

# February 2023 Housing Market Report

## Lambeth

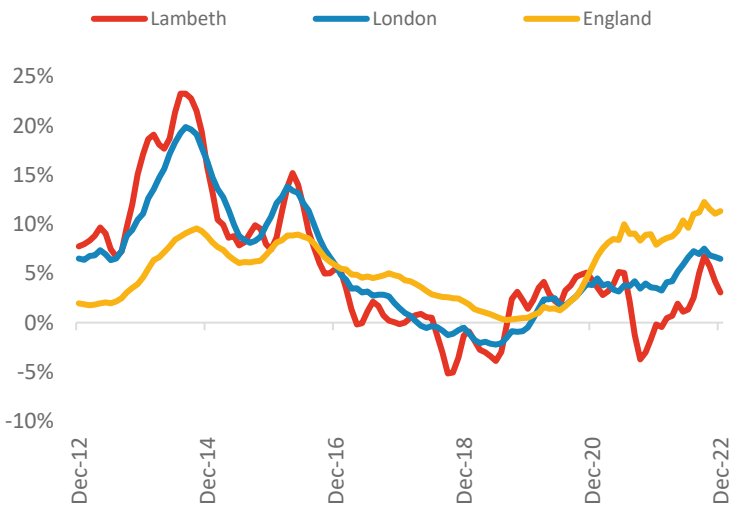
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	Current level	3 month	Annual	5 year	10 year
House prices	£553,850	-0.1%	3.1%	7.4%	64.9%
Transactions	3,274	4.1%	-29.2%	-14.0%	-16.6%

### House Prices (December 2022 data)

#### Annual Change in House Prices



House prices in Lambeth grew by 3.1% 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.

Lambeth house prices are now 74.2% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

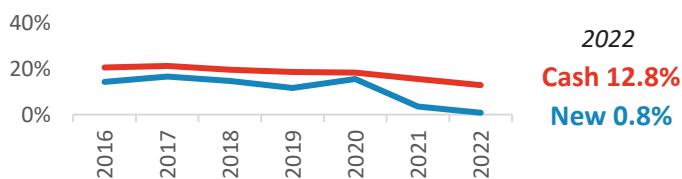
Local prices have grown by 3.1% in 2022 so far, compared to a fall of 0.2% over the same period last year.

### Transactions (October 2022 data)

There were 3,274 transactions in Lambeth during the 12 months to October 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Lambeth have fallen by 34.2% 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\*

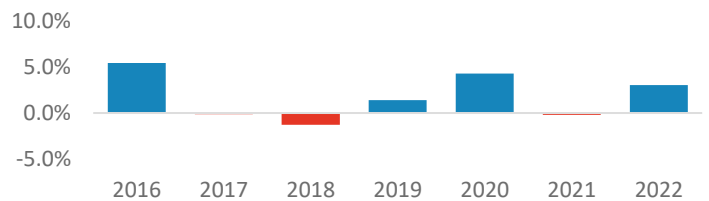


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

