

September 2022 Housing Market Report

Islington

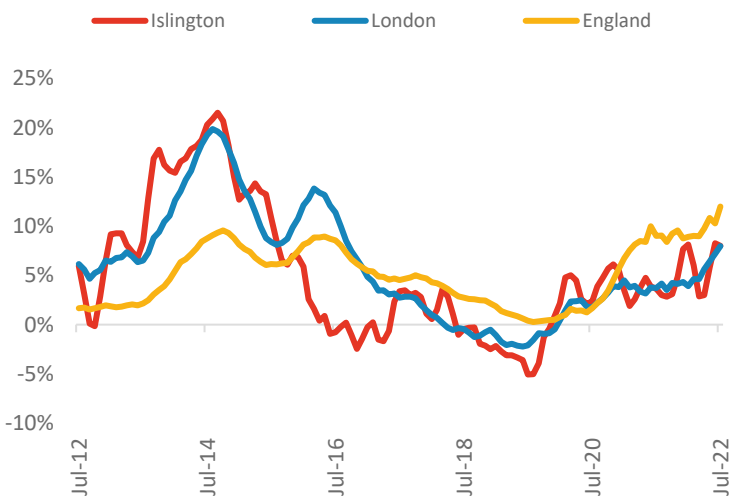


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £714,120 | 3.0% | 8.0% | 8.3% | 60.7% |
| Transactions | 1,909 | -10.8% | -4.4% | 5.2% | -31.0% |

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Islington grew by 8.0% 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.

Islington house prices are now 73.1% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

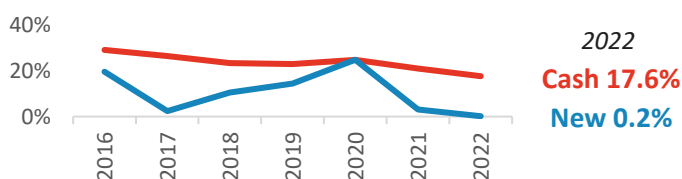
Local prices have fallen by 0.6% in 2022 so far, compared to a fall of 0.9% over the same period last year.

Transactions (May 2022 data)

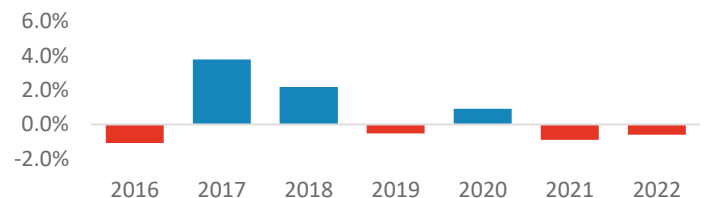
There were 1,909 transactions in Islington during the 12 months to May 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Islington have fallen by 33.6% since 2014, compared to changes of -28.5% for London and -14.9% for England.

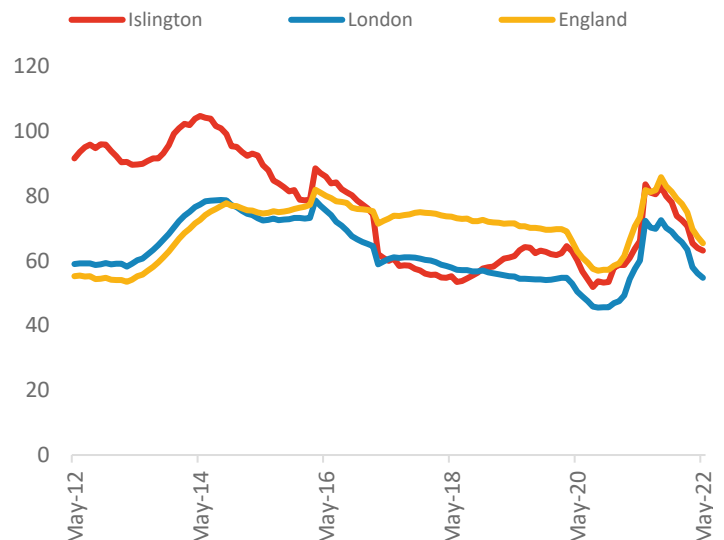
Cash and New Build Sales as % of Total, by Year*



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



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.