

September 2022 Housing Market Report

Greenwich

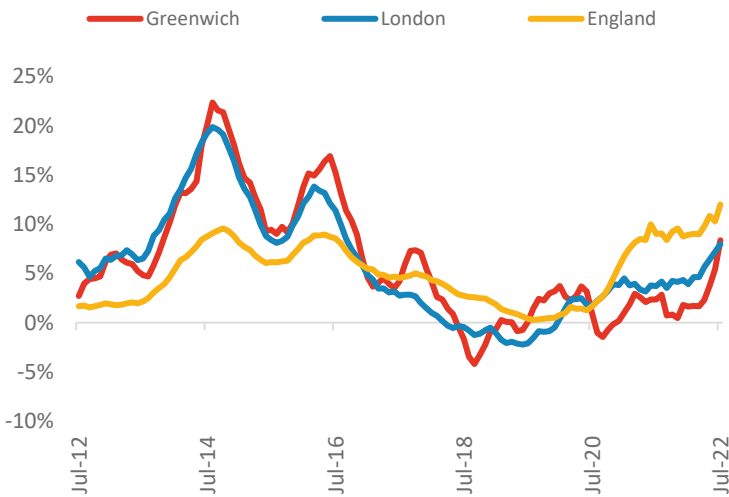
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£442,423	4.5%	8.4%	10.2%	82.3%
Transactions	2,833	-14.3%	-11.6%	-18.4%	1.4%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Greenwich grew by 8.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in London grew by 8.0% over the same period.

Greenwich house prices are now 80.8% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

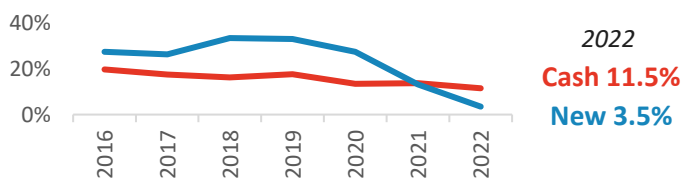
Local prices have grown by 6.0% in 2022 so far, compared to a fall of 0.5% over the same period last year.

Transactions (May 2022 data)

There were 2,833 transactions in Greenwich during the 12 months to May 2022. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Greenwich have fallen by 38.7% since 2014, compared to changes of -28.5% for London and -14.9% for England.

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

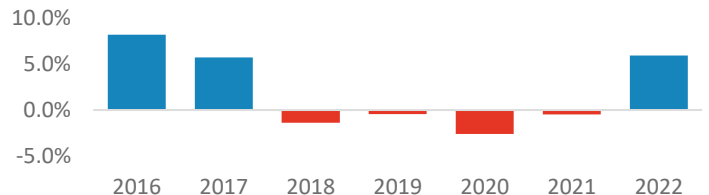


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 July



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

