

August 2023 Housing Market Report

Hillingdon

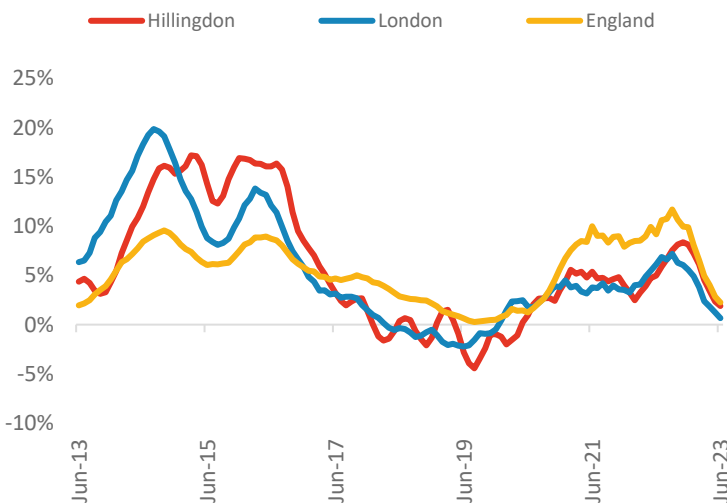


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	Current level	3 month	Annual	5 year	10 year
House prices	£456,679	-1.1%	1.9%	10.6%	70.3%
Transactions	2,452	-10.0%	-23.6%	-26.6%	-22.7%

House Prices (June 2023 data)

Annual Change in House Prices



House prices in Hillingdon grew by 1.9% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in London grew by 0.7% over the same period.

Hillingdon house prices are now 71.5% above their previous peak in 2007, compared to +77.1% for London and +56.6% across England.

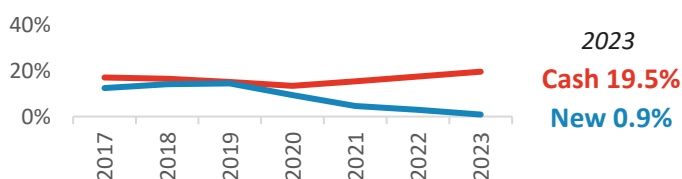
Local prices have fallen by 3.3% in 2023 so far, compared to growth of 2.6% over the same period last year.

Transactions (April 2023 data)

There were 2,452 transactions in Hillingdon during the 12 months to April 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hillingdon have fallen by 36.0% since 2014, compared to changes of -36.4% for London and -26.4% for England.

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

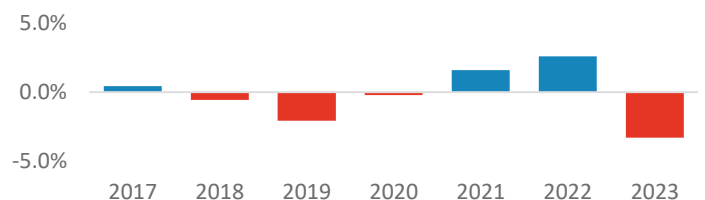


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 June



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

