

# February 2023 Housing Market Report

## Islington

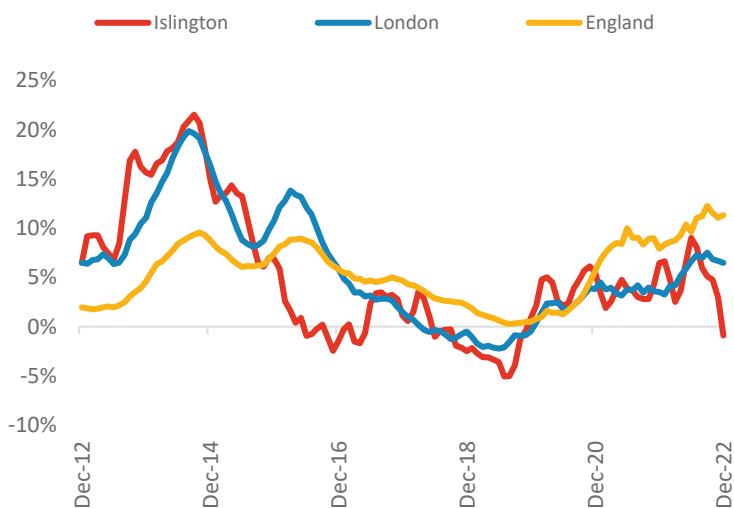
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	Current level	3 month	Annual	5 year	10 year
House prices	£683,288	-2.5%	-0.9%	9.5%	55.2%
Transactions	1,772	2.9%	-27.2%	2.0%	-38.9%

### House Prices (December 2022 data)

#### Annual Change in House Prices



House prices in Islington fell by 0.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Islington house prices are now 70.6% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

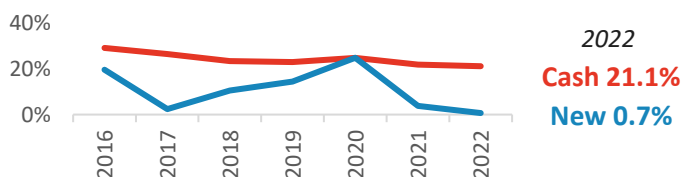
Local prices have fallen by 0.9% in 2022 so far, compared to growth of 6.4% over the same period last year.

### Transactions (October 2022 data)

There were 1,772 transactions in Islington during the 12 months to October 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Islington have fallen by 38.4% since 2014, compared to changes of -35.3% for London and -22.8% for England.

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

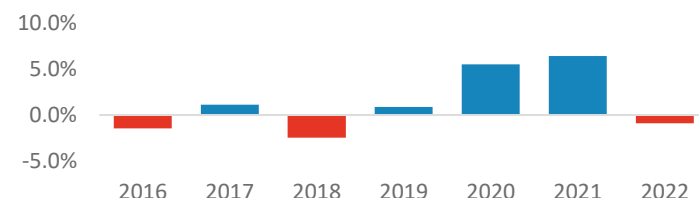


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 December



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

