

# May 2023 Housing Market Report

## Greenwich

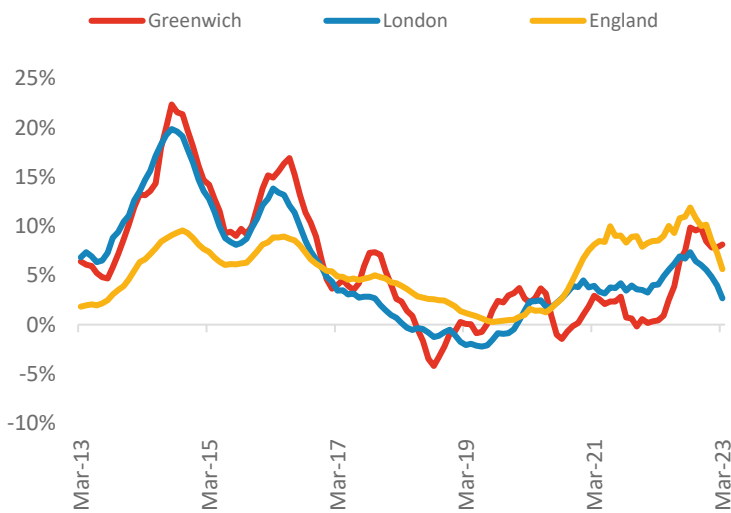
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	Current level	3 month	Annual	5 year	10 year
House prices	£447,837	0.8%	8.2%	14.4%	81.0%
Transactions	2,604	-3.6%	-25.5%	-25.3%	-6.0%

### House Prices (March 2023 data)

#### Annual Change in House Prices



House prices in Greenwich grew by 8.2% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in London grew by 2.7% over the same period.

Greenwich house prices are now 84.3% above their previous peak in 2007, compared to +77.9% for London and +57.9% across England.

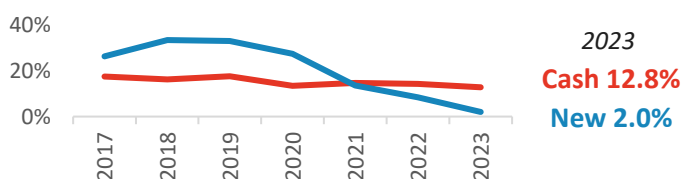
Local prices have grown by 0.8% in 2023 so far, compared to growth of 1.1% over the same period last year.

### Transactions (January 2023 data)

There were 2,604 transactions in Greenwich during the 12 months to January 2023. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Greenwich have fallen by 43.7% since 2014, compared to changes of -33.0% for London and -22.4% for England.

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

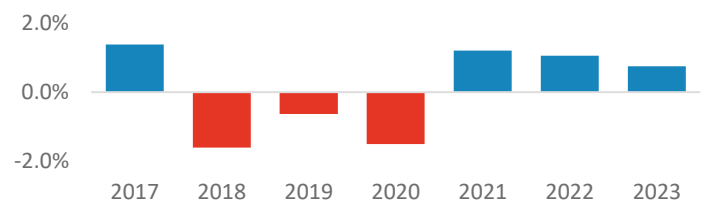


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 March



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

