

Lewisham

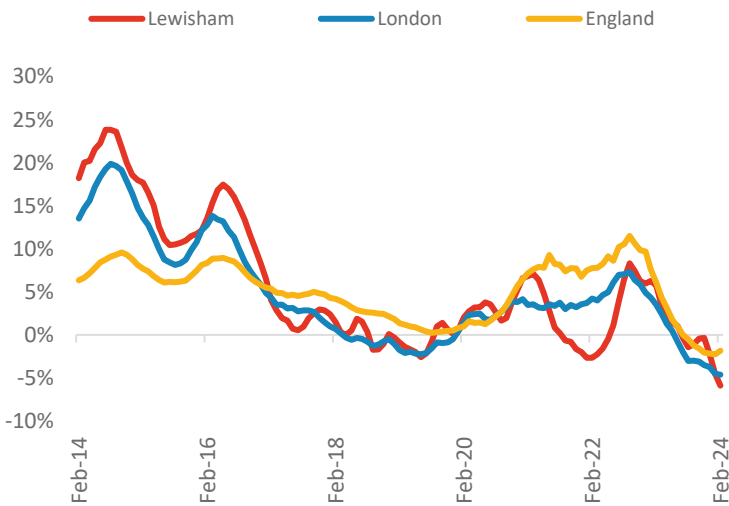
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£418,927	-5.4%	-5.9%	5.6%	47.7%
Transactions	2,112	-17.0%	-38.0%	-36.9%	-49.9%

House Prices (February 2024 data)

Annual Change in House Prices

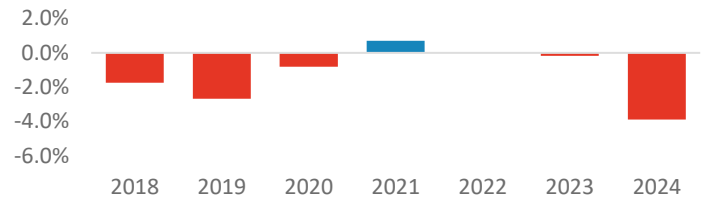


House prices in Lewisham fell by 5.9% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 4.6% over the same period.

Lewisham house prices are now 75.9% above their previous peak in 2007, compared to +70.2% for London and +52.9% across England.

Local prices have fallen by 3.9% in 2024 so far, compared to a fall of 0.2% over the same period in 2023.

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

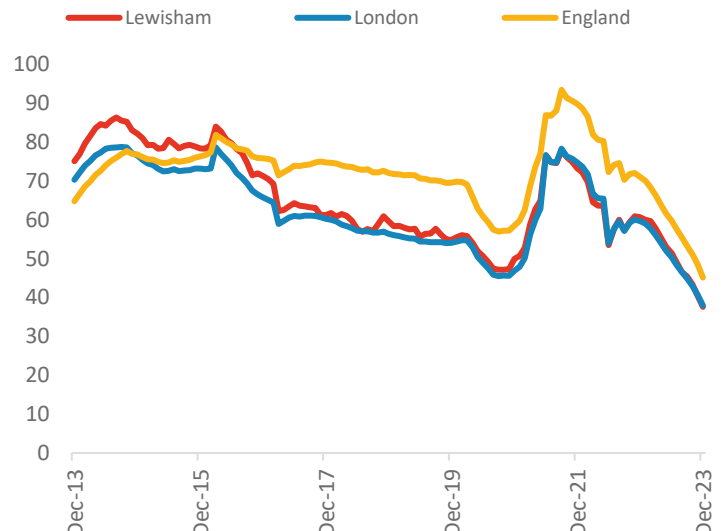


Transactions (December 2023 data)

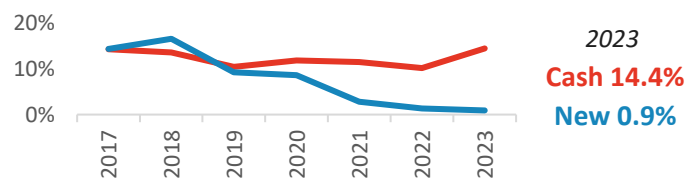
There were 2,112 transactions in Lewisham during the 12 months to December 2023. This is 38% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Lewisham have fallen by 54.2% since 2014, compared to changes of -50.4% for London and -41.2% for England.

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



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.