

Title	Real Estate Market		
Subject	Housing		
Description	median house prices by district		
Publisher	Department of Communities and Local Gov		
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Coverage	England and Wales, London, City (6 Host B		
Rights	Department of Communities and Local Gov		

Table 586 Housing market: median house prices based on Land Registry data, by district, from 1996¹⁻⁵

ONS Codes		1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	£
727	ENGLAND AND WALES	57,000	60,000	65,000	73,000	80,000	90,000	110,000	130,000	150,000	157,500	166,500	175,950	170,048	169,000	182,000	
64	ENGLAND	57,500	60,000	66,250	74,000	82,000	92,000	114,000	132,500	151,500	159,950	168,500	178,000	174,000	170,000	185,000	
220	WALES	45,500	47,950	49,750	53,500	56,500	59,995	70,000	87,500	115,000	125,000	132,500	140,000	135,000	133,000	135,000	
A	NORTH EAST	44,500	47,000	48,000	50,000	52,000	54,950	60,000	77,000	95,000	108,000	119,000	122,000	120,000	120,000	122,000	
B	NORTH WEST	46,500	49,000	50,500	53,950	56,250	59,995	70,000	85,000	107,000	118,000	127,000	134,750	129,950	130,000	130,000	
D	YORKSHIRE AND THE HUMBER	46,950	49,000	50,000	53,000	56,000	59,950	70,000	87,500	110,000	119,950	128,950	135,000	130,000	130,000	135,000	
E	EAST MIDLANDS	47,500	50,500	53,900	57,750	61,950	70,000	85,000	107,000	126,000	132,000	137,000	144,950	138,000	135,000	139,500	
F	WEST MIDLANDS	51,450	54,950	57,500	61,000	67,000	75,950	89,950	110,000	128,000	134,000	142,250	147,000	142,000	142,000	147,000	
G	EAST	58,950	63,950	69,000	76,000	86,950	99,950	125,000	145,995	163,500	170,000	178,000	190,000	186,000	175,000	195,000	
J	SOUTH EAST	68,500	74,950	83,000	92,500	112,000	126,000	148,000	169,950	185,000	192,500	203,000	220,000	215,000	203,000	229,000	
K	SOUTH WEST	57,500	60,000	66,950	74,126	85,000	96,500	123,000	145,000	165,000	170,000	178,650	190,950	185,000	175,000	190,000	
H	LONDON	77,000	86,000	97,000	118,000	138,425	155,000	181,000	200,000	220,000	230,000	245,000	265,000	260,000	250,000	288,000	
1B	Inner London	87,000	100,000	116,500	143,000	169,950	185,000	215,000	225,000	240,000	250,000	275,000	312,500	314,000	323,226	350,000	
00AG	Camden	128,000	145,000	160,000	190,000	237,500	249,999	277,000	275,000	305,000	325,000	360,000	410,000	440,000	420,000	475,000	
00AA	City of London	122,500	136,450	170,000	180,000	203,000	240,000	253,500	285,000	300,000	310,000	341,000	405,001	366,250	416,500	440,000	
00AM	Hackney	66,000	76,995	87,500	112,975	135,000	160,000	180,000	194,000	213,000	220,000	247,500	265,000	265,000	275,000	292,500	
00AN	Hammersmith	119,950	135,000	157,500	189,950	220,000	245,000	265,000	277,500	300,000	324,000	350,000	415,000	435,000	420,000	455,000	
00AP	Haringey	71,850	81,000	91,500	110,000	130,750	150,000	180,000	192,000	213,600	225,000	239,000	268,000	255,000	250,000	290,000	
00AU	Islington	100,875	119,000	145,000	170,000	198,000	215,000	245,000	246,250	250,000	270,000	297,660	347,500	350,000	345,000	385,000	
00AW	Kensington	195,000	225,000	245,000	283,998	340,000	360,000	400,000	405,375	450,000	465,000	525,000	650,000	700,000	675,000	750,000	
00AY	Lambeth	74,000	85,000	100,000	121,000	156,003	172,000	195,000	202,500	220,000	230,000	245,750	280,000	275,000	275,000	302,500	
00AZ	Lewisham	57,200	63,950	71,200	82,000	100,000	120,000	145,000	165,000	180,000	185,000	203,000	225,000	227,000	215,000	235,000	
00BB	Newham	50,000	56,000	63,500	71,500	91,500	110,000	140,500	172,000	186,998	197,000	211,000	230,000	236,000	198,000	220,000	
00BE	Southwark	71,700	85,000	99,000	122,500	155,000	180,000	190,000	209,000	222,500	237,500	247,500	276,000	280,000	285,000	315,000	
00BG	Tower Hamlets	77,000	95,000	115,000	140,000	162,500	182,500	200,000	210,000	230,000	235,548	249,000	290,000	291,000	288,000	305,000	
00BJ	Wandsworth	93,500	108,000	125,000	155,000	182,000	204,000	235,000	242,000	260,000	277,475	314,000	356,000	350,000	350,000	379,950	
00BK	Westminster	135,000	163,000	180,000	220,000	250,000	280,000	317,500	325,500	350,000	380,000	415,000	475,000	495,000	499,975	585,000	
1C	Outer London	73,500	80,000	90,000	106,000	125,000	140,000	168,500	190,000	210,000	218,000	230,000	249,000	248,000	235,000	250,000	
00AB	Barking and Dagenham	49,600	53,500	59,995	65,000	78,000	89,000	115,000	140,000	160,000	163,000	168,000	185,000	190,000	160,000	171,000	
00AC	Barnet	87,309	100,000	114,000	135,000	159,950	174,011	209,000	235,000	249,950	250,000	275,000	295,000	280,000	290,000	326,000	
00AD	Bexley	65,000	71,000	79,000	86,000	99,000	116,000	139,000	163,000	175,000	183,500	195,000	212,000	210,000	196,000	215,000	
00AE	Brent	72,770	83,500	96,000	111,750	138,000	157,500	187,000	214,700	225,000	241,250	249,999	283,000	277,500	275,000	283,000	
00AF	Bromley	80,000	86,500	99,500	115,500	135,000	152,000	177,500	205,000	225,000	230,000	242,500	260,000	250,000	249,000	275,000	
00AH	Croydon	64,000	70,500	78,500	88,500	109,000	126,000	151,000	172,000	186,000	195,000	206,000	223,000	228,000	200,500	220,000	
00AJ	Ealing	80,000	90,000	103,000	125,000	145,000	162,950	190,000	212,000	232,000	237,500	249,000	272,000	270,000	258,600	279,950	
00AK	Enfield	70,000	78,000	85,000	94,000	114,000	129,500	153,000	180,000	193,000	200,000	210,000	234,000	234,000	225,000	240,000	
00AL	Greenwich	63,995	66,000	75,000	90,000	106,950	122,000	149,995	169,500	180,000	199,995	209,000	224,000	232,000	220,000	245,000	
00AQ	Harrow	82,500	94,100	107,950	124,000	147,000	165,000	197,475	230,000	245,000	249,000	250,000	280,000	275,000	250,000	292,000	
00AR	Havering	68,500	74,000	83,000	90,000	110,000	122,000	144,950	174,000	188,000	195,000	205,000	223,000	222,000	199,995	220,000	
00AS	Hillingdon	72,750	79,950	89,000	104,000	125,000	140,000	167,000	191,000	210,000	219,000	230,000	245,000	246,000	230,000	249,999	
00AT	Hounslow	73,000	80,000	95,000	112,950	130,000	148,000	174,775	199,950	215,000	220,000	235,995	249,999	249,000	240,000	249,950	
00AX	Kingston upon Thames	86,000	94,950	109,950	129,950	153,950	170,000	198,000	215,000	235,000	239,950	250,000	290,000	285,000	270,000	300,500	
00BA	Merton	79,950	84,973	96,975	120,000	139,950	160,000	185,000	200,000	225,000	233,000	242,053	264,950	264,000	250,000	289,975	
00BC	Redbridge	71,000	76,500	85,000	97,000	119,000	137,525	169,000	195,500	220,000	227,000	240,000	250,000	250,000	230,000	250,000	
00BD	Richmond upon Thames	118,000	135,000	157,000	182,000	218,000	226,000	249,950	269,000	292,000	300,000	330,000	382,500	373,961	377,750	400,000	
00BF	Sutton	68,500	74,950	85,000	97,500	119,000	132,000	156,000	175,000	188,000	200,000	210,000	233,500	231,500	210,000	235,000	
00BH	Waltham Forest	56,000	62,000	71,000	79,995	96,000	118,000	149,375	172,500	188,000	199,000	215,000	240,000	234,000	212,000	230,000	
Notes on the above table:																	
1.	The "median" property price is determined by ranking all property prices in ascending order. The median is the mid-point of this ranking with 50 per cent of prices below the median and 50 per cent above.																
2.	Excluded from the above figures are sales at less than market price (eg Right To Buy), sales below £1,000 and sales above £20m.																
3.	The above layout for presenting local authority figures is based on Office for National Statistics guidelines.																
4.	The districts, unitary authorities and counties listed above are based on 1 April 2009 boundaries. Some earlier figures for newly formed local authorities are missing and will be added at a later stage.																
5.	Data for 1996 are not available for the Welsh local authorities.																