	0%	0%	0%
£100-200k	25%	25%	4%	2%	5%	4%	4%
£200-300k	3%	50%	14%	13%	14%	14%	12%
£300-400k	1%	14%	29%	21%	19%	16%	15%
£400-500k	0%	5%	26%	25%	23%	22%	21%
£500k-1m	0%	4%	24%	36%	35%	41%	44%
£1-2m	0%	0%	2%	3%	3%	3%	3%
Over £2m	0%	0%	0%	0%	0%	0%	0%

Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)

Transactions (June 2026 data)

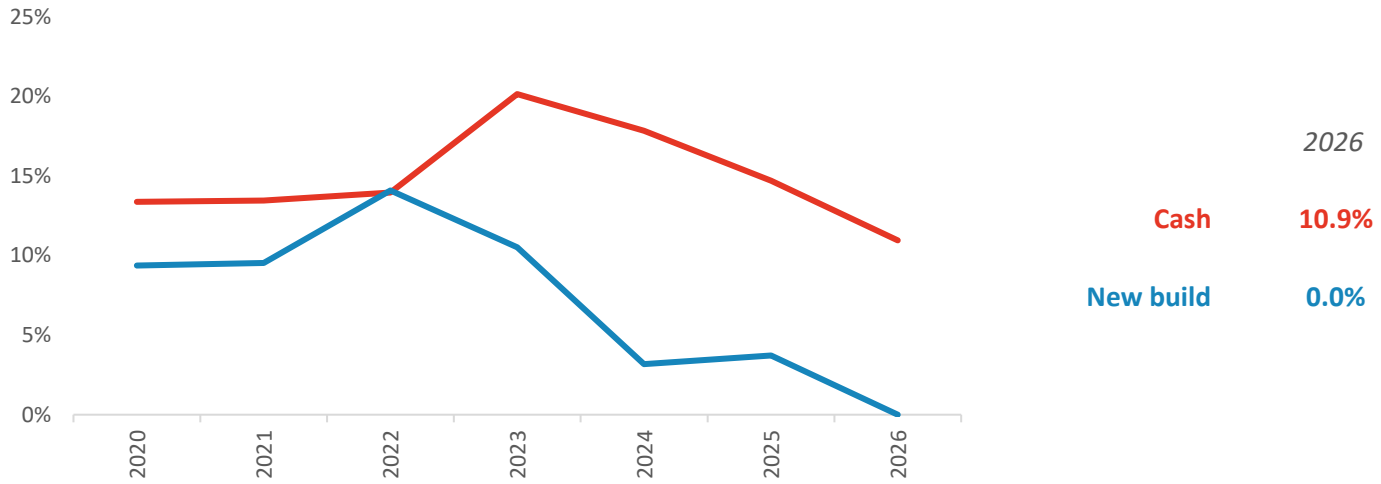
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,254 transactions in Hillingdon during the 12 months to June 2026. This is 42% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hillingdon have fallen by 41.2% since 2014, compared to changes of -39.5% for London and -24.7% for England.

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

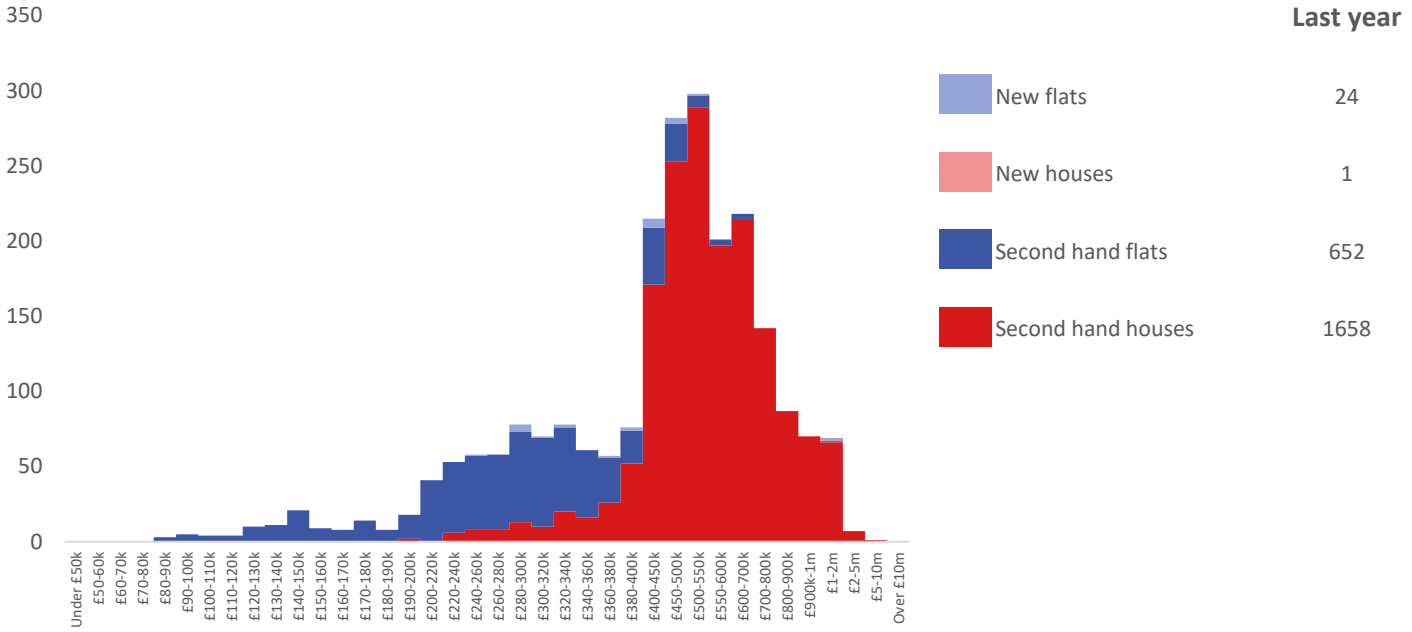


Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)

Depth of Market by Property Type

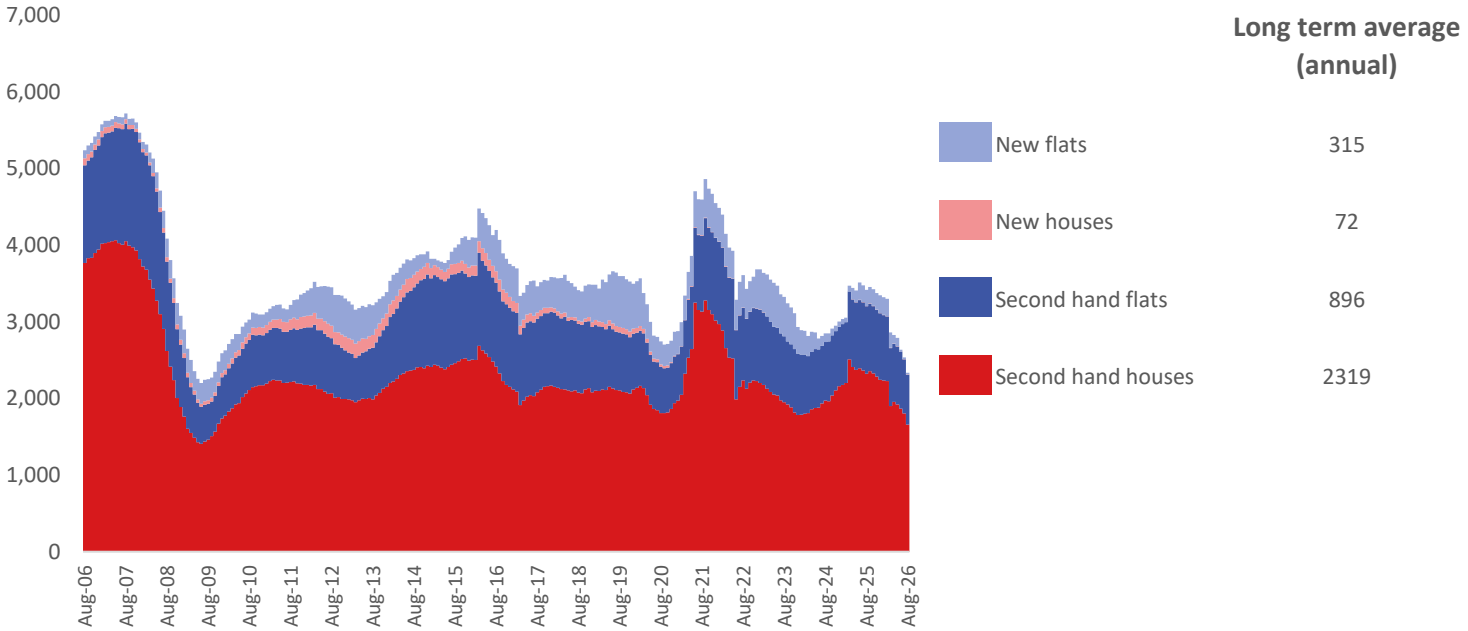
12 months to August 2026



The most common property type transacted over the past 12 months in Hillingdon was 'second hand houses' with 1,658 sales, 71% of all sales over the same period. The annual total of 2,335 transactions is equivalent to 65% 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 houses' with the equivalent of 2,319 sales per year on average, making up 64% of the typical annual total over that period.

Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)