

Hammersmith and Fulham

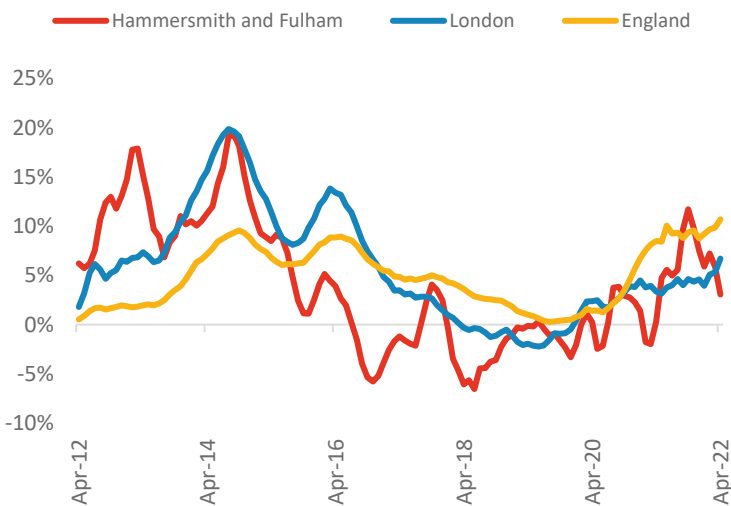


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £721,185 | -3.2% | 3.1% | -2.8% | 38.9% |
| Transactions | 2,255 | -10.2% | 16.0% | 3.2% | -15.5% |

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Hammersmith and Fulham grew by 3.1% 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.

Hammersmith and Fulham house prices are now 44.3% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

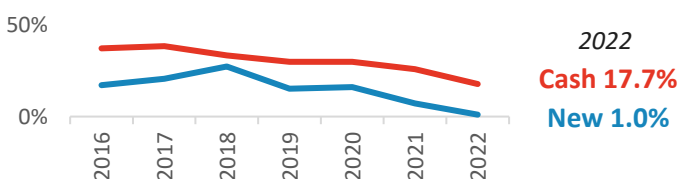
Local prices have fallen by 5.0% in 2022 so far, compared to a fall of 0.9% over the same period last year.

Transactions (February 2022 data)

There were 2,255 transactions in Hammersmith and Fulham during the 12 months to February 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hammersmith and Fulham have fallen by 21.4% 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*

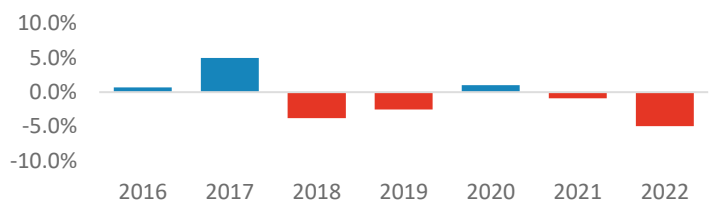


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

