

## Hackney

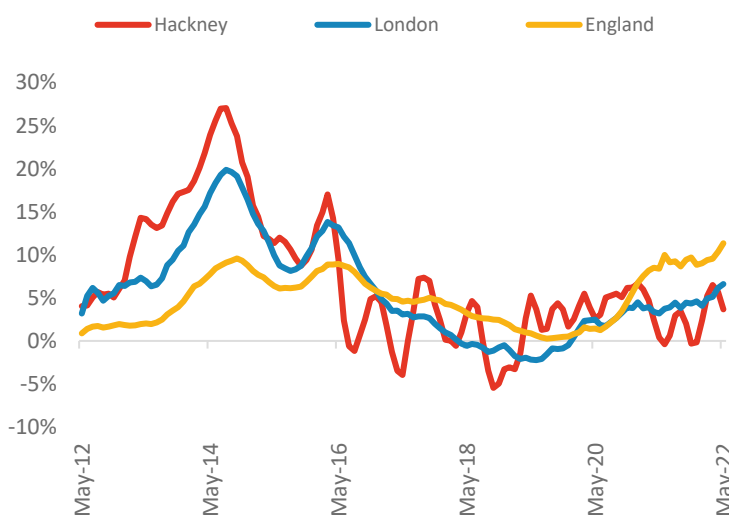
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	Current level	3 month	Annual	5 year	10 year
House prices	£576,072	-3.4%	3.7%	16.1%	92.3%
Transactions	2,189	-17.7%	6.6%	-5.2%	-7.5%

### House Prices (May 2022 data)

#### Annual Change in House Prices

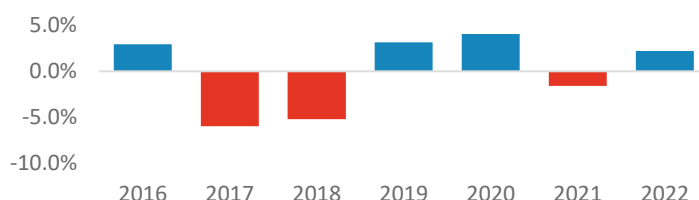


House prices in Hackney grew by 3.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Hackney house prices are now 83.7% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

Local prices have grown by 2.2% in 2022 so far, compared to a fall of 1.6% over the same period last year.

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

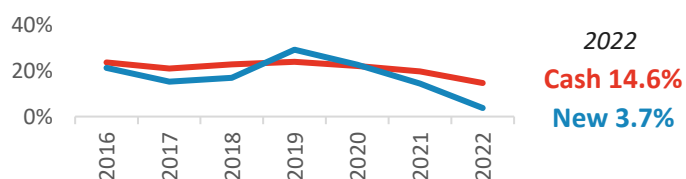


### Transactions (March 2022 data)

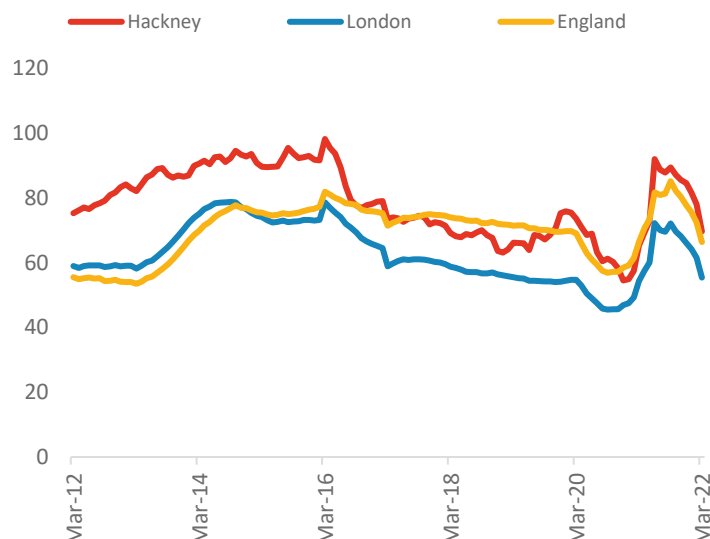
There were 2,189 transactions in Hackney during the 12 months to March 2022. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hackney have fallen by 25.0% since 2014, compared to changes of -27.7% for London and -13.6% 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.