

# June 2022 Housing Market Report

## Lambeth

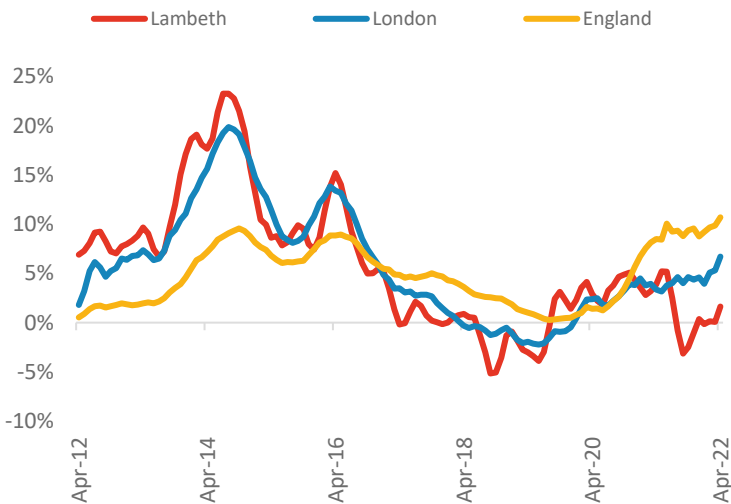
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	Current level	3 month	Annual	5 year	10 year
House prices	£545,756	0.5%	1.6%	6.3%	71.4%
Transactions	4,005	-9.7%	25.2%	6.1%	10.8%

### House Prices (April 2022 data)

#### Annual Change in House Prices

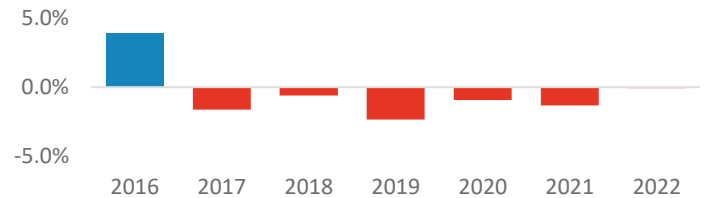


House prices in Lambeth grew by 1.6% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in London grew by 6.7% over the same period.

Lambeth house prices are now 69.9% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have fallen by 0.1% in 2022 so far, compared to a fall of 1.3% over the same period last year.

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

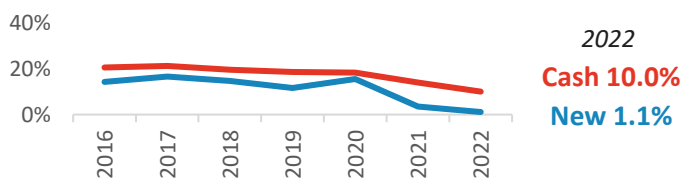


### Transactions (February 2022 data)

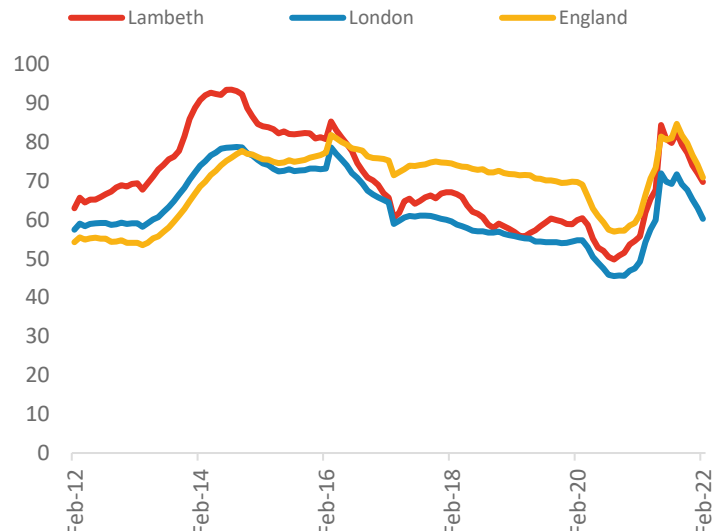
There were 4,005 transactions in Lambeth during the 12 months to February 2022. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Lambeth have fallen by 19.5% 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\*



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



\* 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.