

June 2022 Housing Market Report

Hackney

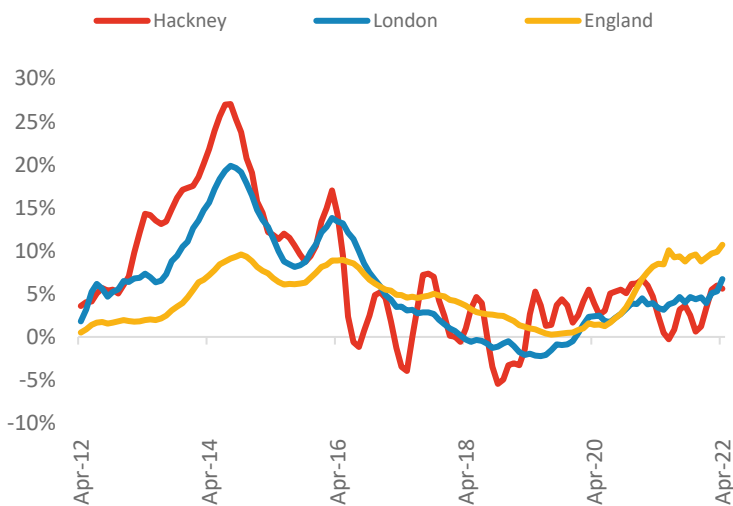
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	Current level	3 month	Annual	5 year	10 year
House prices	£607,030	2.0%	5.6%	16.5%	100.2%
Transactions	2,414	-9.9%	33.6%	-2.9%	6.1%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Hackney grew by 5.6% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in London grew by 6.7% over the same period.

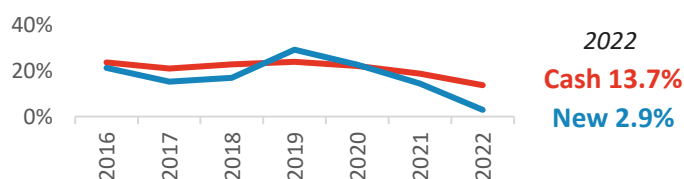
Hackney house prices are now 90.1% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have grown by 4.3% in 2022 so far, compared to no change over the same period last year.

Transactions (February 2022 data)

There were 2,414 transactions in Hackney during the 12 months to February 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Hackney have fallen by 17.3% since 2014, compared to changes of -21.3% for London and -7.7% for England.

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

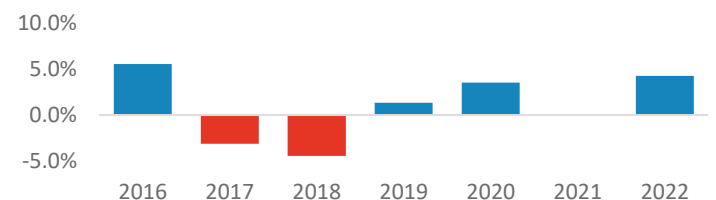


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those 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.

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



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

