

# October 2023 Housing Market Report

## Hackney

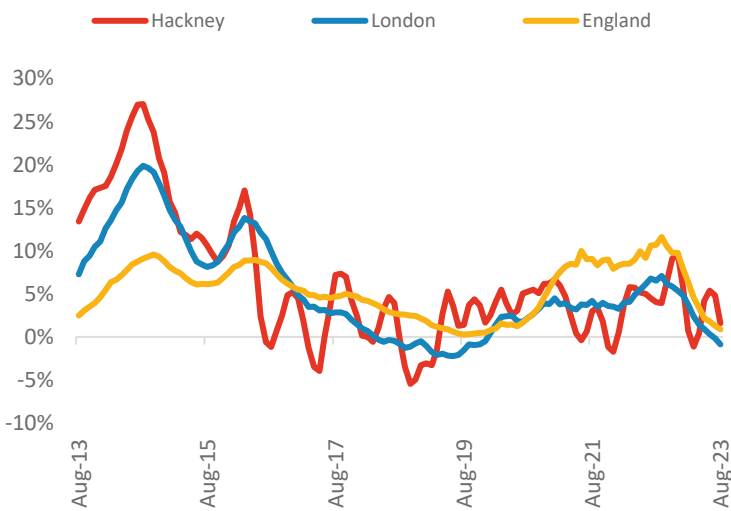


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	Current level	3 month	Annual	5 year	10 year
House prices	£632,099	0.7%	1.6%	16.2%	72.9%
Transactions	1,869	-9.3%	3.7%	-13.7%	-31.8%

### House Prices (August 2023 data)

#### Annual Change in House Prices



House prices in Hackney grew by 1.6% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 0.9% over the same period.

Hackney house prices are now 95.6% above their previous peak in 2007, compared to +78.7% for London and +58.4% across England.

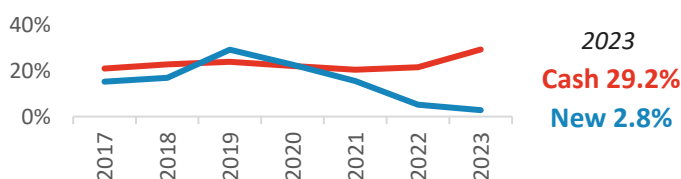
Local prices have grown by 0.7% in 2023 so far, compared to growth of 8.8% over the same period last year.

### Transactions (June 2023 data)

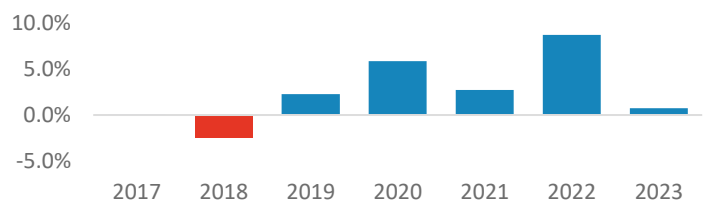
There were 1,869 transactions in Hackney during the 12 months to June 2023. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hackney have fallen by 35.9% since 2014, compared to changes of -39.6% for London and -29.7% for England.

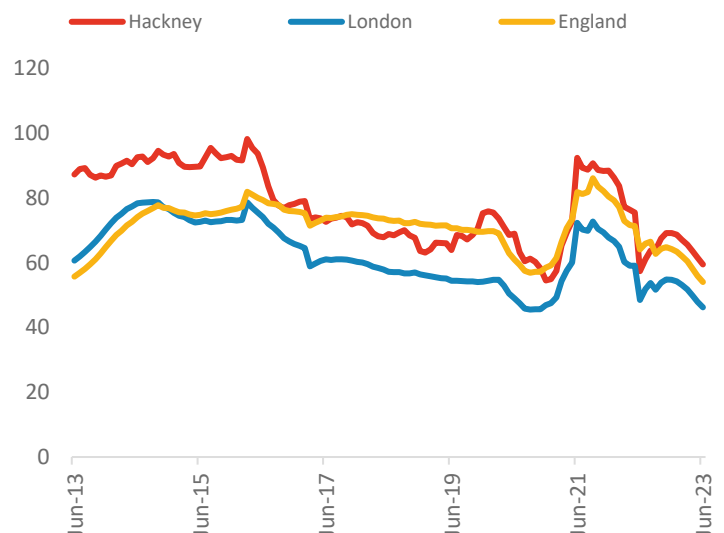
#### Cash and New Build Sales as % of Total, by Year\*



#### Year-To-Date Change in House Prices, December to August



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



\* 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.