

## Hammersmith and Fulham

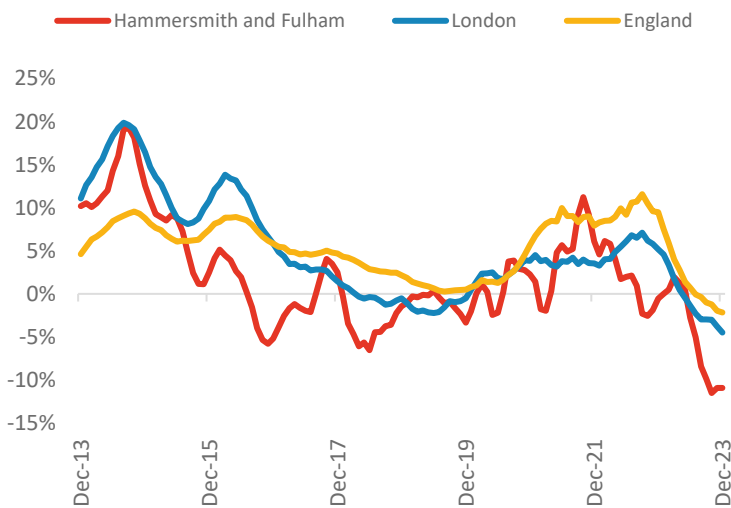


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	Current level	3 month	Annual	5 year	10 year
House prices	£664,767	-6.3%	-10.9%	-7.1%	2.7%
Transactions	1,678	-7.7%	-17.7%	-27.4%	-42.2%

### House Prices (December 2023 data)

#### Annual Change in House Prices

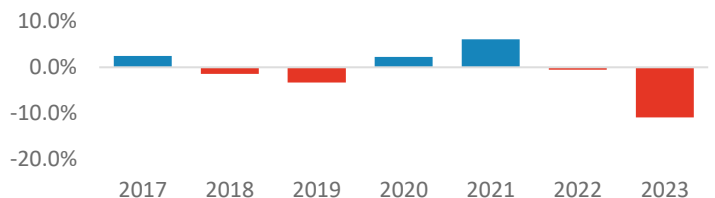


House prices in Hammersmith and Fulham fell by 10.9% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in London fell by 4.5% over the same period.

Hammersmith and Fulham house prices are now 32.8% above their previous peak in 2007, compared to +71.5% for London and +55.8% across England.

Local prices have fallen by 10.9% in 2023 so far, compared to a fall of 0.5% over the same period in 2022.

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

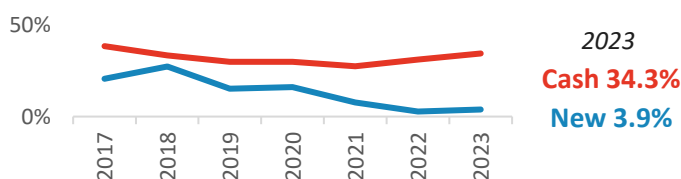


### Transactions (October 2023 data)

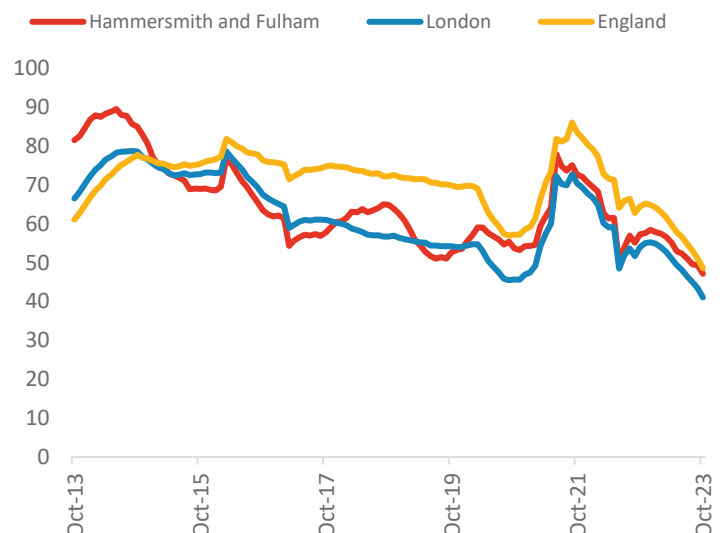
There were 1,678 transactions in Hammersmith and Fulham during the 12 months to October 2023. This is 47% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hammersmith and Fulham have fallen by 41.5% since 2014, compared to changes of -46.3% for London and -36.8% for England.

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



#### 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.