

May 2023 Housing Market Report

Wandsworth

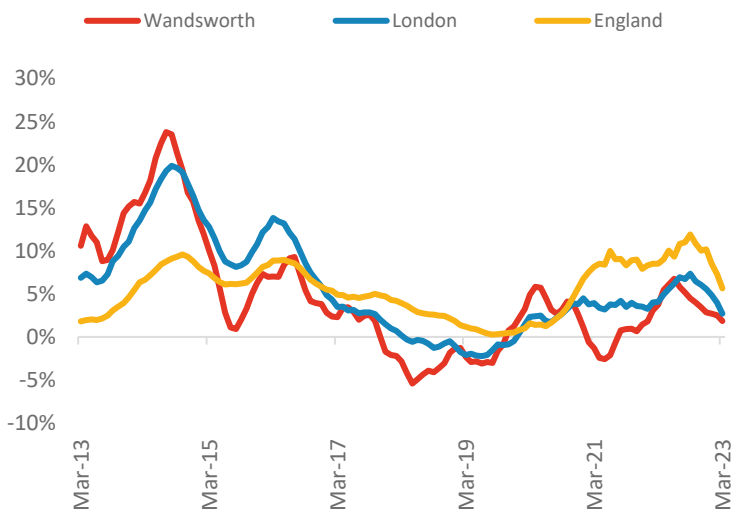
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	Current level	3 month	Annual	5 year	10 year
House prices	£629,588	-1.5%	1.8%	6.8%	45.9%
Transactions	4,561	-3.3%	-20.1%	-10.5%	-14.5%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Wandsworth grew by 1.8% 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.

Wandsworth house prices are now 61.0% above their previous peak in 2007, compared to +77.9% for London and +57.9% across England.

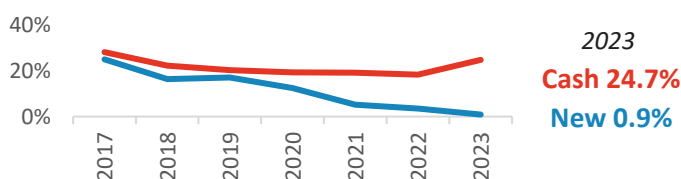
Local prices have fallen by 1.5% in 2023 so far, compared to a fall of 0.5% over the same period last year.

Transactions (January 2023 data)

There were 4,561 transactions in Wandsworth during the 12 months to January 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wandsworth have fallen by 24.8% 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*

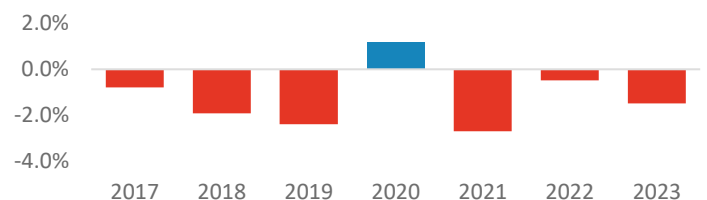


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

