

Croydon

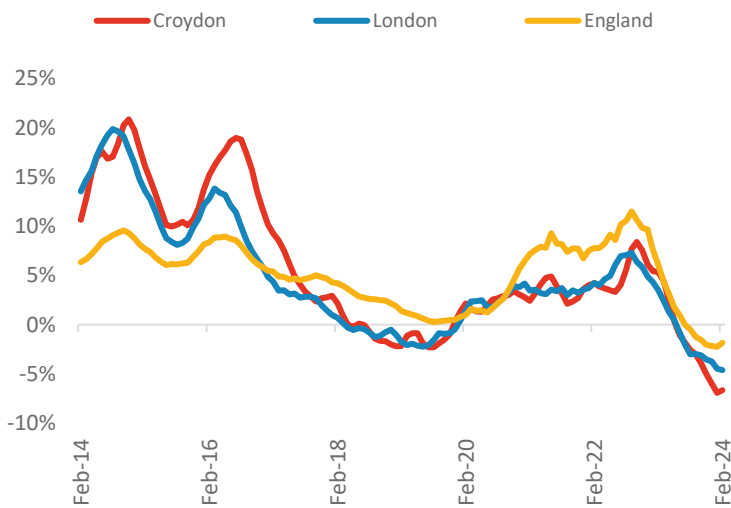
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £394,025 | -1.8% | -6.7% | 7.2% | 56.5% |
| Transactions | 2,781 | -17.7% | -37.7% | -33.6% | -42.7% |

House Prices (February 2024 data)

Annual Change in House Prices



House prices in Croydon fell by 6.7% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 4.6% over the same period.

Croydon house prices are now 57.8% above their previous peak in 2007, compared to +70.2% for London and +52.9% across England.

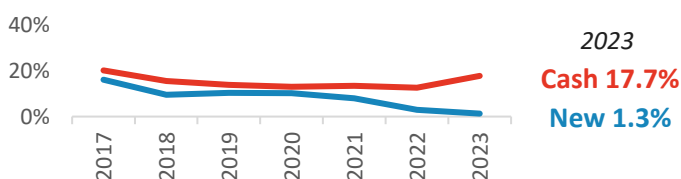
Local prices have fallen by 0.6% in 2024 so far, compared to growth of 0.1% over the same period in 2023.

Transactions (December 2023 data)

There were 2,781 transactions in Croydon during the 12 months to December 2023. This is 37% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Croydon have fallen by 53.7% since 2014, compared to changes of -50.4% for London and -41.2% for England.

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

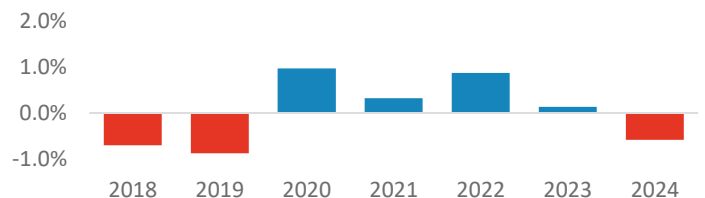


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 February



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

