October 2026 Housing Market Report

Lewisham

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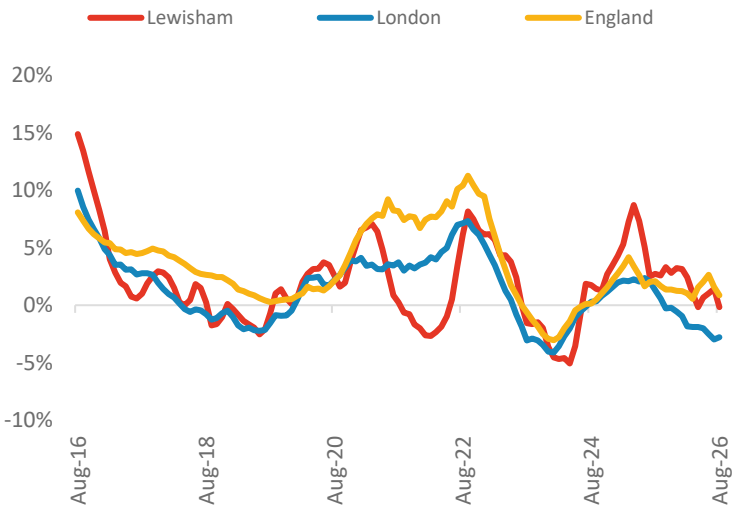
	Current level	3 month	Annual	5 year	10 year
House prices	£486,416	**-1.2%**	**-0.2%**	**9.1%**	**12.7%**
Transactions	2,722	**0.7%**	**-17.4%**	**-36.7%**	**-39.2%**

House Prices (August 2026 data)

Annual Change in House Prices

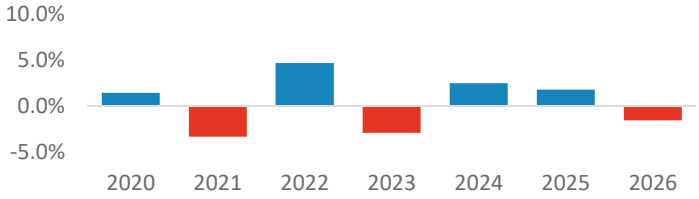


House prices in Lewisham fell by 0.2% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 2.8% over the same period.

Lewisham house prices are now 90.0% above their previous peak in 2007, compared to +72.9% for London and +59.3% across England.

Local prices have fallen by 1.6% in 2026 so far, compared to growth of 1.8% over the same period in 2025.

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

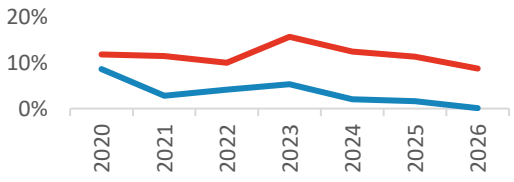


Transactions (June 2026 data)

There were 2,722 transactions in Lewisham during the 12 months to June 2026. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

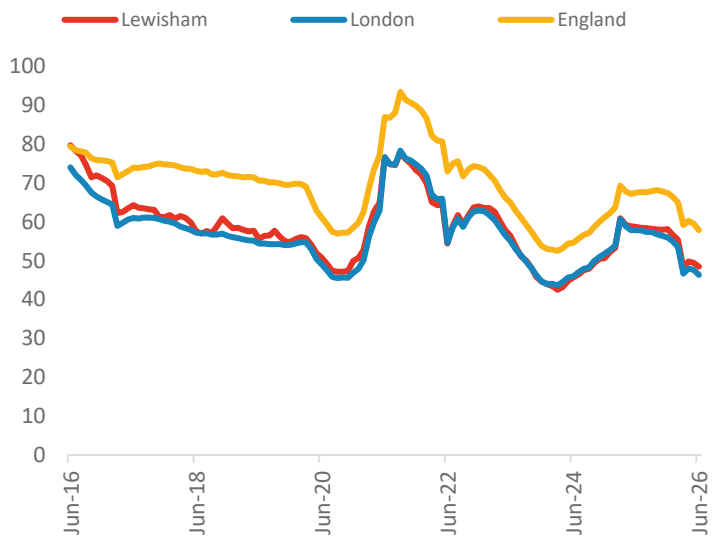
Transactions in Lewisham have fallen by 41.0% since 2014, compared to changes of -39.5% for London and -24.7% for England.

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



2026
Cash 8.7%
New 0.1%

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