October 2026 Housing Market Report

Barking and Dagenham

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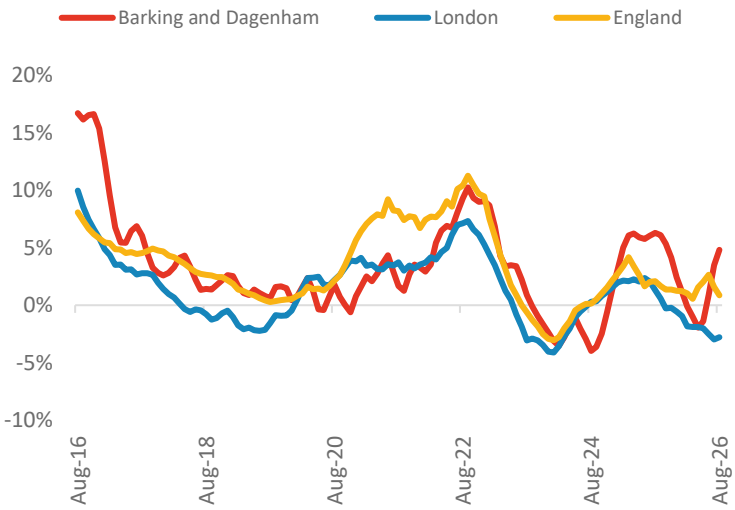
	Current level	3 month	Annual	5 year	10 year
House prices	£369,881	4.1%	4.8%	18.0%	32.1%
Transactions	1,305	1.4%	-11.8%	-33.9%	-47.2%

House Prices (August 2026 data)

Annual Change in House Prices

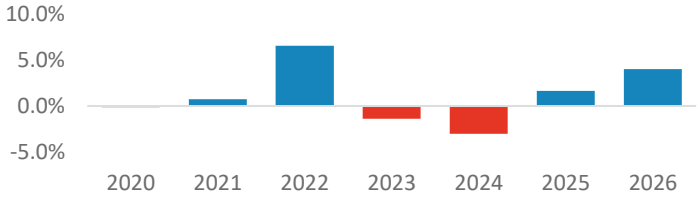


House prices in Barking and Dagenham grew by 4.8% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 2.8% over the same period.

Barking and Dagenham house prices are now 86.1% above their previous peak in 2007, compared to +72.9% for London and +59.3% across England.

Local prices have grown by 4.0% in 2026 so far, compared to growth of 1.6% over the same period in 2025.

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

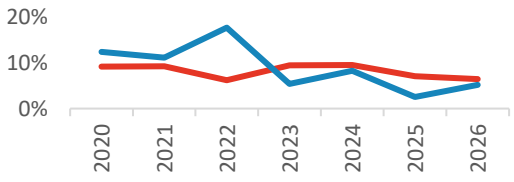


Transactions (June 2026 data)

There were 1,305 transactions in Barking and Dagenham during the 12 months to June 2026. This is 38% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

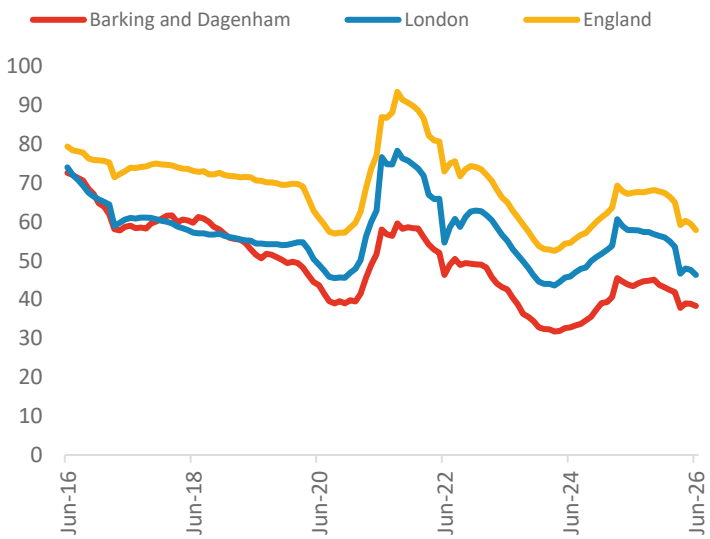
Transactions in Barking and Dagenham have fallen by 42.2% since 2014, compared to changes of -39.5% for London and -24.7% for England.

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



2026
Cash 6.5%
New 5.2%

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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright