

South East London

housing partnership

Housing Market Trends Bulletin

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1.0 Executive Summary Tables

The Market Trends Bulletin allows comparison of data from various sources. We have included the data published in the Rightmove and Findaproperty Indices, but have also downloaded and analysed actual advertised house prices and rents in the sub-region. The following tables show a summary of these:

Advertised prices in October 2011 Rightmove House Price Index
(From table 3.1A and 3.2B)

	Average price	Monthly Change	Annual Change
National	£239,672	2.80%	1.20%
Greater London	£450,210	5.20%	7.50%
Bexley	£218,636	3.60%	-0.20%
Bromley	£341,401	2.30%	4.80%
Greenwich	£284,281	3.60%	4.50%
Lewisham	£354,879	4.70%	4.60%
Southwark	£417,673	6.00%	4.60%

Rents in October 2011 Findaproperty Rental Index
(From section 3.3)

London	Sept-11
Avg. Rental Asking Price	£2,075 pm
Annual Rental % Change	14.1%
Quarterly Rental % Change	4.9%

Average prices in South East London and Lambeth (downloaded and analysed in October 2011, from August 2011 Hometrack data)
(From table 4.1B)

Borough	Overall
Bexley	£232,027
Bromley	£344,463
Greenwich	£284,583
Lambeth	£381,016
Lewisham	£277,299
Southwark	£377,936

Note: The first table is advertised prices where as this table is based on a combination of land registry, mortgage approval data and surveyor valuations.

Advertised monthly 2-bedroom private sector rents in April, in South East London and Lambeth

(downloaded and analysed in October 2011, from findaproperty.com)
(From table 4.2A)

Borough	Size	Lower Quartile	Median	Upper Quartile	Mean	Count
Bexley	2	795	850	875	840	107
Bromley	2	900	1050	1250	1087	288
Greenwich	2	1100	1396	1695	1447	356
Lewisham	2	1000	1152	1400	1249	303
Southwark	2	1400	1696	2152	1932	1108
Lambeth	2	1261	1500	1739	1641	893

On average across the SE London sub region there has been about a 6% increase in rents over the past 6 months.

Weekly room rents in South East London and Lambeth, October 2011

(downloaded and analysed in April 2011, from sparerroom.co.uk)
(From table 4.3A)

Borough/ Postcode	Lower quartile	Median	Upper quartile	Mean	Count
Bexley	90	100	110	104	66
Bromley	92	103	115	105	153
Greenwich	92	109	126	112	206
Lewisham	97	110	126	114	276
Southwark	120	141	172	157	362
Lambeth	115	137	160	150	401

2.0 Introduction

The increasing complexity of the housing market makes it important for housing strategists and policy makers to understand what is happening locally so they can plan responses to changes in housing supply and demand.

This bulletin of market trends provides an understanding of house prices and private sector rents movements. It is produced by the Housing Strategy and Partnerships Team, Southwark Council. We provide these bulletins quarterly for Southwark and twice a year for the South East London sub-region¹. We address market trends nationally, London-wide and locally/across the sub-region, broken down by postcode areas and wards.

Data has mainly been obtained from the secondary sources listed in the table:

Data source	Used for	Dates covered	Restrictions
Rightmove	National and regional house sales data analysis	Based on properties put on sale on Rightmove between around the 7 th of the month prior to the title month and around the 10th of the title month.	<ul style="list-style-type: none"> - Based on advertised prices not achieved prices. - Covers approximately 90% of the national sales market.
Hometrack's Realdemand system	Southwark and sub-regional house sales.	Hometrack provide data 2 months in arrears of when the Bulletin is due. i.e. when doing January's bulletin Hometrack supply data up until month ending November of the previous year. The date we give in this bulletin is the date we downloaded data.	It is based on a combination of land registry, mortgage approval data and surveyor valuations, over the 6 months prior to the date.
RICS residential lettings survey	National and regional rents data analysis.	The RICS document is published two months prior to our publication date. This data is for the 3 months leading up to the RICS title date.	This data is based on surveys of lettings agents, some rents will not go through lettings agents. Some of this data is the perceptions of lettings agents. No actual rent figures are given and these are hard to find.
Findaproperty.com	Southwark and sub-regional rents data, excluding rooms.	Advertisements for rental property are downloaded and analysed at the end of the quarter.	<ul style="list-style-type: none"> - Data samples can be small for particular property types. - The data is advertised data, not rent levels actually achieved - This is based on a large sample
Spareroom.co.uk	Southwark and sub regional rents rooms data		

¹ The South East London sub-region consists of the boroughs Bexley, Bromley, Greenwich, Southwark and Lewisham

A high level of attention has been paid to the accuracy and reliability of data. Information from external sources will include citation. The intention is to provide a regular source of data that provides up to date market intelligence and identifies trends in market movement to inform development planning, as well as decision-making in other areas of housing activity.

We are interested in any views you might have on the content of these bulletins. Many different charts and graphs are available on demand. Please contact us if there is something that you need by emailing housingstrategy2@southwark.gov.uk.

3.0 National and London Housing Market

This section looks at the housing market on a national scale. It gives an overview of the trends in the national market for prices and rents.

3.1 National Prices

(www.rightmove.co.uk, The Right Move House Price Index, October 2011)

- Rightmove reported that the national rise in asking prices of 2.8% over the last month hides “the widest ever price gulf between the north and south”.
- Asking prices in the south rose by 4.8% whilst in the north they fell by 0.7%.
- Average prices in the north (£164,347) were about half the prices in the south (£336,743).

Table 3.1A - National and regional property prices, October 2011

Region	Avg. Price Oct 11	Avg. Price Sept 11	Monthly Change	Avg. Price Oct 10	Annual Change
Greater London	£450,210	£427,889	5.2%	£418,778	7.5%
South East	£317,055	£303,409	4.5%	£304,792	4.0%
South West	£262,675	£252,020	4.2%	£259,744	1.1%
East Anglia	£227,549	£218,322	4.2%	£221,336	2.8%
West Midlands	£185,695	£186,342	-0.3%	£190,624	-2.6%
Wales	£165,597	£166,939	-0.8%	£167,041	-0.9%
North West	£161,797	£163,988	-1.3%	£163,390	-1.0%
East Midlands	£159,341	£164,453	-3.1%	£168,623	-5.5%
Yorkshire & Humberside	£154,498	£153,480	0.7%	£159,959	-3.4%
North	£145,585	£145,430	0.1%	£151,937	-4.2%
National	£239,672	£233,139	2.8%	£236,849	1.2%

Source: Rightmove Survey October 2011

3.2 London Prices

(www.rightmove.co.uk, October 2011)

- The Greater London average price rose 5.2% from £427,889 in September 2011 to £450,210 in October 2011. There was a 7.5% annual average increase. All London boroughs saw an average monthly increase in prices, and all London boroughs except Bexley and Hounslow had a positive annual price increase.
- Comparing annual house price changes in London, there were vast differences between some boroughs. Whilst Brent and Westminster saw prices rise by over 18% in the year, prices in Hounslow fell by 1%.
- The London time on the market was about 92 days which is approximately the same as the national average.

Table 3.2A – The 5 largest monthly rises and lowest rises/falls in average asking price in London in October 2011

London's Top 5 Biggest rise in Average Price	Monthly Change	London's Bottom 5 Biggest Fall / Smallest Rise in Average Price	Monthly Change
Kensington and Chelsea	6.6%	Brent	0.1%
Wandsworth	6.4%	Kingston-upon-Thames	2.2%
Havering	6.4%	Bromley	2.3%
Croydon	6.3%	Merton	3.0%
Hammersmith and Fulham/ Haringey	6.2%	Hackney	3.1%

Source: Rightmove House Price Index October 2011

Kensington and Chelsea had the highest percentage monthly rise in average price of 6.6%. Brent saw the smallest average increase (0.1%). All five south east London boroughs saw monthly average price increases. Of the five boroughs, Bromley saw the smallest monthly house price rise (2.3%) and Southwark the largest (6.0%).

On annual price increases Brent had the highest annual change at 18.5%. Hounslow saw average prices fall by -1.0%. In the sub-region the borough with the highest annual increase was Bromley at 4.8%. Bexley saw prices decrease the most at -0.2% and according to Rightmove, now has the lowest average property prices in London.

Table 3.2B – Average prices and price changes in London Boroughs in October 2011

Borough	Avg. Price Oct 11	Avg. Price Sept 11	Monthly Change	Avg. Price Oct 10	Annual Change
Kensington and Chelsea	£1,917,895	£1,798,547	6.6%	£1,825,664	5.1%
City of Westminster	£1,362,985	£1,314,396	3.7%	£1,152,784	18.2%
Camden	£840,007	£794,320	5.8%	£740,502	13.4%
Hammersmith and Fulham	£800,984	£754,053	6.2%	£697,616	14.8%
Kingston-upon-Thames	£619,285	£605,738	2.2%	£580,334	6.7%
Brent	£604,816	£603,934	0.1%	£510,303	18.5%
Richmond-upon-Thames	£630,871	£602,856	4.6%	£582,900	8.2%
Wandsworth	£608,956	£572,375	6.4%	£536,720	13.5%
Islington	£624,246	£601,151	3.8%	£596,340	4.7%
Barnet	£526,880	£502,585	4.8%	£492,254	7.0%
Hounslow	£486,712	£467,952	4.0%	£491,824	-1.0%
Haringey	£490,986	£462,308	6.2%	£445,116	10.3%
Hackney	£511,801	£496,453	3.1%	£493,300	3.8%
Lambeth	£453,970	£427,769	6.1%	£416,693	8.9%
Merton	£441,283	£428,439	3.0%	£409,547	7.7%
Ealing	£443,829	£426,249	4.1%	£413,318	7.4%
Tower Hamlets	£418,521	£399,887	4.7%	£402,157	4.1%
Southwark	£417,673	£393,986	6.0%	£399,352	4.6%
Bromley	£341,401	£333,872	2.3%	£325,728	4.8%
Lewisham	£354,879	£338,845	4.7%	£339,239	4.6%
Sutton	£349,352	£334,734	4.4%	£331,327	5.4%
Hillingdon	£360,694	£347,106	3.9%	£357,513	0.9%
Enfield	£342,454	£327,765	4.5%	£335,883	2.0%
Harrow	£345,629	£329,659	4.8%	£329,570	4.9%
Waltham Forest	£298,208	£284,374	4.9%	£285,498	4.5%
Redbridge	£297,121	£284,121	4.6%	£283,185	4.9%
Croydon	£288,465	£271,470	6.3%	£281,516	2.5%
Greenwich	£284,281	£274,357	3.6%	£272,126	4.5%
Havering	£268,099	£251,955	6.4%	£256,025	4.7%
Newham	£245,472	£234,283	4.8%	£230,365	6.6%
Bexley	£218,636	£211,030	3.6%	£219,011	-0.2%
Barking and Dagenham	£223,131	£211,725	5.4%	£218,831	2.0%
Greater London	£450,210	£427,889	5.20%	£418,778	7.50%

Source: Rightmove House Price Index October 2011

3.3 National and London Rents

RICS Residential Lettings Survey, July 2011

Tenants

- Increasing rents were being driven by strong tenant demand although this moderated in the 3 months leading up to July in comparison with previous quarters.
- Demand from tenants remained largely unchanged for houses and flats but tenants still appeared to prefer houses.
- New lettings to private tenants fell by 10% to 66%, since the last quarter. Lettings to social tenants rose to 13% from 8%.

Landlords

- New landlord instructions increased for the second quarter in succession.
- The majority of new instructions continued to come from private individuals (70%) but this reduced slightly in the last quarter (by 4%) with financial institutions and property companies increasing their share of landlord instructions.

Rents

- Rents continued to rise but at a slower rate than recently. Further increases were expected.
- Rental growth was strongest in London and the South .

The Findaproperty Rental Index, October 2011

www.findaproperty.com

Findaproperty have started doing a rental index providing regional comparisons. Key findings from this Index for the UK were:

- Nationally, the average rental price had increased by 1.6% to £890 in the past quarter and had risen every month so far this year
- Rental prices were 4.6% higher, nationally, than a year ago.
- Stock availability had decreased by 0.9% putting average rents under more pressure
- Demand for rental properties remained strong with average time on the market reducing by 10%
- Demand for houses outstripped demand for flats. The asking price for houses rose by 2.1% compared to that of flats which rose by 0.2%. Despite this, yields on flats remain higher
- In London, asking prices rose slowly in the three months prior to the last quarter and rose sharply in the last quarter. Prices are 14.1% higher than in the same quarter last year. The average rental asking price was £2,075 per month and 4.9% higher than the previous quarter.

4.0 South East London Housing Market

In this section we focus on the South East London housing market. We examine prices and rents in detail across small geographic areas such as wards and postcodes and identify the costs of different housing types within these areas.

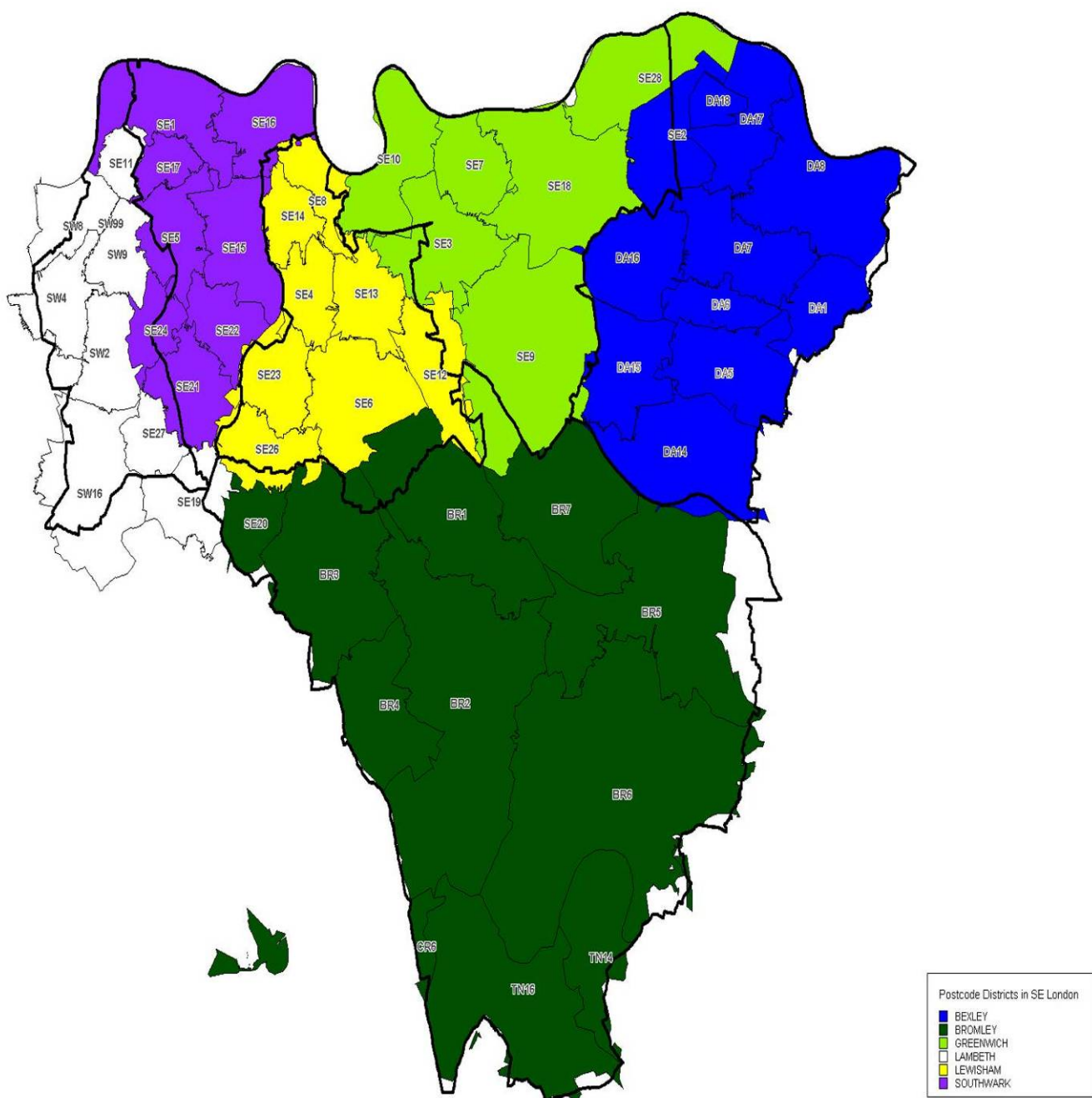
Our information on property prices is taken from Hometrack's Real Demand program and the information on rents is taken from Findaproperty.com. A big difference is that Hometrack measures its areas in wards, whereas Findaproperty.com data is by postcode. It is hard to show how wards and postcodes align. The following table and map shows broadly how areas and postcodes relate to each other:

Postcode	Main Borough	Postcode	Main Borough
DA5	BEXLEY	SE9	GREENWICH
DA14	BEXLEY	SE18	GREENWICH
DA17	BEXLEY	SE28	GREENWICH
DA18	BEXLEY	SE10	GREENWICH
DA6	BEXLEY	SE3	GREENWICH
DA7	BEXLEY	SE7	GREENWICH
DA8	BEXLEY	SE12	LEWISHAM
SE2	BEXLEY	SE13	LEWISHAM
DA15	BEXLEY	SE14	LEWISHAM
DA16	BEXLEY	SE4	LEWISHAM
BR1	BROMLEY	SE6	LEWISHAM
BR2	BROMLEY	SE8	LEWISHAM
BR3	BROMLEY	SE26	LEWISHAM
BR4	BROMLEY	SE23	LEWISHAM
BR5	BROMLEY	SE21	SOUTHWARK
BR6	BROMLEY	SE22	SOUTHWARK
BR7	BROMLEY	SE1	SOUTHWARK
SE20	BROMLEY	SE15	SOUTHWARK
TN14	BROMLEY	SE16	SOUTHWARK
TN16	BROMLEY	SE17	SOUTHWARK
		SE24	SOUTHWARK
		SE5	SOUTHWARK

Below are descriptions of some common data terms used in this section:

- **Median.** This is the middle value of a set of data and represents the average price of a property
- **Lower Quartile.** This is calculated by ordering the data from the smallest to largest and finding the value that lays 25% of the way up the data. This represents the more affordable properties
- **Upper Quartile.** This is calculated by ordering the data from the smallest to the largest and finding the value that lays 75% of the way up the data. This represents the most expensive properties.

Map1 – Postcode districts within South East London sub region and Lambeth



4.1 South East London House Prices

The following tables display a comprehensive price list for housing in the South East London area at a borough and ward level for both the average price and the lower quartile price. It is broken down further by the housing size and the cost per square metre.

Table 4.1a – Least and most expensive areas in which to buy in October 2011, using the lower quartile figure

Housing Size	Least Expensive Ward	Borough	Most Expensive Ward	Borough
Overall Lower Quartile	Woolwich Riverside	Greenwich	Village	Southwark
Terraced	Thamesmead East	Bexley	Chaucer	Southwark
Semi	Thamesmead East	Bexley	Village	Southwark
Detached	Abbey Wood	Greenwich	Village	Southwark
Flat	North End	Bexley	Cathedrals	Southwark
sq metre/foot	Thamesmead East	Bexley	Cathedrals	Southwark

Source: Real Demand (Hometrack)

Table 4.1B – Average prices in South East London and Lambeth borough by Ward and housing type, August 2011 (downloaded October 2011)



Highest



Lowest

Area name	Borough	Overall	Terraced	Semi - Detached	Detached	Flat	Sq Metre
Bexley	Bexley	232,027	195,394	264,863	385,793	138,505	2,334
Bromley	Bromley	344,463	276,448	352,046	623,764	203,001	2,870
Greenwich	Greenwich	284,583	283,955	333,865	633,468	221,486	2,829
Lambeth	Lambeth	381,016	558,239	662,484	770,175	281,076	3,952
Lewisham	Lewisham	277,299	310,575	389,958	573,436	202,949	2,900
Southwark	Southwark	377,936	466,731	674,068	1,036,115	303,793	4,159
Abbey Wood	Greenwich	169,696	182,666	200,222	198,125	111,500	1,917
Barnehurst	Bexley	231,004	196,500	261,424	318,750	149,487	2,401
Bellingham	Lewisham	212,647	236,686	261,250		156,544	2,500
Belvedere	Bexley	166,475	173,331	213,284	252,256	126,653	1,995
Bickley	Bromley	471,006	288,967	442,953	738,472	239,568	3,050
Biggin Hill	Bromley	273,483	232,779	268,227	340,073	156,200	2,398
Blackfen and Lamorbey	Bexley	256,191	222,147	280,682	339,438	133,600	2,622
Blackheath	Lewisham	469,473	569,029	877,089	1,196,833	311,854	4,265
Blackheath Westcombe	Greenwich	510,709	561,065	897,857	1,299,667	326,731	3,905
Blendon and Penhill	Bexley	271,748	222,110	320,867	329,500	158,250	2,679
Brampton	Bexley	259,386	223,975	277,842	318,000	166,176	2,420
Brockley	Lewisham	268,463	378,956	364,033	598,750	223,964	3,138

Bromley Common and Keston	Bromley	423,008	262,779	333,120	806,239	202,028	2,970
Bromley Town	Bromley	317,056	286,298	379,212	564,933	211,136	2,896
Brunswick Park	Southwark	327,297	451,575	242,500		248,486	3,465
Camberwell Green	Southwark	246,349	403,333	719,167		207,564	3,124
Catford South	Lewisham	262,734	255,885	372,375		167,397	2,447
Cathedrals	Southwark	436,355	681,994	645,500		403,029	5,669
Charlton	Greenwich	293,068	359,496	278,135	380,000	176,480	3,183
Chaucer	Southwark	349,561	725,000	680,000		341,889	4,958
Chelsfield and Pratts Bottom	Bromley	376,503	257,291	318,375	583,791	172,633	2,912
Chislehurst	Bromley	522,308	363,818	427,162	807,780	275,433	3,248
Christchurch	Bexley	251,355	237,097	272,159	287,237	151,042	2,353
Clock House	Bromley	281,511	296,529	386,519	527,500	190,076	2,864
Coldharbour and New Eltham	Greenwich	276,947	237,241	307,232	372,712	165,942	2,550
College	Southwark	466,211	393,432	668,939	1,422,629	236,933	3,348
Colyers	Bexley	196,986	171,750	214,983	255,045	131,577	2,177
Copers Cope	Bromley	293,605	353,242	461,447	616,106	216,562	2,964
Cray Meadows	Bexley	260,431	216,067	284,173	454,999	161,380	2,494
Cray Valley East	Bromley	206,103	181,178	219,996	382,188	127,607	2,372
Cray Valley West	Bromley	239,326	189,120	234,786	422,321	122,369	2,246
Crayford	Bexley	193,245	172,854	212,372	345,458	131,069	2,199
Crofton Park	Lewisham	314,678	363,740	390,278	312,500	210,806	3,028
Crystal Palace	Bromley	231,781	289,374	362,273	798,750	203,646	2,931
Danson Park	Bexley	263,959	205,645	276,565	527,578	156,590	2,508
Darwin	Bromley	419,279	266,499	351,143	535,725		3,111
Downham	Lewisham	194,699	195,143	247,533	370,000	135,967	2,267
East Dulwich	Southwark	447,504	506,685	599,979	875,000	277,704	4,315
East Walworth	Southwark	315,368	485,375	585,000		233,298	3,347
East Wickham	Bexley	221,231	208,559	249,338	332,500	139,375	2,302
Eltham North	Greenwich	283,712	301,664	294,360	850,000	156,075	2,730
Eltham South	Greenwich	256,923	226,532	298,149	630,750	175,241	2,559
Eltham West	Greenwich	216,819	219,582	232,609		153,025	2,343
Erith	Bexley	171,967	166,876	264,948	347,944	120,398	1,867
Evelyn	Lewisham	214,858	321,607	180,000	297,537	183,382	3,239
Falconwood and Welling	Bexley	234,350	225,176	244,597	296,667	153,513	2,424
Faraday	Southwark	285,615	381,300	722,500		206,074	3,273
Farnborough and Crofton	Bromley	374,961	236,931	338,028	576,083	190,765	3,011
Forest Hill	Lewisham	298,554	374,239	453,685	603,000	213,942	3,014
Glyndon	Greenwich	179,070	188,903	179,000	190,000	149,535	2,023
Grange	Southwark	389,842	409,143			389,079	5,104
Greenwich West	Greenwich	440,921	596,595	864,895	1,115,000	300,547	4,619
Grove Park	Lewisham	234,564	226,302	331,998	431,667	151,336	2,513

Hayes and Coney Hall	Bromley	339,277	258,831	355,033	489,969	160,078	2,875
Kelsey and Eden Park	Bromley	403,511	338,317	415,605	747,167	227,003	3,099
Kidbrooke with Hornfair	Greenwich	250,207	230,205	300,198	690,325	175,890	2,614
Ladywell	Lewisham	313,830	345,588	455,000	419,000	222,144	2,957
Lee Green	Lewisham	333,392	342,244	473,094	560,998	205,291	3,073
Lesnes Abbey	Bexley	234,757	182,240	263,029	350,645	120,730	2,210
Lewisham Central	Lewisham	230,111	282,612	368,000	350,750	186,782	2,860
Livesey	Southwark	200,060	294,650	305,000		176,945	2,828
Longlands	Bexley	268,817	228,130	325,012	471,607	164,032	2,643
Middle Park and Sutcliffe	Greenwich	335,078	233,971	484,412	970,500	199,606	3,045
Mottingham and Chislehurst North	Bromley	250,389	192,389	344,620	688,750	163,031	2,530
New Cross	Lewisham	203,989	286,238	332,000		156,036	2,836
Newington	Southwark	319,716	483,077	380,000		305,806	4,321
North End	Bexley	150,412	161,025	175,590	171,000	99,450	1,970
Northumberland Heath	Bexley	231,617	189,905	248,108	265,688	116,667	2,165
Nunhead	Southwark	264,347	349,023	356,750		177,717	3,069
Orpington	Bromley	283,392	217,844	279,474	437,291	162,342	2,584
Peckham Rye	Southwark	389,918	462,908	568,926	465,000	267,067	3,847
Peckham	Southwark	190,826	290,633	250,000		164,557	2,674
Penge and Cator	Bromley	280,059	294,557	412,714	413,667	179,634	2,665
Peninsula	Greenwich	365,899	430,654	381,357	450,000	269,251	4,034
Perry Vale	Lewisham	303,287	340,693	398,857	475,833	203,245	2,990
Petts Wood and Knoll	Bromley	446,993	261,750	414,793	583,027	187,875	3,235
Plaistow and Sundridge	Bromley	320,189	256,673	355,770	663,710	190,916	2,749
Plumstead	Greenwich	180,884	189,235	189,375	178,333	122,904	2,027
Riverside	Southwark	522,180	494,719			524,859	6,379
Rotherhithe	Southwark	326,278	412,040	293,333	450,000	300,445	4,112
Rushey Green	Lewisham	235,450	263,237	352,556		167,228	2,370
Shooters Hill	Greenwich	223,568	219,952	239,606	320,000	142,500	2,334
Shortlands	Bromley	391,365	311,700	496,534	667,910	235,011	3,142
Sidcup	Bexley	314,962	250,477	379,404	506,385	148,757	2,776
South Bermondsey	Southwark	221,238	304,364	289,975		194,303	3,572
South Camberwell	Southwark	338,981	431,140	646,000	706,786	243,389	3,919
St. Mary's	Bexley	326,662	234,869	341,796	458,712	183,010	2,768
St. Michael's	Bexley	225,979	217,766	230,972	250,000	124,450	2,303
Surrey Docks	Southwark	350,732	425,938	470,800	402,667	332,296	4,502
Sydenham	Lewisham	278,884	297,478	354,809	629,179	202,705	2,770
Telegraph Hill	Lewisham	297,878	453,256	542,990	350,000	219,006	3,303
Thamesmead East	Bexley	147,283	153,112	147,844		83,357	1,741

Thamesmead Moorings	Greenwich	155,988	167,053	154,625	219,964	116,650	1,912
The Lane	Southwark	348,355	481,187	390,045		222,016	3,699
Village	Southwark	726,400	690,332	1,060,170	1,269,167	325,201	5,179
West Wickham	Bromley	387,647	332,960	391,319	582,714	197,484	3,065
Whitefoot	Lewisham	204,233	208,659	261,911		133,094	2,468
Woolwich Common	Greenwich	188,093	219,060	207,500		160,756	2,171
Woolwich Riverside	Greenwich	204,832	287,426			185,857	2,505

Source: Real Demand (Hometrack)

Table 4.1C – Lower quartile prices in South East London and Lambeth by ward and housing type, August 2011

 Highest  Lowest

Area name	Borough	Overall LQ	Terraced	Semi Detached	Detached	Flat	Sq Metre
Bexley	Bexley	170,000	165,000	222,500	270,000	119,000	1,989
Bromley	Bromley	217,500	225,000	270,000	399,000	161,500	2,429
Greenwich	Greenwich	180,000	186,000	225,000	275,000	147,250	2,070
Lambeth	Lambeth	230,000	361,000	400,000	460,000	200,000	3,071
Lewisham	Lewisham	187,500	233,000	279,000	350,000	155,000	2,367
Southwark	Southwark	224,000	350,000	429,950	540,000	200,000	3,208
Abbey Wood	Greenwich	154,000	166,250	190,000	166,250	95,000	1,738
Barnehurst	Bexley	184,000	174,500	230,000	250,000	142,500	2,119
Bellingham	Lewisham	162,000	205,000	210,000		132,500	2,267
Belvedere	Bexley	131,000	157,500	188,000	185,250	115,000	1,702
Bickley	Bromley	260,000	249,995	365,000	550,000	175,000	2,594
Biggin Hill	Bromley	222,500	210,000	240,000	270,000	135,000	1,917
Blackfen and Lamorbey	Bexley	215,000	204,000	245,000	273,000	122,500	2,327
Blackheath	Lewisham	272,000	460,000	481,500	1,100,000	230,000	3,467
Blackheath Westcombe	Greenwich	272,500	403,750	370,000	1,000,000	240,000	3,235
Blendon and Penhill	Bexley	205,000	195,000	250,000	295,000	150,000	2,364
Brampton	Bexley	225,000	200,000	249,950	262,000	152,500	2,223
Brockley	Lewisham	195,000	276,000	325,000	370,000	185,250	2,661
Bromley Common and Keston	Bromley	250,000	249,995	260,000	380,000	161,500	2,621
Bromley Town	Bromley	227,500	248,000	285,500	410,000	188,000	2,500
Brunswick Park	Southwark	205,000	365,000	242,500		190,000	3,000
Camberwell Green	Southwark	159,000	335,000	600,000		156,750	2,622
Catford South	Lewisham	209,000	228,000	315,000		147,250	2,216
Cathedrals	Southwark	310,000	670,000	621,000		280,500	4,929
Charlton	Greenwich	217,500	315,000	235,000	360,000	140,000	2,652
Chaucer	Southwark	230,000	725,000	680,000		230,000	3,571

Chelsfield and Pratts Bottom	Bromley	265,000	230,000	275,000	387,500	160,000	2,521
Chislehurst	Bromley	278,000	250,000	299,950	580,000	180,000	2,667
Christchurch	Bexley	208,000	207,000	235,000	230,000	135,000	2,039
Clock House	Bromley	210,000	250,000	315,000	410,000	161,500	2,474
Coldharbour and New Eltham	Greenwich	228,000	220,000	270,000	330,000	159,950	2,281
College	Southwark	218,500	248,000	600,000	715,000	185,000	2,739
Colyers	Bexley	156,750	142,500	177,000	208,224	130,000	1,862
Copers Cope	Bromley	189,500	267,500	350,000	500,000	176,000	2,683
Cray Meadows	Bexley	185,000	190,000	230,000	395,000	138,500	2,033
Cray Valley East	Bromley	165,000	153,500	187,000	275,000	105,000	2,030
Cray Valley West	Bromley	175,000	165,000	196,000	342,000	92,000	1,918
Crayford	Bexley	155,000	155,000	185,000	322,000	116,000	1,968
Crofton Park	Lewisham	235,000	300,000	300,000	300,000	185,000	2,717
Crystal Palace	Bromley	160,000	249,995	270,000	620,000	157,495	2,488
Danson Park	Bexley	181,000	181,000	233,224	392,500	147,250	2,100
Darwin	Bromley	280,000	249,995	300,000	355,000		2,630
Downham	Lewisham	165,000	175,000	210,000	370,000	118,750	2,047
East Dulwich	Southwark	305,000	401,500	515,000	750,000	240,000	3,800
East Walworth	Southwark	192,000	407,000	630,000		188,000	2,902
East Wickham	Bexley	180,000	194,750	220,000	295,000	128,500	2,135
Eltham North	Greenwich	227,500	239,950	250,000	850,000	142,000	2,500
Eltham South	Greenwich	187,000	209,950	250,000	570,000	155,000	2,190
Eltham West	Greenwich	192,000	194,000	202,000		133,000	2,041
Erith	Bexley	130,000	154,850	213,000	284,995	104,500	1,625
Evelyn	Lewisham	147,000	270,000	180,000	297,537	135,500	2,825
Falconwood and Welling	Bexley	210,000	211,500	218,500	275,000	125,000	2,159
Faraday	Southwark	200,000	275,000	720,000		200,000	2,721
Farnborough and Crofton	Bromley	250,000	215,000	280,000	380,000	185,000	2,524
Forest Hill	Lewisham	188,500	280,000	375,000	300,000	172,500	2,636
Glyndon	Greenwich	151,000	165,000	145,000	190,000	125,000	1,826
Grange	Southwark	250,000	350,000			250,000	3,750
Greenwich West	Greenwich	246,000	425,000	665,000	1,115,000	234,000	3,962
Grove Park	Lewisham	159,000	195,000	285,000	415,000	138,500	2,174
Hayes and Coney Hall	Bromley	270,000	240,000	320,000	345,000	150,000	2,500
Kelsey and Eden Park	Bromley	280,000	297,000	306,000	500,000	161,500	2,759
Kidbrooke with Hornfair	Greenwich	180,000	190,000	245,000	503,500	160,000	2,157
Ladywell	Lewisham	233,500	274,000	425,000	350,000	172,500	2,600
Lee Green	Lewisham	235,000	277,500	333,250	470,000	180,000	2,604
Lesnes Abbey	Bexley	180,000	167,000	249,995	250,000	112,000	1,956
Lewisham Central	Lewisham	182,000	245,000	287,000	310,000	168,000	2,464
Livesey	Southwark	142,500	249,000	300,000		138,000	2,147
Longlands	Bexley	176,000	210,000	276,000	335,000	152,000	2,313

Middle Park and Sutcliffe	Greenwich	166,250	170,000	320,000	950,000	152,000	2,218
Mottingham and Chislehurst North	Bromley	167,000	167,000	285,000	620,000	139,000	2,194
New Cross	Lewisham	133,000	232,750	235,000		124,000	2,313
Newington	Southwark	249,950	380,000	380,000		240,000	3,500
North End	Bexley	135,000	149,625	156,750	171,000	82,000	1,766
Northumberland Heath	Bexley	209,000	160,000	228,000	270,000	120,000	1,966
Nunhead	Southwark	180,000	280,000	355,000		135,000	2,558
Orpington	Bromley	210,000	185,000	222,000	338,000	133,000	2,273
Peckham Rye	Southwark	250,000	370,000	475,000	380,000	225,000	3,433
Peckham	Southwark	150,000	250,000	250,000		133,000	2,239
Penge and Cator	Bromley	189,000	245,000	300,000	456,000	145,000	2,267
Peninsula	Greenwich	246,500	300,000	294,500	450,000	205,000	3,333
Perry Vale	Lewisham	215,000	280,000	322,500	415,000	172,500	2,622
Petts Wood and Knoll	Bromley	340,000	215,000	352,000	455,000	192,500	2,843
Plaistow and Sundridge	Bromley	220,000	225,000	276,450	417,500	165,000	2,452
Plumstead	Greenwich	165,000	170,000	171,000	180,000	106,500	1,778
Riverside	Southwark	285,000	380,000			280,000	4,403
Rotherhithe	Southwark	247,000	343,888	260,000	450,000	210,000	3,533
Rushey Green	Lewisham	170,000	225,000	331,000		150,000	1,947
Shooters Hill	Greenwich	188,000	190,000	205,000	305,000	122,000	2,083
Shortlands	Bromley	230,000	265,000	450,000	496,000	200,000	2,755
Sidcup	Bexley	205,000	220,000	330,000	430,000	112,500	2,474
South Bermondsey	Southwark	173,500	245,000	239,950		165,000	3,213
South Camberwell	Southwark	211,000	354,000	475,000	525,000	188,500	3,043
St. Mary's	Bexley	235,000	212,000	285,000	315,000	139,000	2,409
St. Michael's	Bexley	200,000	190,000	204,000	250,000	115,000	2,098
Surrey Docks	Southwark	250,000	309,000	370,000	449,000	250,000	3,911
Sydenham	Lewisham	202,000	238,745	250,000	437,000	170,000	2,330
Telegraph Hill	Lewisham	209,000	332,500	499,999	350,000	190,000	2,838
Thamesmead East	Bexley	128,250	133,000	132,000		82,000	1,537
Thamesmead Moorings	Greenwich	127,000	142,500	135,500	199,500	90,000	1,626
The Lane	Southwark	218,500	399,950	249,995		176,000	3,304
Village	Southwark	405,000	550,000	745,000	1,400,000	265,000	4,265
West Wickham	Bromley	306,000	308,000	350,000	485,000	190,000	2,734
Whitefoot	Lewisham	155,000	176,000	244,000		125,000	2,143
Woolwich Common	Greenwich	158,000	181,000	203,000		128,000	1,750
Woolwich Riverside	Greenwich	125,000	218,000			120,000	2,055

Source: Real Demand (Hometrack)

Table 4.1D – Average prices in South East London and Lambeth by ward, housing type and size, August 2011

Area Name	Borough	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Bexley (LB)	Borough	112,101	147,409	191,479	232,832	332,377
Bromley (LB)	Borough	153,475	215,973	241,245	317,262	485,131
Greenwich (LB)	Borough	166,644	229,156	229,138	275,380	451,517
Lambeth (LB)	Borough	219,363	294,966	419,262	452,969	601,290
Lewisham (LB)	Borough	162,474	216,514	241,535	306,178	446,620
Southwark (LB)	Borough	221,231	328,256	352,437	446,705	622,998
Abbey Wood	Greenwich	102,639	112,598	166,861	187,800	215,932
Barnehurst	Bexley		150,849	187,365	230,551	303,862
Bellingham	Lewisham	140,450	166,119	209,469	247,712	294,958
Belvedere	Bexley	102,050	133,427	170,181	189,920	265,096
Bickley	Bromley	150,250	234,294	238,550	345,562	565,991
Biggin Hill	Bromley	133,667	174,600	218,625	260,986	315,661
Blackfen and Lamorbey	Bexley	116,667	159,000	215,591	255,317	345,200
Blackheath	Lewisham	220,688	325,833		568,333	819,487
Blackheath Westcombe	Greenwich	265,321	338,538		520,114	989,643
Blendon and Penhill	Bexley		155,083	207,414	269,093	347,565
Brampton	Bexley		171,923	222,454	256,496	321,463
Brockley	Lewisham	193,190	233,036	277,171	327,500	440,000
Bromley Common and Keston	Bromley		215,589	260,885	325,373	468,450
Bromley Town	Bromley	166,850	221,802	255,151	333,941	472,517
Brunswick Park	Southwark	201,842	279,238	334,375	393,471	500,000
Camberwell Green	Southwark	182,942	211,295		440,625	386,250
Catford South	Lewisham	144,679	193,643	203,000	266,879	358,327
Cathedrals	Southwark	267,083	456,742	445,000		733,000
Charlton	Greenwich	144,000	197,383	323,750	335,799	469,167
Chaucer	Southwark	248,909	388,648		702,500	
Chelsfield and Pratts Bottom	Bromley	165,500	180,375	248,840	294,811	449,886
Chislehurst	Bromley	159,063	256,283	295,225	357,409	674,267
Christchurch	Bexley	126,833	155,676	213,378	254,451	350,677
Clock House	Bromley	153,529	199,533	243,609	317,725	413,380
Coldharbour and New Eltham	Greenwich	150,167	173,095	210,863	276,552	346,415
College	Southwark	183,250	232,663	248,000	382,571	645,753
Colyers	Bexley		133,136	176,953	212,142	231,075
Copers Cope	Bromley	173,175	231,242	241,571	448,417	499,290
Cray Meadows	Bexley		155,367	216,433	262,303	395,216
Cray Valley East	Bromley	111,500	158,083	189,708	227,686	265,000
Cray Valley West	Bromley	110,548	147,188	198,125	230,521	425,955
Crayford	Bexley	114,670	150,792	165,048	198,665	318,500
Crofton Park	Lewisham	168,333	221,543	307,500	349,853	428,583
Crystal Palace	Bromley	152,931	226,848	258,500	311,444	428,333

Danson Park	Bexley	138,792	162,950	196,904	249,702	347,981
Darwin	Bromley			277,833	364,088	524,136
Downham	Lewisham	138,243	132,343	179,594	212,438	312,417
East Dulwich	Southwark	245,498	303,604	396,416	510,438	647,703
East Walworth	Southwark	190,667	224,900		465,833	444,800
East Wickham	Bexley	129,182	154,625	194,875	238,179	283,300
Eltham North	Greenwich	144,167	164,150	220,640	271,223	412,863
Eltham South	Greenwich	123,917	178,036	220,747	281,720	381,909
Eltham West	Greenwich	112,375	163,643	208,867	221,423	220,500
Erith	Bexley	102,138	126,887	160,276	179,577	327,341
Evelyn	Lewisham	153,568	207,447	298,679	317,111	
Falconwood and Welling	Bexley	166,313	160,625	216,975	232,277	269,530
Faraday	Southwark	205,000	205,179	275,000		722,500
Farnborough and Crofton	Bromley	166,500	195,600	232,748	315,596	489,656
Forest Hill	Lewisham	167,252	229,249	312,142	390,232	482,825
Glyndon	Greenwich	126,500	157,625	167,708	212,903	219,100
Grange	Southwark	265,484	427,862	501,667	321,667	
Greenwich West	Greenwich	231,188	310,607	489,225	600,028	820,400
Grove Park	Lewisham	133,357	160,736	208,036	263,726	341,107
Hayes and Coney Hall	Bromley	123,375	170,515	295,438	337,717	472,274
Kelsey and Eden Park	Bromley	157,500	259,423	291,688	341,895	503,812
Kidbrooke with Hornfair	Greenwich	162,266	180,858	210,624	255,669	364,077
Ladywell	Lewisham	138,425	222,145	291,000	336,117	492,499
Lee Green	Lewisham	182,250	213,608	301,900	349,208	471,490
Lesnes Abbey	Bexley	111,249	120,700	203,359	223,625	341,500
Lewisham Central	Lewisham	164,796	200,693	269,022	295,381	291,500
Livesey	Southwark	157,393	207,922		308,083	303,333
Longlands	Bexley	141,150	171,462	221,500	312,849	405,000
Middle Park and Sutcliffe	Greenwich		185,206	259,707	296,231	826,667
Mottingham and Chislehurst North	Bromley	154,375	171,400	170,816	251,175	647,833
New Cross	Lewisham	132,255	177,804	251,571	298,201	220,000
Newington	Southwark	230,516	300,182	325,000		406,250
North End	Bexley	80,577	120,344	155,443	171,673	
Northumberland Heath	Bexley			176,237	229,319	266,950
Nunhead	Southwark	140,643	219,318	271,800	356,055	507,500
Orpington	Bromley	140,200	181,938	216,286	283,219	366,498
Peckham Rye	Southwark	231,644	273,569	362,056	463,924	559,043
Peckham	Southwark	139,807	186,656	240,000	322,786	268,000
Penge and Cator	Bromley	140,368	198,909	250,333	289,208	425,081
Peninsula	Greenwich	210,794	285,436	367,762	410,360	616,042
Perry Vale	Lewisham	176,927	211,738	320,600	325,939	437,384
Petts Wood and Knoll	Bromley		193,250	313,900	396,830	517,683

Plaistow and Sundridge	Bromley	167,154	209,491	246,670	274,952	413,470
Plumstead	Greenwich	101,250	143,500	168,445	203,230	213,750
Riverside	Southwark	320,689	622,516		560,000	586,400
Rotherhithe	Southwark	188,533	334,092	346,861	412,500	509,000
Rushey Green	Lewisham	142,786	180,077	209,556	264,150	351,250
Shooters Hill	Greenwich	118,286	186,000	178,150	240,273	221,667
Shortlands	Bromley	164,187	240,569	231,250	463,273	578,576
Sidcup	Bexley	107,813	181,734	226,250	300,665	445,609
South Bermondsey	Southwark	164,269	206,051	242,500	354,722	
South Camberwell	Southwark	215,192	243,824	371,250	469,179	675,000
St. Mary's	Bexley	119,500	183,867	228,265	300,820	440,838
St. Michael's	Bexley	117,417	135,000	204,015	223,038	287,325
Surrey Docks	Southwark	229,676	336,292	337,992	444,964	595,167
Sydenham	Lewisham	168,487	219,369	241,827	289,446	401,726
Telegraph Hill	Lewisham	169,324	234,275	259,000	369,786	487,437
Thamesmead East	Bexley	79,417		137,970	159,523	164,042
Thamesmead Moorings	Greenwich	83,300	138,714	139,098	192,469	202,364
The Lane	Southwark	189,488	245,840	347,500	473,377	560,167
Village	Southwark	261,667	310,929	494,917	581,365	873,097
West Wickham	Bromley		218,625		376,221	506,833
Whitefoot	Lewisham	125,272	134,867	178,955	236,893	285,333
Woolwich Common	Greenwich	166,308	172,579	163,700	221,077	225,000
Woolwich Riverside	Greenwich	113,200	194,447		285,000	343,333

Source: Real Demand (Hometrack)

Table 4.1E – Lower quartile prices in South East London (and Lambeth) by ward, housing type and size, August 2011

Area Name	Borough	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Bexley (LB)	Bexley	95,000	130,000	163,969	190,000	261,813
Bromley (LB)	Bromley	135,000	185,000	209,000	250,000	355,563
Greenwich (LB)	Greenwich	112,000	156,313	161,500	205,000	243,500
Lambeth (LB)	Lambeth	172,000	222,875	294,750	315,000	465,000
Lewisham (LB)	Lewisham	133,000	170,000	190,250	240,000	320,000
Southwark (LB)	Southwark	163,000	212,500	280,000	361,875	480,000
Abbey Wood	Greenwich	100,500	94,500	151,575	171,000	210,000
Barnehurst	Bexley		143,750	165,000	206,000	257,500
Bellingham	Lewisham	121,250	150,000	192,500	217,000	243,750
Belvedere	Bexley	95,000	125,000	162,500	166,250	223,250
Bickley	Bromley	143,000	199,500	225,000	275,000	458,750
Biggin Hill	Bromley	133,000	155,000	201,875	228,000	270,000
Blackfen and Lamorbey	Bexley	113,750	156,500	195,000	228,875	297,125
Blackheath	Lewisham	172,500	249,950		456,750	641,000

Blackheath Westcombe	Greenwich	236,000	270,000		403,750	560,000
Blendon and Penhill	Bexley		150,000	189,421	230,500	295,000
Brampton	Bexley		170,995	190,500	242,500	303,125
Brockley	Lewisham	177,500	179,500	248,000	270,000	355,000
Bromley Common and Keston	Bromley		175,188	249,995	260,000	346,875
Bromley Town	Bromley	156,375	199,750	245,000	279,250	427,500
Brunswick Park	Southwark	159,000	230,000	293,125	350,000	455,000
Camberwell Green	Southwark	152,000	158,000		420,625	273,750
Catford South	Lewisham	135,000	176,250	200,000	230,000	309,000
Cathedrals	Southwark	226,250	368,500	392,500		737,500
Charlton	Greenwich	136,500	169,000	313,500	285,000	477,500
Chaucer	Southwark	189,950	250,000		691,250	
Chelsfield and Pratts Bottom	Bromley	160,000	162,375	230,875	265,750	340,000
Chislehurst	Bromley	147,500	191,500	263,500	276,625	465,000
Christchurch	Bexley	122,750	150,000	190,000	231,875	304,063
Clock House	Bromley	152,000	176,250	230,000	277,625	347,500
Coldharbour and New Eltham	Greenwich	131,500	160,338	187,500	250,000	306,500
College	Southwark	166,250	183,000	235,000	259,750	557,500
Colyers	Bexley		130,500	150,625	181,000	180,000
Copers Cope	Bromley	165,000	197,500	173,750	337,500	412,000
Cray Meadows	Bexley		135,750	190,000	235,000	285,000
Cray Valley East	Bromley	105,000	159,250	171,750	194,563	262,500
Cray Valley West	Bromley	92,000	137,000	177,250	195,200	337,250
Crayford	Bexley	114,250	142,500	154,250	173,750	288,750
Crofton Park	Lewisham	150,000	210,000	290,625	303,750	370,000
Crystal Palace	Bromley	140,000	185,000	227,750	250,000	332,500
Danson Park	Bexley	133,438	153,000	180,000	215,000	261,250
Darwin	Bromley			230,000	282,500	355,000
Downham	Lewisham	129,102	117,313	165,000	190,000	262,750
East Dulwich	Southwark	212,488	281,875	370,000	454,175	595,000
East Walworth	Southwark	168,000	182,750		440,000	308,000
East Wickham	Bexley	121,500	148,438	179,250	208,750	247,500
Eltham North	Greenwich	142,000	165,250	184,125	240,500	375,000
Eltham South	Greenwich	106,875	161,125	200,600	238,875	267,500
Eltham West	Greenwich	110,813	156,250	194,000	202,000	196,500
Erith	Bexley	87,500	118,750	150,050	160,000	275,000
Evelyn	Lewisham	125,713	178,000	296,269	270,000	
Falconwood and Welling	Bexley	124,719	145,000	193,749	213,750	237,500
Faraday	Southwark	205,000	194,000	275,000		721,250
Farnborough and Crofton	Bromley	154,000	191,000	211,000	262,500	356,125
Forest Hill	Lewisham	145,225	197,500	270,000	300,000	382,500
Glyndon	Greenwich	115,250	134,250	152,125	200,000	218,500
Grange	Southwark	184,500	288,000	477,500	307,500	
Greenwich	Greenwich	210,000	249,748	387,000	437,500	565,000

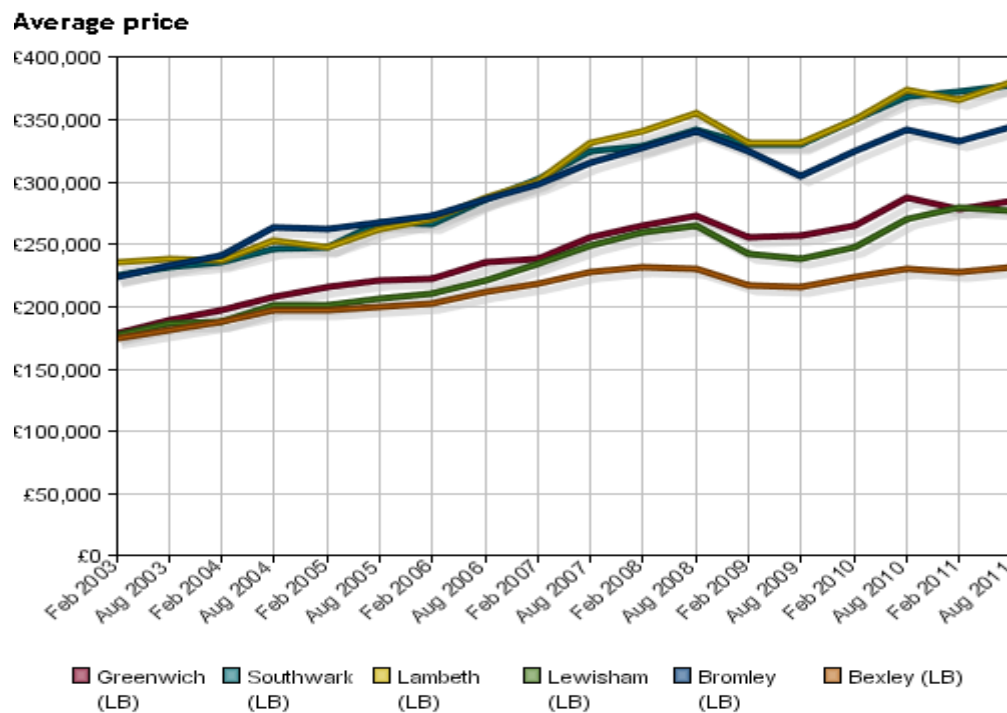
West						
Grove Park	Lewisham	124,500	148,500	185,750	223,738	250,000
Hayes and Coney Hall	Bromley	115,000	156,750	269,250	297,500	382,500
Kelsey and Eden Park	Bromley	133,000	175,750	213,500	306,000	431,225
Kidbrooke with Hornfair	Greenwich	157,000	159,188	188,749	205,000	240,000
Ladywell	Lewisham	127,800	162,500	262,500	296,250	425,000
Lee Green	Lewisham	154,875	195,250	265,000	285,000	333,250
Lesnes Abbey	Bexley	103,749	115,000	156,500	191,500	279,125
Lewisham Central	Lewisham	147,500	181,000	241,250	250,000	276,250
Livesey	Southwark	140,000	135,000		252,125	300,000
Longlands	Bexley	125,625	156,813	195,000	275,000	345,000
Middle Park and Sutcliffe	Greenwich		157,500	169,975	182,000	650,000
Mottingham and Chislehurst North	Bromley	131,875	170,000	163,250	188,750	546,750
New Cross	Lewisham	112,750	156,375	236,375	285,000	220,000
Newington	Southwark	202,500	249,950	287,500		363,750
North End	Bexley	71,250	114,000	147,844	161,500	
Northumberland Heath	Bexley			156,750	213,500	238,750
Nunhead	Southwark	118,000	199,988	236,750	288,750	478,750
Orpington	Bromley	133,000	178,750	212,500	223,750	275,500
Peckham Rye	Southwark	222,000	250,000	310,000	400,000	475,625
Peckham	Southwark	129,375	162,000	235,000	265,000	250,000
Penge and Cator	Bromley	127,000	168,000	240,250	254,875	337,500
Peninsula	Greenwich	190,000	205,000	322,500	288,875	507,500
Perry Vale	Lewisham	158,750	205,000	292,000	281,250	308,750
Petts Wood and Knoll	Bromley		192,875	215,000	318,750	435,000
Plaistow and Sundridge	Bromley	165,000	194,500	228,000	234,125	351,250
Plumstead	Greenwich	99,375	139,250	158,875	195,000	213,750
Riverside	Southwark	244,500	375,000		415,000	567,000
Rotherhithe	Southwark	149,500	263,750	318,750	381,250	472,500
Rushey Green	Lewisham	122,500	165,000	201,750	241,500	340,000
Shooters Hill	Greenwich	114,500	154,000	162,000	213,998	209,000
Shortlands	Bromley	150,000	215,000	220,000	401,250	457,000
Sidcup	Bexley	87,250	171,750	220,000	225,000	365,000
South Bermondsey	Southwark	148,500	180,000	240,000	320,000	
South Camberwell	Southwark	178,125	188,375	296,250	385,000	521,250
St. Mary's	Bexley	109,750	172,050	200,000	252,000	322,250
St. Michael's	Bexley	112,125	135,000	195,250	201,500	260,063
Surrey Docks	Southwark	205,750	280,000	306,750	366,250	449,000
Sydenham	Lewisham	144,998	173,000	220,000	240,000	335,000
Telegraph Hill	Lewisham	133,000	214,625	222,250	328,750	345,000
Thamesmead East	Bexley	73,375		132,000	152,000	135,000
Thamesmead	Greenwich	76,750	123,500	131,500	173,000	174,500

Moorings						
The Lane	Southwark	164,375	215,000	262,500	440,000	445,000
Village	Southwark	206,250	262,500	420,000	431,250	683,750
West Wickham	Bromley		202,500		323,750	408,750
Whitefoot	Lewisham	105,000	127,500	167,500	218,713	259,500
Woolwich Common	Greenwich	158,000	133,750	150,000	202,000	215,000
Woolwich Riverside	Greenwich	105,000	137,000		219,500	342,500

Source: Real Demand (Hometrack)

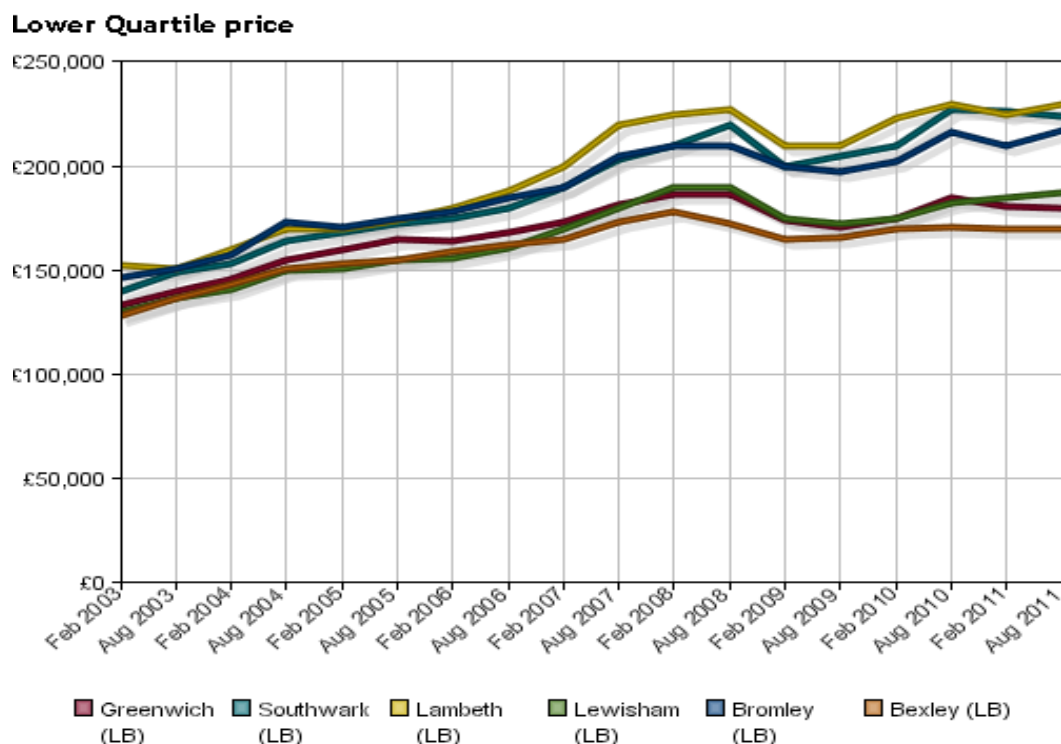
In the next graph, Graph 1, we can see the trends in house prices over the last few years. There is a clear gap between Southwark, Bromley and Lambeth and the others in terms of average prices. These graphs are based on an average over the previous 6 months as well as land registry data.

Graph 1 – Average prices in South East London and Lambeth, February 2003 – August 2011



Source: Real Demand (Hometrack)

Graph 2 – Lower quartile prices in South East London and Lambeth, February 2003 – August 2011



Source: Real Demand (Hometrack)

The next table is a detailed ward level look at price changes in South East London over the last six months for the average prices and lower quartile prices.

Table 4.1F – Average and lower quartile price comparison, February 2011 and August 2011

Name	Average Q4 2010/11	Average Q2 2011/12	% Change	Lower Quartile Q4 2010/11	Lower Quartile Q2 2011/12	% Change
Abbey Wood	175,096	169,696	-3%	162,000	154,000	-5%
Barnehurst	232,615	231,004	-1%	185,000	184,000	-1%
Bellingham	201,790	212,647	5%	166,000	162,000	-2%
Belvedere	174,692	166,475	-5%	145,000	131,000	-10%
Bickley	466,839	471,006	1%	261,250	260,000	0%
Biggin Hill	258,040	273,483	6%	207,000	222,500	7%
Blackfen and Lamorbey	252,340	256,191	2%	210,000	215,000	2%
Blackheath	459,128	469,473	2%	235,000	272,000	16%
Blackheath Westcombe	457,240	510,709	12%	266,000	272,500	2%
Blendon and Penhill	277,627	271,748	-2%	206,000	205,000	0%
Brampton	251,626	259,386	3%	210,000	225,000	7%
Brockley	304,564	268,463	-12%	215,000	195,000	-9%

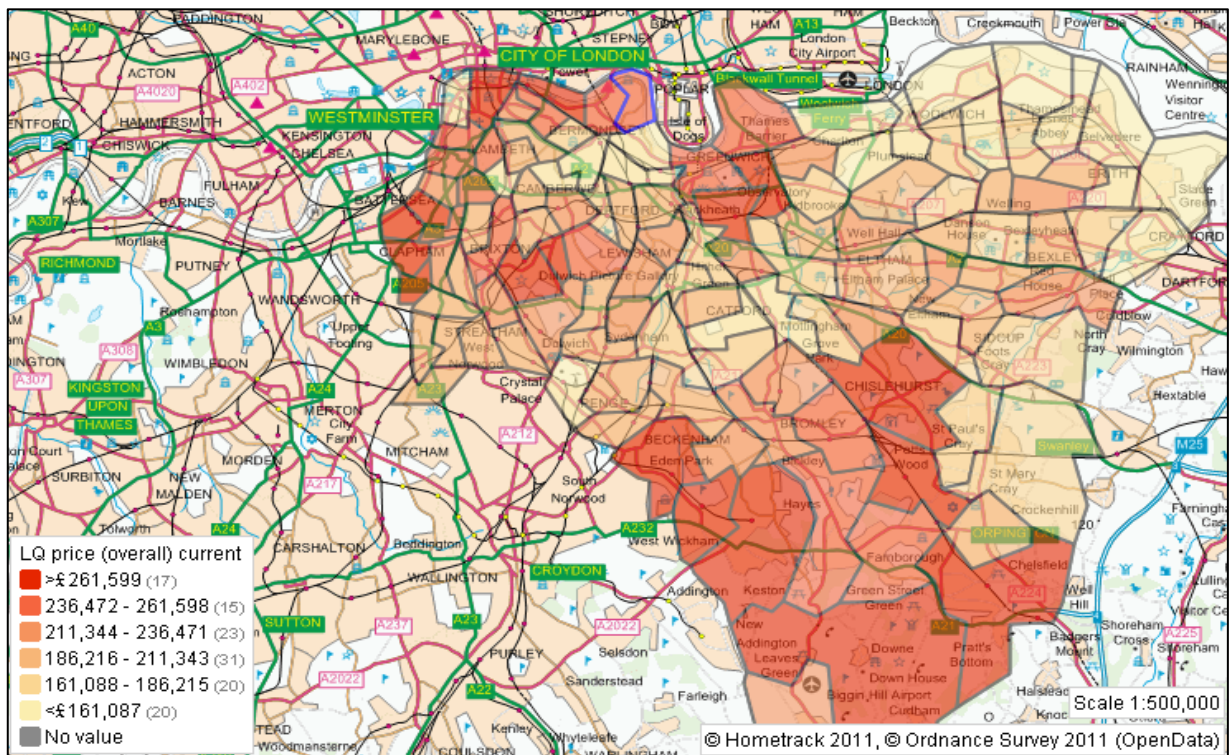
Bromley Common and Keston	387,404	423,008		250,000	250,000	
			9%			0%
Bromley	297,889	317,056		213,000	227,500	
			6%			7%
Brunswick Park	329,835	327,297		196,000	205,000	
			-1%			5%
Camberwell Green	223,785	246,349		173,500	159,000	
			10%			-8%
Catford South	265,689	262,734		210,000	209,000	
			-1%			0%
Cathedrals	485,711	436,355		285,000	310,000	
			-10%			9%
Charlton	280,888	293,068		199,500	217,500	
			4%			9%
Chaucer	361,526	349,561		231,500	230,000	
			-3%			-1%
Chelsfield and Pratts Bottom	345,853	376,503		250,000	265,000	
			9%			6%
Chislehurst	511,956	522,308		264,000	278,000	
			2%			5%
Christchurch	239,196	251,355		194,750	208,000	
			5%			7%
Clock House	264,871	281,511		190,000	210,000	
			6%			11%
Coldharbour and New Eltham	259,147	276,947		209,000	228,000	
			7%			9%
College	430,410	466,211		220,000	218,500	
			8%			-1%
Colyers	202,891	196,986		154,500	156,750	
			-3%			1%
Copers Cope	286,362	293,605		195,000	189,500	
			3%			-3%
Cray Meadows	274,681	260,431		180,000	185,000	
			-5%			3%
Cray Valley East	221,413	206,103		162,500	165,000	
			-7%			2%
Cray Valley West	233,543	239,326		190,000	175,000	
			2%			-8%
Crayford	199,025	193,245		160,000	155,000	
			-3%			-3%
Crofton Park	274,944	314,678		215,000	235,000	
			14%			9%
Crystal Palace	230,934	231,781		171,000	160,000	
			0%			-6%
Danson Park	241,785	263,959		194,750	181,000	
			9%			-7%
Darwin	429,275	419,279		318,000	280,000	
			-2%			-12%
Downham	206,765	194,699		171,000	165,000	
			-6%			-4%
East Dulwich	411,991	447,504		280,000	305,000	
			9%			9%
East Walworth	303,419	315,368		185,000	192,000	
			4%			4%
East Wickham	228,026	221,231		200,000	180,000	
			-3%			-10%
Eltham North	269,606	283,712		213,750	227,500	
			5%			6%
Eltham South	252,001	256,923		185,250	187,000	
			2%			1%
Eltham West	215,077	216,819		200,000	192,000	
			1%			-4%
Erith	171,141	171,967		130,000	130,000	
			0%			0%
Evelyn	216,045	214,858		147,000	147,000	
			-1%			0%
Falconwood and Welling	227,309	234,350		200,000	210,000	
			3%			5%
Faraday	241,860	285,615		188,000	200,000	
			18%			6%
Farnborough and Crofton	366,104	374,961		268,000	250,000	
			2%			-7%
Forest Hill	330,047	298,554		192,000	188,500	
			-10%			-2%
Glyndon	178,166	179,070		155,000	151,000	
			1%			-3%

Grange	402,376	389,842	-3%	272,000	250,000	-8%
Greenwich West	447,385	440,921	-1%	250,000	246,000	-2%
Grove Park	224,129	234,564	5%	167,000	159,000	-5%
Hayes and Coney Hall	358,881	339,277	-5%	281,000	270,000	-4%
Kelsey and Eden Park	343,494	403,511	17%	251,750	280,000	11%
Kidbrooke with Hornfair	252,628	250,207	-1%	190,000	180,000	-5%
Ladywell	294,417	313,830	7%	233,500	233,500	0%
Lee Green	341,893	333,392	-2%	220,000	235,000	7%
Lesnes Abbey	200,363	234,757	17%	140,000	180,000	29%
Lewisham Central	237,899	230,111	-3%	182,000	182,000	0%
Livesey	230,783	200,060	-13%	142,500	142,500	0%
Longlands	263,331	268,817	2%	180,000	176,000	-2%
Middle Park and Sutcliffe	335,333	335,078	0%	189,950	166,250	-12%
Mottingham + Chislehurst Nth	255,948	250,389	-2%	176,000	167,000	-5%
New Cross	204,425	203,989	0%	143,000	133,000	-7%
Newington	294,717	319,716	8%	204,000	249,950	23%
North End	152,390	150,412	-1%	135,000	135,000	0%
Northumberland Heath	221,926	231,617	4%	175,000	209,000	19%
Nunhead	273,880	264,347	-3%	193,000	180,000	-7%
Orpington	288,637	283,392	-2%	211,000	210,000	0%
Peckham	360,415	389,918	8%	245,000	250,000	2%
Peckham Rye	186,168	190,826	3%	150,000	150,000	0%
Penge and Cator	295,699	280,059	-5%	180,000	189,000	5%
Peninsula	359,526	365,899	2%	249,950	246,500	-1%
Perry Vale	289,766	303,287	5%	215,000	215,000	0%
Petts Wood and Knoll	420,862	446,993	6%	315,000	340,000	8%
Plaistow and Sundridge	297,201	320,189	8%	194,000	220,000	13%
Plumstead	186,679	180,884	-3%	168,000	165,000	-2%
Riverside	448,014	522,180	17%	255,000	285,000	12%
Rotherhithe	311,728	326,278	5%	248,000	247,000	0%
Rushey Green	226,959	235,450	4%	171,000	170,000	-1%
Shooters Hill	232,207	223,568	-4%	177,500	188,000	6%
Shortlands	417,038	391,365	-6%	225,000	230,000	2%
Sidcup	285,054	314,962	10%	179,000	205,000	15%
South Bermondsey	211,291	221,238	5%	161,500	173,500	7%
South Camberwell	323,030	338,981	5%	200,000	211,000	6%
St. Mary's	312,279	326,662	5%	220,000	235,000	7%

St. Michael's	236,564	225,979	-4%	205,000	200,000	-2%
Surrey Docks	337,770	350,732	4%	250,000	250,000	0%
Sydenham	277,359	278,884	1%	180,000	202,000	12%
Telegraph Hill	313,506	297,878	-5%	197,000	209,000	6%
Thamesmead East	150,016	147,283	-2%	128,250	128,250	0%
Thamesmead Moorings	165,533	155,988	-6%	139,000	127,000	-9%
The Lane Village	341,506	348,355	2%	217,000	218,500	1%
West Wickham	380,962	387,647	2%	310,000	306,000	-1%
Whitefoot	206,724	204,233	-1%	165,000	155,000	-6%
Woolwich Common	198,867	188,093	-5%	158,000	158,000	0%
Woolwich Riverside	224,866	204,832	-9%	161,000	125,000	-22%

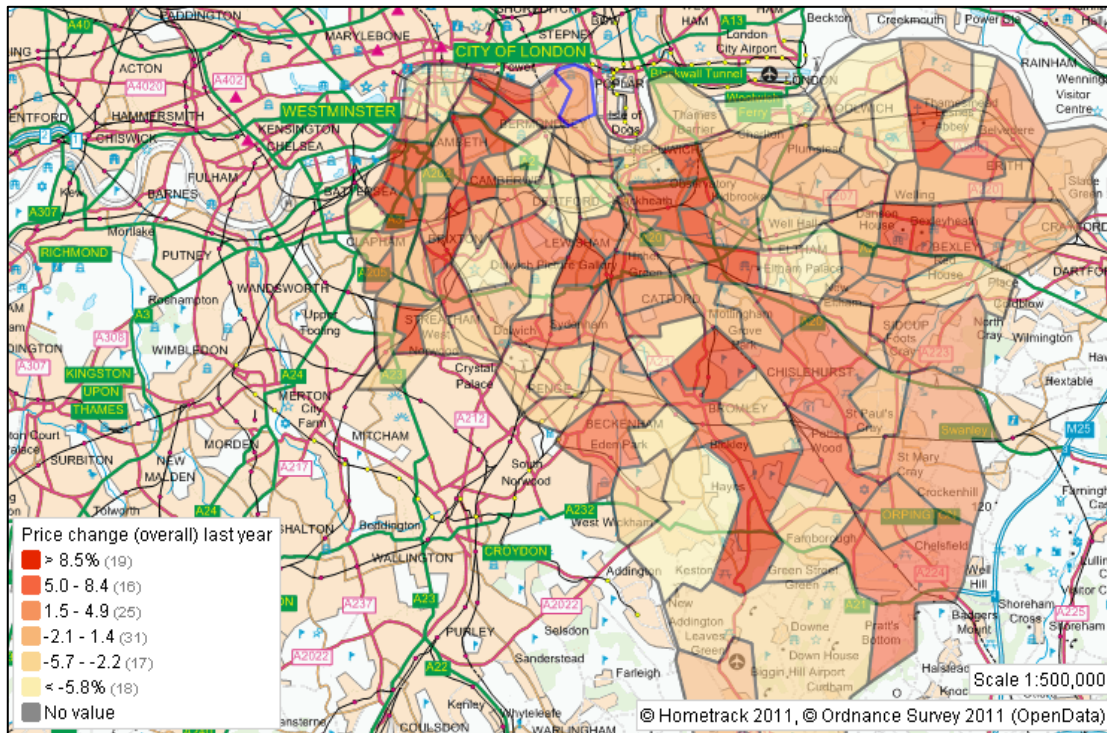
Source: Real Demand (Hometrack)

Map 2 – Lower Quartile, sub-Region and Lambeth, Overall prices by ward, August 2011



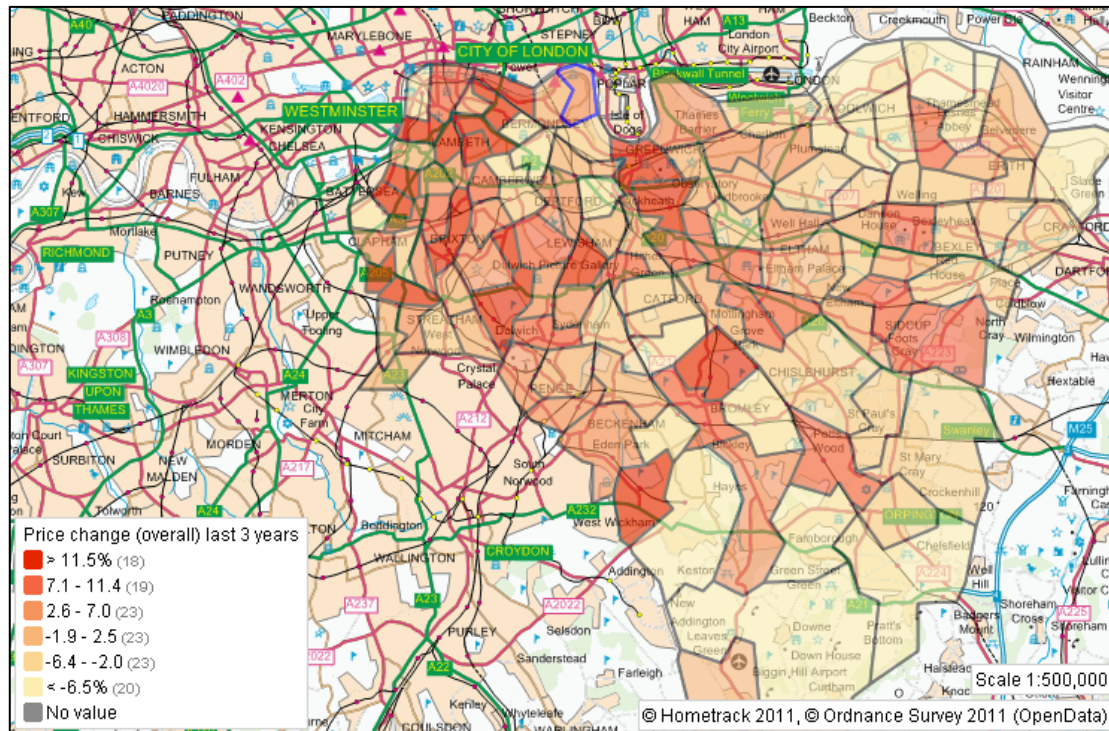
Source: Real Demand (Hometrack)

Map 3 – Sub-region and Lambeth annual change in average prices by ward, August 2011



Source: Real Demand (Hometrack)

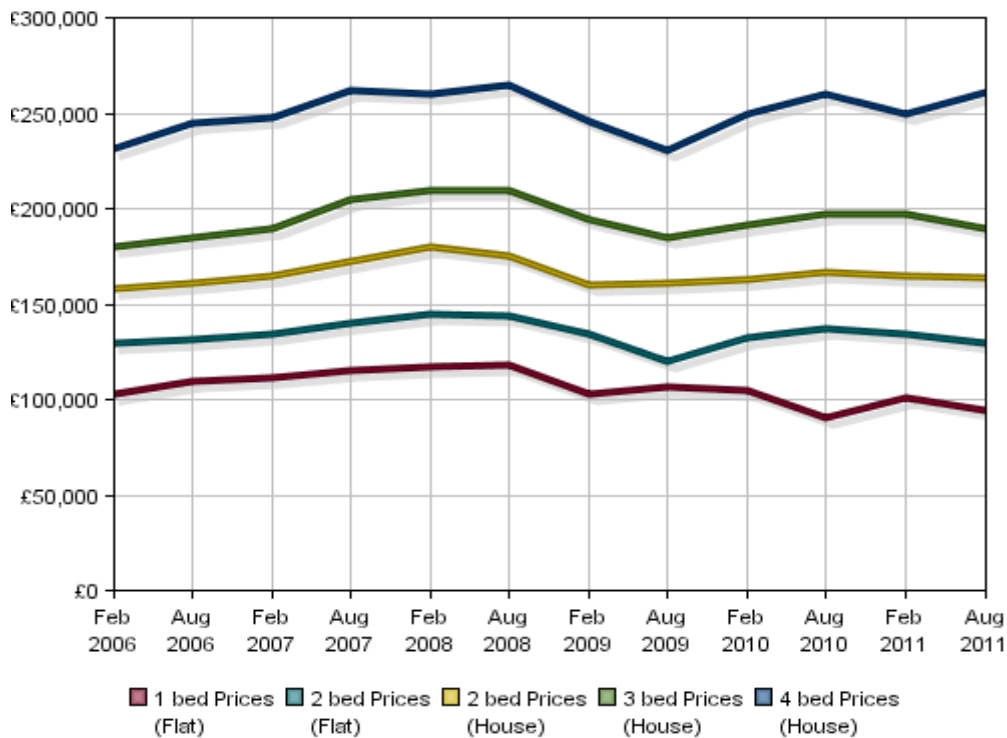
Map 4 – Sub-region and Lambeth three year change in average prices by ward, August 2011



Source: Real Demand (Hometrack)

Graph 3 – Bexley lower quartile prices by bed size between February 2006 and August 2011

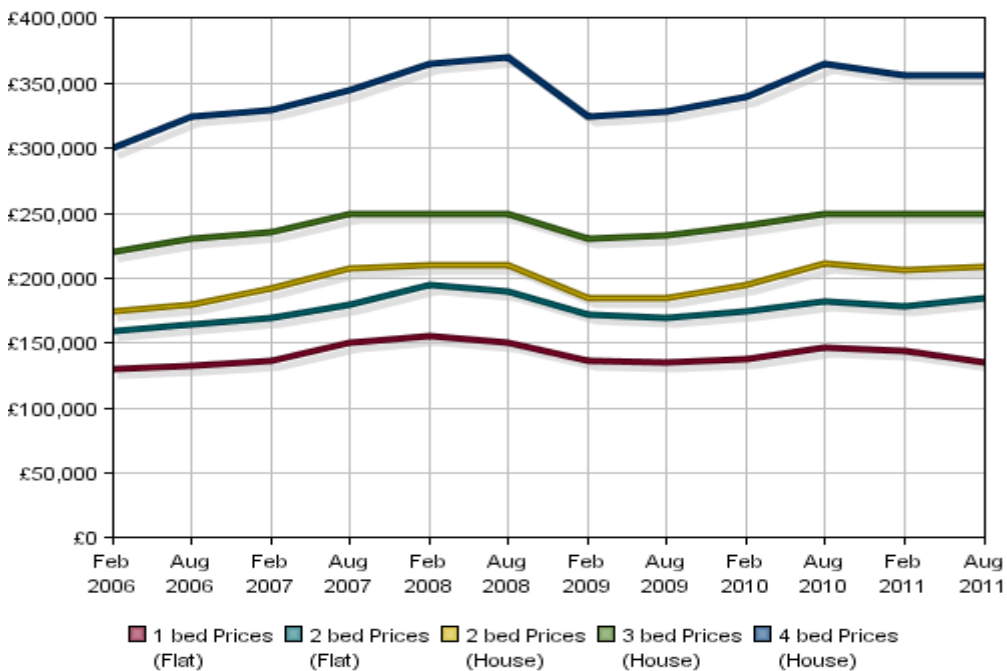
Lower Quartile price by bed count and type



Source: Real Demand (Hometrack)

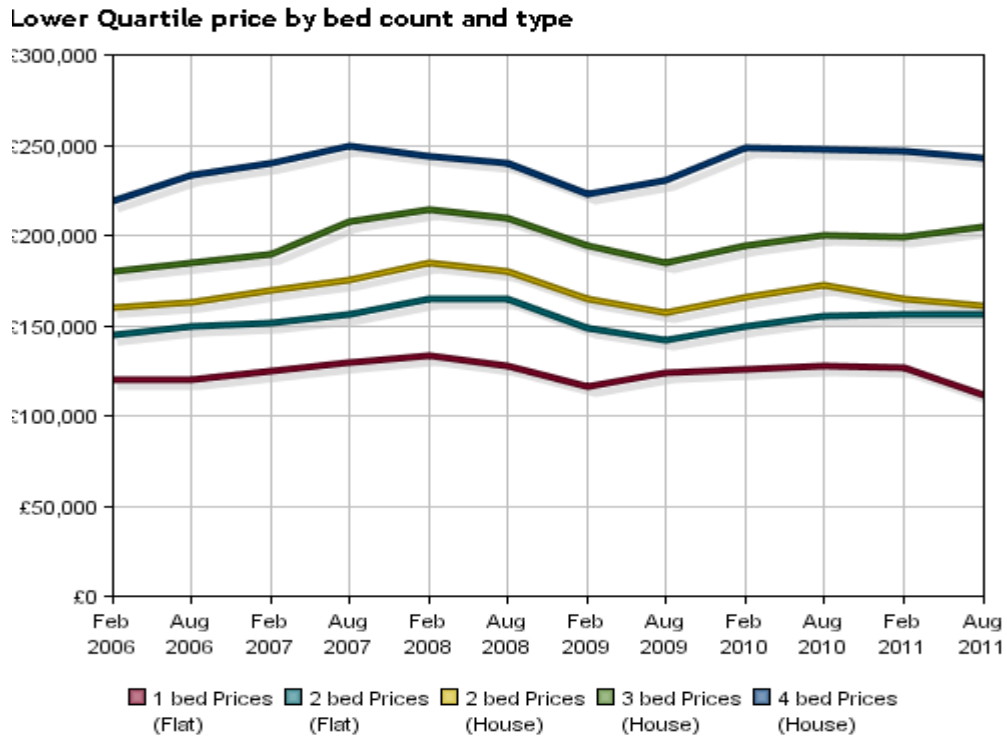
Graph 4 - Bromley lower quartile prices by bed size between February 2006 and August 2011

Lower Quartile price by bed count and type



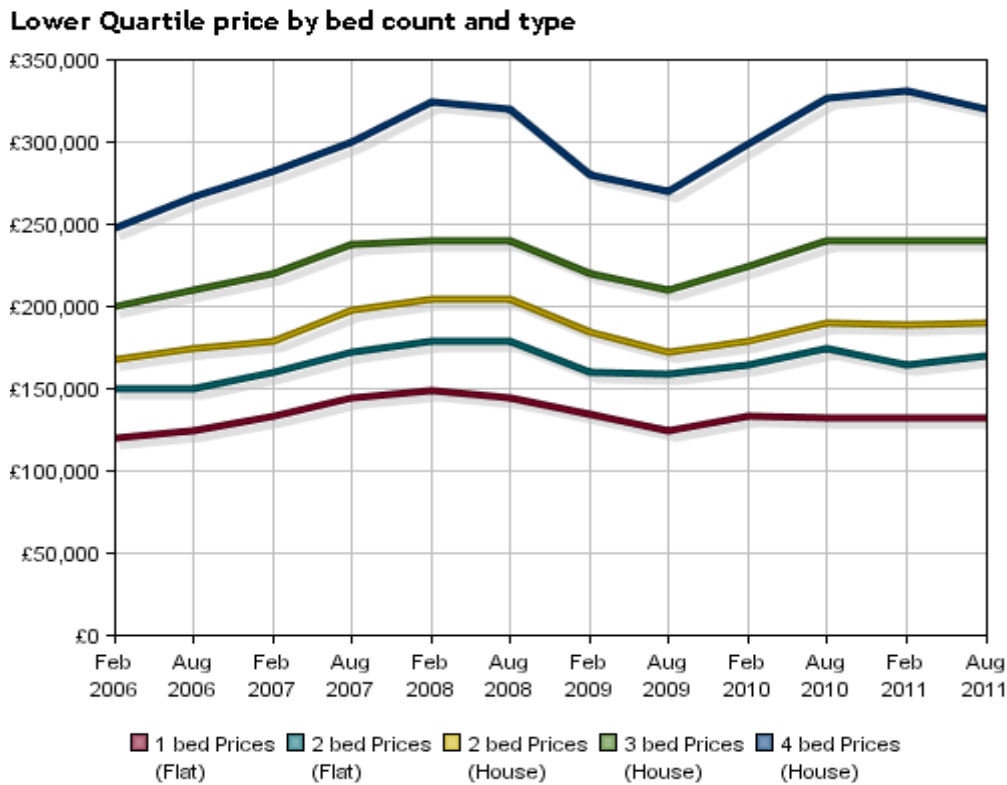
Source: Real Demand (Hometrack)

Graph 5 - Greenwich lower quartile prices by bed size between February 2006 and August 2011



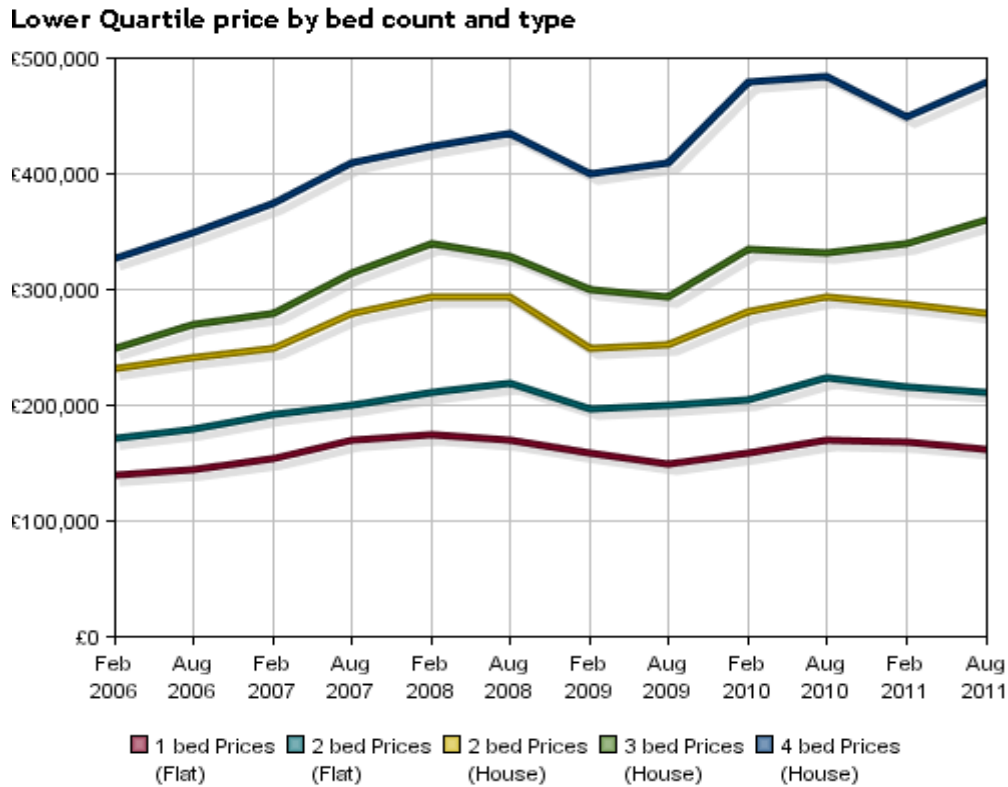
Source: Real Demand (Hometrack)

Graph 6 - Lewisham lower quartile prices by bed size between February 2006 and August 2011



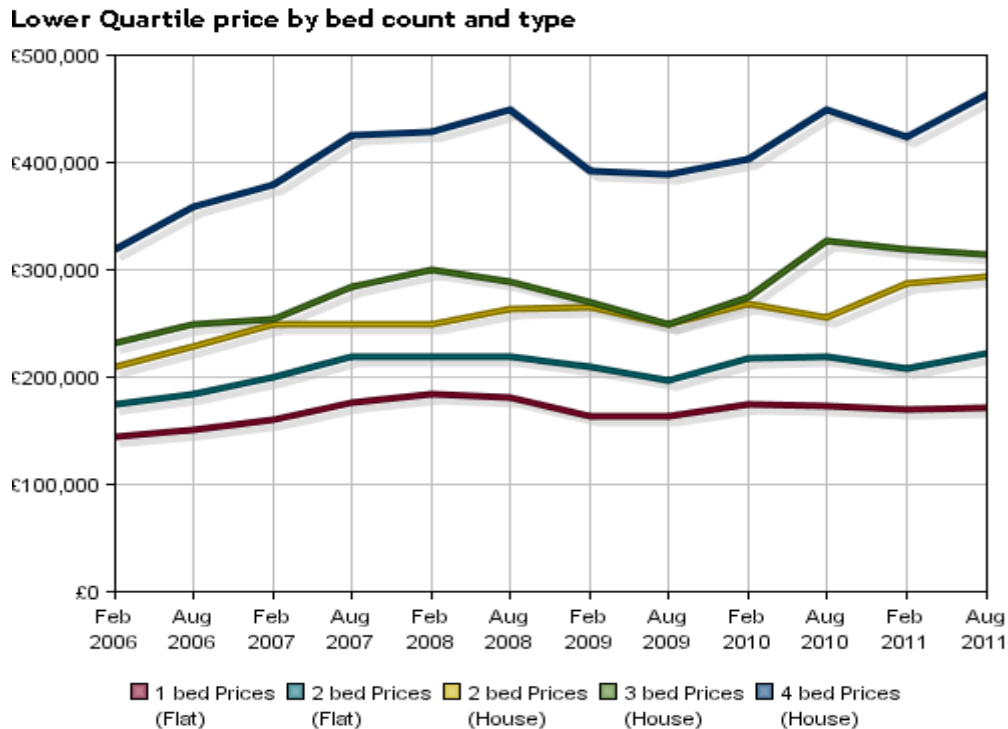
Source: Real Demand (Hometrack)

Graph 7 - Southwark lower quartile prices by bed size between February 2006 and August 2011



Source: Real Demand (Hometrack)

Graph 8 - Lambeth lower quartile prices by bed size between February 2006 and August 2011



Source: Real Demand (Hometrack)

4.2 South East London Rents

This section displays information on the costs of renting in South East London. Unlike the previous section, we can only compile rental data on a postcode basis and for properties advertised on the internet. This information was downloaded in October 2011. As Lambeth is in the inner London BRMA these postcode areas have also been included.

This quarter there was a few properties that had been advertised for the period of the Olympics. The majority of these were the larger properties in SE10 and SE3, but this also occurred in SE1. Care was taken to delete these from the data as they are not current rents. The highest was a 5 bed next to Greenwich Park at a rate of £37,500 a week. It would appear that many of these are people renting out their family home for the period. However the Olympics could have a significant impact on the housing market if landlords with current tenants in these areas look to increase their rents for the period.

Table 4.2A – Advertised monthly private sector rents in October 2011, by property type/size and postcode.

(Please note that where a sample size was less than 3, we have omitted it. Exercise caution when using small sample sizes.) Highest and lowest exclude Borough figures and Lambeth postcodes.

 Highest  Lowest

Borough	Size	Lower Quartile	Median	Upper Quartile	Mean	Count
Bexley	Studio	.	.	.	.	2
Bexley	1	625	698	725	673	52
Bexley	2	795	850	875	840	107
Bexley	3	950	1050	1200	1126	71
Bexley	4+	1300	1435	1800	1584	34
Bromley	Studio	483	585	650	614	24
Bromley	1	725	775	825	771	147
Bromley	2	900	1050	1250	1087	288
Bromley	3	1200	1300	1450	1404	139
Bromley	4+	1511	1953	2725	2313	144
Greenwich	Studio	600	725	804	723	17
Greenwich	1	795	966	1174	984	194
Greenwich	2	1100	1396	1695	1447	356
Greenwich	3	1100	1350	1739	1638	150
Greenwich	4+	1350	2275	3500	2630	55
Lewisham	Studio	650	700	804	736	46
Lewisham	1	775	850	957	864	216
Lewisham	2	1000	1152	1400	1249	303
Lewisham	3	1250	1350	1500	1403	119
Lewisham	4+	1550	1854	2400	2071	42
Southwark	Studio	804	1087	1370	1253	92
Southwark	1	1044	1304	1631	1433	699
Southwark	2	1400	1696	2152	1932	1108
Southwark	3	1675	2065	2600	2465	271
Southwark	4+	2174	2594	3315	2905	180
Lambeth	Studio	609	783	1000	865	91
Lambeth	1	1000	1217	1413	1270	509
Lambeth	2	1261	1500	1739	1641	893

Lambeth	3	1500	1902	2256	2152	288
Lambeth	4+	2000	2609	3261	2802	207
SE1	Studio	1065	1250	2826	1745	30
SE1	1	1304	1587	1848	1686	365
SE1	2	1826	2087	2609	2397	546
SE1	3	2000	2594	3696	3130	104
SE1	4+	2500	2739	3478	3415	33
SE2	Studio	.	.	.	.	2
SE2	1	623	663	685	634	8
SE2	2	.	.	.	.	2
SE2	3	950	975	1100	1008	9
SE2	4+	1200	1300	1500	1333	3
SE3	Studio	650	700	725	688	4
SE3	1	913	1087	1150	1036	30
SE3	2	1350	1600	2100	1660	59
SE3	3	1304	1450	1800	1690	29
SE3	4+	2650	3513	6522	4235	11
SE4	Studio	.	.	.	.	1
SE4	1	816	900	951	884	4
SE4	2	1075	1204	1250	1217	16
SE4	3	1326	1446	1891	1585	8
SE4	4+	1495	1522	2157	1724	3
SE5	Studio	761	804	900	803	9
SE5	1	900	1000	1087	1005	39
SE5	2	1152	1250	1500	1342	83
SE5	3	1464	1587	1685	1599	16
SE5	4+	1957	2218	2587	2185	27
SE6	Studio	580	650	700	630	13
SE6	1	725	800	900	789	28
SE6	2	900	950	1050	994	42
SE6	3	1250	1298	1350	1312	32
SE6	4+	1450	1909	2500	1869	11
SE7	Studio	.	.	.	.	0
SE7	1	.	.	.	.	2
SE7	2	904	1000	1100	1003	7
SE7	3	1200	1350	1450	1382	6
SE7	4+	.	.	.	.	2
SE8	Studio	804	904	1261	992	9
SE8	1	804	930	1100	971	59
SE8	2	1100	1400	1650	1441	73
SE8	3	1391	1739	2200	1795	11
SE8	4+	1300	1913	2283	1832	3
SE9	Studio	.	.	.	.	2
SE9	1	636	688	734	689	20
SE9	2	900	900	950	933	19
SE9	3	1000	1152	1300	1179	21
SE9	4+	1250	1500	2800	1816	14
SE10	Studio	802	870	978	890	4
SE10	1	1104	1196	1300	1221	71
SE10	2	1413	1550	1739	1681	165
SE10	3	1550	1950	2500	2332	41
SE10	4+	3039	3500	4000	3800	12
SE11	Studio	587	1000	1000	843	9
SE11	1	1152	1348	1478	1351	47
SE11	2	1522	1685	1826	1698	82
SE11	3	1631	2304	2783	2362	13
SE11	4+	2826	3370	3696	3191	10
SE12	Studio	.	.	.	.	1
SE12	1	750	826	895	815	13
SE12	2	875	938	1000	957	20
SE12	3	1250	1300	1350	1308	19

SE12	4+	2400	2400	2500	2974	6
SE13	Studio	804	804	852	762	6
SE13	1	800	942	1000	908	46
SE13	2	1080	1262	1435	1305	74
SE13	3	1300	1450	1550	1411	18
SE13	4+	1609	2661	2713	2650	5
SE14	Studio	690	704	752	721	9
SE14	1	725	783	848	795	25
SE14	2	1050	1104	1191	1160	11
SE14	3	1250	1500	1500	1417	3
SE14	4+	.	.	.	.	2
SE15	Studio	605	652	700	641	5
SE15	1	848	852	975	907	38
SE15	2	1150	1204	1304	1229	51
SE15	3	1498	1652	2131	1798	20
SE15	4+	1857	2381	2609	2324	14
SE16	Studio	1196	1370	1370	1319	27
SE16	1	1044	1261	1478	1319	154
SE16	2	1435	1587	1804	1631	251
SE16	3	1913	2170	2500	2367	63
SE16	4+	1826	2500	3261	2610	35
SE17	Studio	750	826	978	896	5
SE17	1	1022	1109	1304	1163	55
SE17	2	1261	1391	1600	1459	74
SE17	3	1435	1739	2109	1818	19
SE17	4+	2087	2409	2718	2468	15
SE18	Studio	725	725	850	810	5
SE18	1	795	875	957	864	51
SE18	2	950	1113	1225	1123	82
SE18	3	1023	1234	1425	1408	36
SE18	4+	1325	1552	2138	1722	8
SE19	Studio	650	650	675	670	5
SE19	1	783	825	850	830	49
SE19	2	950	1000	1100	1037	74
SE19	3	1288	1425	1500	1478	16
SE19	4+	1804	2400	2600	2214	15
SE20	Studio	595	625	650	612	10
SE20	1	717	750	804	758	27
SE20	2	895	1044	1200	1034	39
SE20	3	1250	1250	1400	1306	17
SE20	4+	1330	1395	1400	1402	7
SE21	Studio	.	.	.	.	1
SE21	1	825	850	900	854	7
SE21	2	1196	1317	1500	1336	26
SE21	3	1500	1774	2200	2229	22
SE21	4+	2600	3513	5000	3919	31
SE22	Studio	774	778	852	789	13
SE22	1	850	938	1100	965	38
SE22	2	1217	1325	1450	1380	55
SE22	3	1650	1704	1752	1736	17
SE22	4+	2283	2550	3026	2621	20
SE23	Studio	650	675	678	657	5
SE23	1	740	813	875	806	16
SE23	2	1100	1202	1350	1388	38
SE23	3	1350	1400	1522	1420	13
SE23	4+	1854	2126	2294	2074	4
SE24	Studio	.	.	.	.	2
SE24	1	783	875	1075	911	3
SE24	2	1152	1350	1457	1344	22
SE24	3	1522	1848	2395	1869	10
SE24	4+	3261	3261	3500	3291	5

SE25	Studio	575	600	650	591	19
SE25	1	688	750	778	728	40
SE25	2	850	895	925	893	51
SE25	3	1000	1200	1300	1293	35
SE25	4+	1600	1745	2000	1843	9
SE26	Studio	.	.	.	.	2
SE26	1	700	775	800	741	25
SE26	2	925	1000	1200	1061	29
SE26	3	1104	1300	1400	1311	15
SE26	4+	1475	1628	1750	1601	8
SE27	Studio	550	609	752	665	5
SE27	1	700	775	825	791	17
SE27	2	900	1100	1204	1126	27
SE27	3	1200	1304	1450	1330	15
SE27	4+	1522	1900	2500	1994	10
SE28	Studio	.	.	.	.	0
SE28	1	650	713	800	723	12
SE28	2	800	872	1000	961	22
SE28	3	950	1000	1100	1026	8
SE28	4+	1200	1300	1357	1311	5
BR1	Studio	525	600	1150	745	5
BR1	1	713	775	838	776	32
BR1	2	925	1050	1150	1061	45
BR1	3	1200	1300	1450	1489	23
BR1	4+	1395	1750	2000	2000	32
BR2	Studio	575	575	950	700	3
BR2	1	700	775	818	759	16
BR2	2	950	1100	1275	1107	47
BR2	3	1250	1295	1450	1438	22
BR2	4+	1400	2148	2575	2415	16
BR3	Studio	.	.	.	.	0
BR3	1	775	800	875	817	46
BR3	2	1000	1200	1350	1171	102
BR3	3	1295	1375	1550	1536	27
BR3	4+	1850	2450	3250	2537	26
BR4	Studio	.	.	.	.	1
BR4	1	425	725	895	682	3
BR4	2	863	938	1075	969	4
BR4	3	1000	1300	1395	1224	5
BR4	4+	.	.	.	.	0
BR5	Studio	.	.	.	.	1
BR5	1	650	650	717	672	3
BR5	2	850	850	995	921	14
BR5	3	1050	1200	1400	1278	10
BR5	4+	1550	1575	2100	1767	6
BR6	Studio	460	475	520	490	4
BR6	1	690	730	735	720	8
BR6	2	850	950	1100	975	9
BR6	3	1250	1350	1373	1329	12
BR6	4+	1600	2150	3750	2754	24
BR7	Studio	.	.	.	.	0
BR7	1	705	738	750	735	6
BR7	2	850	975	1100	984	19
BR7	3	1200	1350	1550	1539	9
BR7	4+	1800	2425	3000	3013	6
DA5	Studio	.	.	.	.	0
DA5	1	515	625	700	608	4
DA5	2	850	900	1000	910	17
DA5	3	1088	1248	1263	1184	8
DA5	4+	1600	1700	1750	1642	6
DA6	Studio	.	.	.	.	0

DA6	1	.	.	.	.	1
DA6	2	800	850	875	853	7
DA6	3	800	950	1400	1050	3
DA6	4+	.	.	.	.	2
DA7	Studio	.	.	.	.	0
DA7	1	608	633	725	666	4
DA7	2	775	775	800	790	5
DA7	3	900	1050	1395	1654	7
DA7	4+	1325	1375	1500	1413	4
DA8	Studio	.	.	.	.	1
DA8	1	650	650	650	650	5
DA8	2	763	800	850	802	24
DA8	3	950	950	975	909	15
DA8	4+	1317	1435	2891	2104	4
DA14	Studio	.	.	.	.	0
DA14	1	700	738	800	762	16
DA14	2	800	850	900	875	22
DA14	3	925	1075	1200	1053	10
DA14	4+	.	.	.	.	2
DA15	Studio	.	.	.	.	0
DA15	1	300	625	725	583	10
DA15	2	750	850	850	834	11
DA15	3	1150	1200	1249	1183	19
DA15	4+	1400	1700	1895	1649	7
DA16	Studio	.	.	.	.	1
DA16	1	700	700	700	704	5
DA16	2	825	850	875	843	7
DA16	3	1050	1100	1148	1099	4
DA16	4+	1125	1275	1350	1238	4
DA17	Studio	.	.	.	.	0
DA17	1	600	613	650	625	6
DA17	2	750	763	800	782	14
DA17	3	900	950	950	940	5
DA17	4+	1425	1850	1850	1638	4
DA18	Studio	.	.	.	.	0
DA18	1	.	.	.	.	1
DA18	2	.	.	.	.	0
DA18	3	.	.	.	.	0
DA18	4+	.	.	.	.	1
SW2	Studio	575	625	717	617	11
SW2	1	900	978	1152	1058	67
SW2	2	1204	1391	1522	1377	126
SW2	3	1417	1717	1950	1671	35
SW2	4+	1957	2229	2826	2340	42
SW4	Studio	761	891	1044	937	22
SW4	1	1196	1304	1413	1310	126
SW4	2	1435	1631	1913	1683	229
SW4	3	1957	2174	2391	2185	69
SW4	4+	2718	3175	3892	3528	49
SW8	Studio	652	1000	1261	1011	23
SW8	1	1239	1435	1913	1627	113
SW8	2	1617	1844	2805	2340	172
SW8	3	1957	2609	4348	3602	52
SW8	4+	2511	2857	4805	4192	12
SW9	Studio	850	860	1239	968	6
SW9	1	1100	1217	1304	1184	62
SW9	2	1348	1435	1544	1484	100
SW9	3	1739	1957	2200	2028	35
SW9	4+	2522	2609	3261	2782	13
SW12	Studio	.	.	.	.	0
SW12	1	.	.	.	.	0

SW12	2	.	.	.	.	0
SW12	3	.	.	.	.	0
SW12	4+	.	.	.	.	0
SW16	Studio	650	700	800	758	15
SW16	1	870	950	1044	989	77
SW16	2	1052	1157	1252	1183	157
SW16	3	1300	1404	1550	1470	69
SW16	4+	1761	2200	2826	2403	71
TN14	Studio	.	.	.	.	0
TN14	1	595	645	795	672	5
TN14	2	945	1023	1625	1285	4
TN14	3	897	1050	1323	1130	8
TN14	4+	1995	2500	2600	2302	17
TN16	Studio	.	.	.	.	0
TN16	1	.	.	.	.	1
TN16	2	850	850	875	847	5
TN16	3	1000	1235	1295	1311	6
TN16	4+	1400	1500	2000	2075	10
CR6	Studio	.	.	.	.	0
CR6	1	.	.	.	.	1
CR6	2	895	910	938	916	4
CR6	3	1198	1295	1398	1298	4
CR6	4+	2200	2700	2950	3069	5

Source: www.Findaproperty.com

Table 4.2B – The % change in lower quartile and average rents between April 2011 and October 2011.

(Please note that where a sample size was less than 3, we have omitted it. Exercise caution when using small sample sizes. Changes can be exaggerated by the condition of the property or location of the property, even within postcodes.)

Borough/ Postcode	Size	% change LQ	% change Median	Q4 2010/11, Count	Q2, 2011/12, Count
Bexley	Studio	.	.	3	2
Bexley	1 bed	9%	7%	36	52
Bexley	2 bed	6%	3%	75	107
Bexley	3 bed	0%	0%	47	71
Bexley	4+ bed	0%	1%	14	34
Bromley	Studio	-4%	-2%	34	24
Bromley	1 bed	4%	3%	155	147
Bromley	2 bed	3%	11%	261	288
Bromley	3 bed	4%	4%	116	139
Bromley	4+ bed	1%	-1%	70	144
Greenwich	Studio	5%	13%	30	17
Greenwich	1 bed	6%	2%	173	194
Greenwich	2 bed	10%	7%	367	356
Greenwich	3 bed	0%	4%	123	150
Greenwich	4+ bed	-16%	-5%	55	55
Lewisham	Studio	14%	2%	64	46
Lewisham	1 bed	7%	5%	208	216
Lewisham	2 bed	5%	0%	279	303
Lewisham	3 bed	0%	-4%	109	119
Lewisham	4+ bed	3%	3%	59	42
Southwark	Studio	4%	20%	110	92
Southwark	1 bed	4%	5%	636	699
Southwark	2 bed	7%	4%	982	1108
Southwark	3 bed	10%	11%	280	271
Southwark	4+ bed	9%	4%	182	180
SE1	Studio	9%	9%	54	91

SE1	1 bed	3%	-1%	314	509
SE1	2 bed	9%	1%	499	893
SE1	3 bed	15%	16%	126	288
SE1	4+ bed	17%	8%	32	207
SE2	Studio	.	.	0	30
SE2	1 bed	.	.	3	365
SE2	2 bed	.	.	2	546
SE2	3 bed	0%	3%	8	104
SE2	4+ bed	.	.	1	33
SE3	Studio	.	.	3	2
SE3	1 bed	1%	11%	22	8
SE3	2 bed	13%	16%	45	2
SE3	3 bed	4%	-9%	19	9
SE3	4+ bed	-10%	0%	13	3
SE4	Studio	.	.	3	4
SE4	1 bed	81%	13%	10	30
SE4	2 bed	-7%	0%	14	59
SE4	3 bed	4%	6%	12	29
SE4	4+ bed	0%	1%	13	11
SE5	Studio	.	.	3	1
SE5	1 bed	0%	3%	28	4
SE5	2 bed	4%	4%	69	16
SE5	3 bed	2%	6%	29	8
SE5	4+ bed	7%	-3%	27	3
SE6	Studio	29%	-6%	6	9
SE6	1 bed	21%	8%	17	39
SE6	2 bed	6%	3%	15	83
SE6	3 bed	2%	2%	12	16
SE6	4+ bed	-3%	17%	6	27
SE7	Studio	.	.	2	13
SE7	1 bed	.	.	6	28
SE7	2 bed	.	.	3	42
SE7	3 bed	-8%	-4%	6	32
SE7	4+ bed	.	.	4	11
SE8	Studio	.	.	3	0
SE8	1 bed	1%	3%	31	2
SE8	2 bed	-10%	-15%	61	7
SE8	3 bed	-3%	-18%	27	6
SE8	4+ bed	.	.	3	2
SE9	Studio	.	.	1	9
SE9	1 bed	-2%	-2%	9	59
SE9	2 bed	9%	2%	14	73
SE9	3 bed	-8%	-4%	18	11
SE9	4+ bed	.	.	2	3
SE10	Studio	29%	37%	6	2
SE10	1 bed	4%	4%	78	20
SE10	2 bed	1%	-4%	182	19
SE10	3 bed	-1%	4%	44	21
SE10	4+ bed	29%	21%	23	14
SE11	Studio	0%	16%	10	4
SE11	1 bed	6%	3%	47	71
SE11	2 bed	0%	-1%	88	165
SE11	3 bed	1%	15%	19	41
SE11	4+ bed	20%	19%	9	12
SE12	Studio	.	.	4	9
SE12	1 bed	3%	10%	13	47
SE12	2 bed	9%	7%	20	82
SE12	3 bed	3%	4%	11	13
SE12	4+ bed	-33%	-43%	11	10
SE13	Studio	-6%	-8%	16	1
SE13	1 bed	0%	2%	66	13

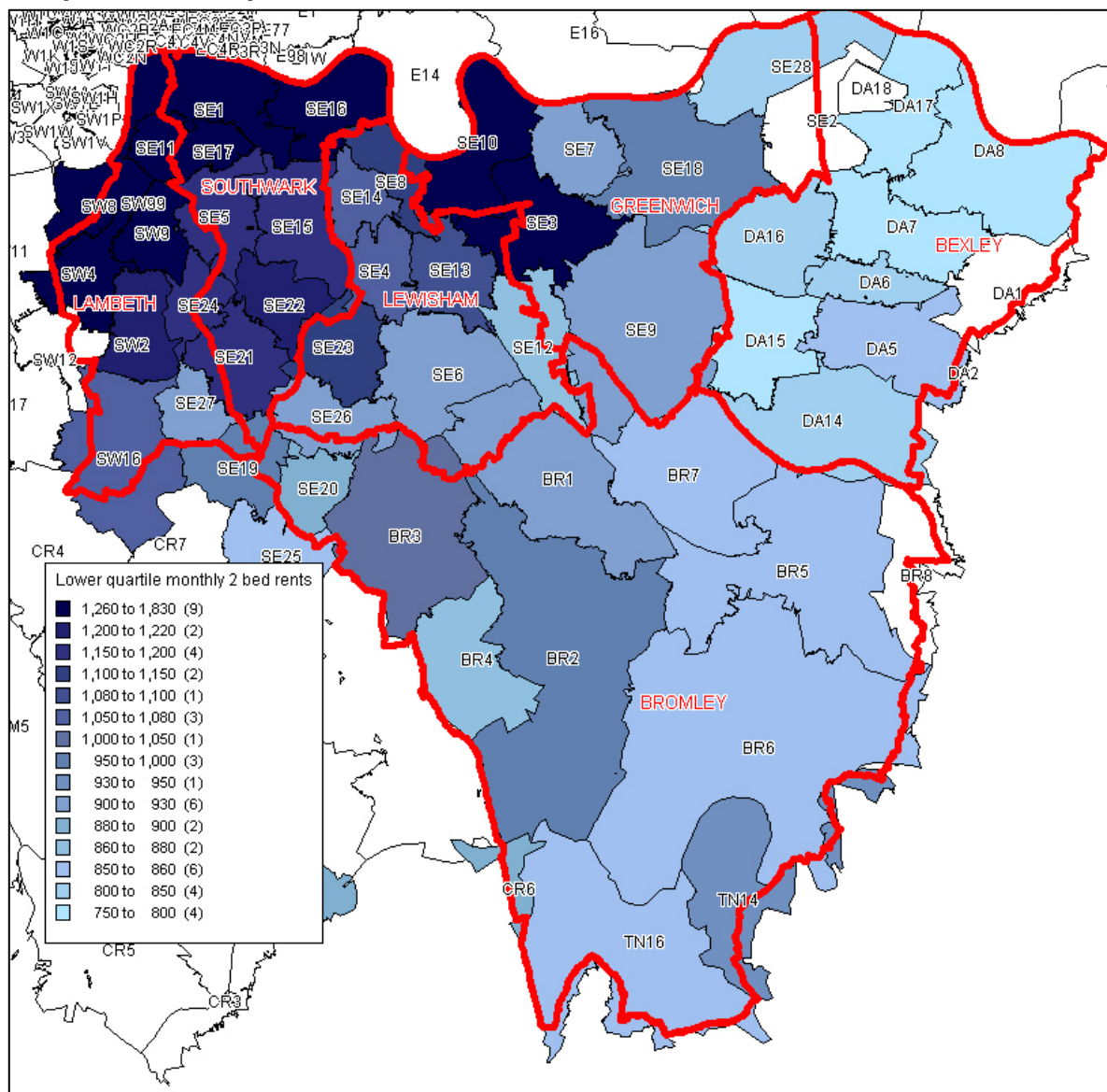
SE13	2 bed	-2%	5%	75	20
SE13	3 bed	8%	14%	14	19
SE13	4+ bed	-1%	52%	9	6
SE14	Studio	6%	8%	11	6
SE14	1 bed	0%	-2%	34	46
SE14	2 bed	10%	8%	20	74
SE14	3 bed	-4%	7%	9	18
SE14	4+ bed	.	.	7	5
SE15	Studio	-2%	0%	12	9
SE15	1 bed	1%	-3%	39	25
SE15	2 bed	5%	0%	42	11
SE15	3 bed	11%	18%	22	3
SE15	4+ bed	14%	24%	25	2
SE16	Studio	53%	43%	15	5
SE16	1 bed	4%	11%	132	38
SE16	2 bed	7%	4%	210	51
SE16	3 bed	10%	1%	62	20
SE16	4+ bed	-17%	-4%	33	14
SE17	Studio	-4%	-6%	4	27
SE17	1 bed	-2%	-7%	70	154
SE17	2 bed	4%	0%	68	251
SE17	3 bed	-8%	-2%	12	63
SE17	4+ bed	8%	1%	16	35
SE18	Studio	53%	4%	15	5
SE18	1 bed	22%	19%	48	55
SE18	2 bed	12%	11%	102	74
SE18	3 bed	2%	12%	23	19
SE18	4+ bed	-12%	3%	9	15
SE19	Studio	15%	0%	7	5
SE19	1 bed	4%	4%	34	51
SE19	2 bed	6%	1%	53	82
SE19	3 bed	3%	12%	24	36
SE19	4+ bed	3%	20%	20	8
SE20	Studio	13%	4%	7	5
SE20	1 bed	9%	11%	17	49
SE20	2 bed	-1%	10%	43	74
SE20	3 bed	16%	4%	8	16
SE20	4+ bed	2%	5%	5	15
SE21	Studio	.	.	1	10
SE21	1 bed	6%	3%	11	27
SE21	2 bed	20%	10%	26	39
SE21	3 bed	15%	36%	9	17
SE21	4+ bed	4%	9%	29	7
SE22	Studio	0%	-4%	14	1
SE22	1 bed	3%	4%	32	7
SE22	2 bed	4%	6%	59	26
SE22	3 bed	37%	6%	13	22
SE22	4+ bed	22%	28%	11	31
SE23	Studio	18%	12%	14	13
SE23	1 bed	28%	-1%	15	38
SE23	2 bed	8%	4%	40	55
SE23	3 bed	8%	-7%	12	17
SE23	4+ bed	16%	-6%	5	20
SE24	Studio	.	.	7	5
SE24	1 bed	1%	2%	10	16
SE24	2 bed	0%	13%	9	38
SE24	3 bed	43%	54%	7	13
SE24	4+ bed	21%	-7%	9	4
SE25	Studio	0%	2%	9	2
SE25	1 bed	2%	3%	31	3
SE25	2 bed	0%	2%	51	22

SE25	3 bed	0%	9%	27	10
SE25	4+ bed	14%	3%	13	5
SE26	Studio	.	.	7	19
SE26	1 bed	20%	9%	22	40
SE26	2 bed	6%	10%	34	51
SE26	3 bed	-4%	2%	12	35
SE26	4+ bed	-20%	-19%	5	9
SE27	Studio	-8%	-6%	4	2
SE27	1 bed	17%	3%	13	25
SE27	2 bed	0%	13%	21	29
SE27	3 bed	-4%	-7%	27	15
SE27	4+ bed	-20%	-8%	16	8
SE28	Studio	.	.	3	5
SE28	1 bed	25%	10%	7	17
SE28	2 bed	7%	3%	19	27
SE28	3 bed	0%	0%	5	15
SE28	4+ bed	.	.	3	10
BR1	Studio	27%	7%	6	0
BR1	1 bed	0%	0%	32	12
BR1	2 bed	3%	8%	49	22
BR1	3 bed	0%	4%	42	8
BR1	4+ bed	0%	-24%	15	5
BR2	Studio	-3%	-4%	9	5
BR2	1 bed	1%	7%	31	32
BR2	2 bed	9%	10%	47	45
BR2	3 bed	9%	8%	19	23
BR2	4+ bed	-7%	34%	11	32
BR3	Studio	.	.	9	3
BR3	1 bed	11%	7%	58	16
BR3	2 bed	14%	30%	89	47
BR3	3 bed	4%	-2%	23	22
BR3	4+ bed	0%	26%	23	16
BR4	Studio	.	.	0	0
BR4	1 bed	-35%	0%	5	46
BR4	2 bed	.	.	2	102
BR4	3 bed	.	.	1	27
BR4	4+ bed	.	.	1	26
BR5	Studio	.	.	1	1
BR5	1 bed	.	.	2	3
BR5	2 bed	6%	5%	14	4
BR5	3 bed	17%	9%	6	5
BR5	4+ bed	.	.	3	0
BR6	Studio	.	.	2	1
BR6	1 bed	-7%	-10%	4	3
BR6	2 bed	10%	-5%	9	14
BR6	3 bed	9%	15%	8	10
BR6	4+ bed	-27%	-7%	5	6
BR7	Studio	.	.	0	4
BR7	1 bed	18%	11%	6	8
BR7	2 bed	-4%	-3%	8	9
BR7	3 bed	-4%	4%	9	12
BR7	4+ bed	-9%	-3%	7	24
DA5	Studio	.	.	1	0
DA5	1 bed	.	.	2	6
DA5	2 bed	3%	6%	13	19
DA5	3 bed	-1%	-4%	9	9
DA5	4+ bed	.	.	3	6
DA6	Studio	.	.	0	0
DA6	1 bed	.	.	0	4
DA6	2 bed	.	.	1	17
DA6	3 bed	.	.	3	8

DA6	4+ bed	.	.	1	6
DA7	Studio	.	.	0	0
DA7	1 bed	-6%	-3%	6	1
DA7	2 bed	0%	-5%	6	7
DA7	3 bed	-5%	5%	11	3
DA7	4+ bed	.	.	2	2
DA8	Studio	.	.	0	0
DA8	1 bed	.	.	3	4
DA8	2 bed	3%	3%	8	5
DA8	3 bed	.	.	2	7
DA8	4+ bed	.	.	0	4
DA14	Studio	.	.	0	1
DA14	1 bed	4%	6%	10	5
DA14	2 bed	0%	3%	27	24
DA14	3 bed	-3%	8%	9	15
DA14	4+ bed	.	.	1	4
DA15	Studio	.	.	0	0
DA15	1 bed	0%	79%	8	16
DA15	2 bed	-4%	5%	12	22
DA15	3 bed	39%	10%	7	10
DA15	4+ bed	8%	19%	6	2
DA16	Studio	.	.	0	0
DA16	1 bed	.	.	3	10
DA16	2 bed	16%	6%	4	11
DA16	3 bed	.	.	3	19
DA16	4+ bed	.	.	1	7
DA17	Studio	.	.	2	1
DA17	1 bed	4%	0%	4	5
DA17	2 bed	7%	7%	4	7
DA17	3 bed	.	.	3	4
DA17	4+ bed	.	.	0	4
DA18	Studio	.	.	0	0
DA18	1 bed	.	.	0	6
DA18	2 bed	.	.	0	14
DA18	3 bed	.	.	0	5
DA18	4+ bed	.	.	0	4

Source: Findaproperty.com - Data not available for all postcodes

Map 5 – Lower quartile 2 bed rents in South East London, October 2011



Source: Analysed data downloaded from findaproperty.com

4.3 South East London Rooms

(Spareroom.co.uk)

Single rooms are a very important source of accommodation. This is because often they are the only affordable accommodation for single people, especially young single people. The Local Housing Allowance level for single rooms in Inner SE London is £85.00 per week and for Outer SE London it is £75.00 per week (October figures). As we can see from the table below there is not much choice for people who need shared accommodation that can be covered solely by housing benefit.

The Inner SE London area covers Southwark, most of Lewisham and the western half of Greenwich. The Outer London area covers Bexley, most of Bromley, the southern parts of Lewisham and the eastern half of Greenwich.

Highest and lowest rents are highlighted in red and blue respectively (excluding borough figures). Room rents with Lambeth postcodes (in yellow) have been excluded from the highest and lowest analysis.

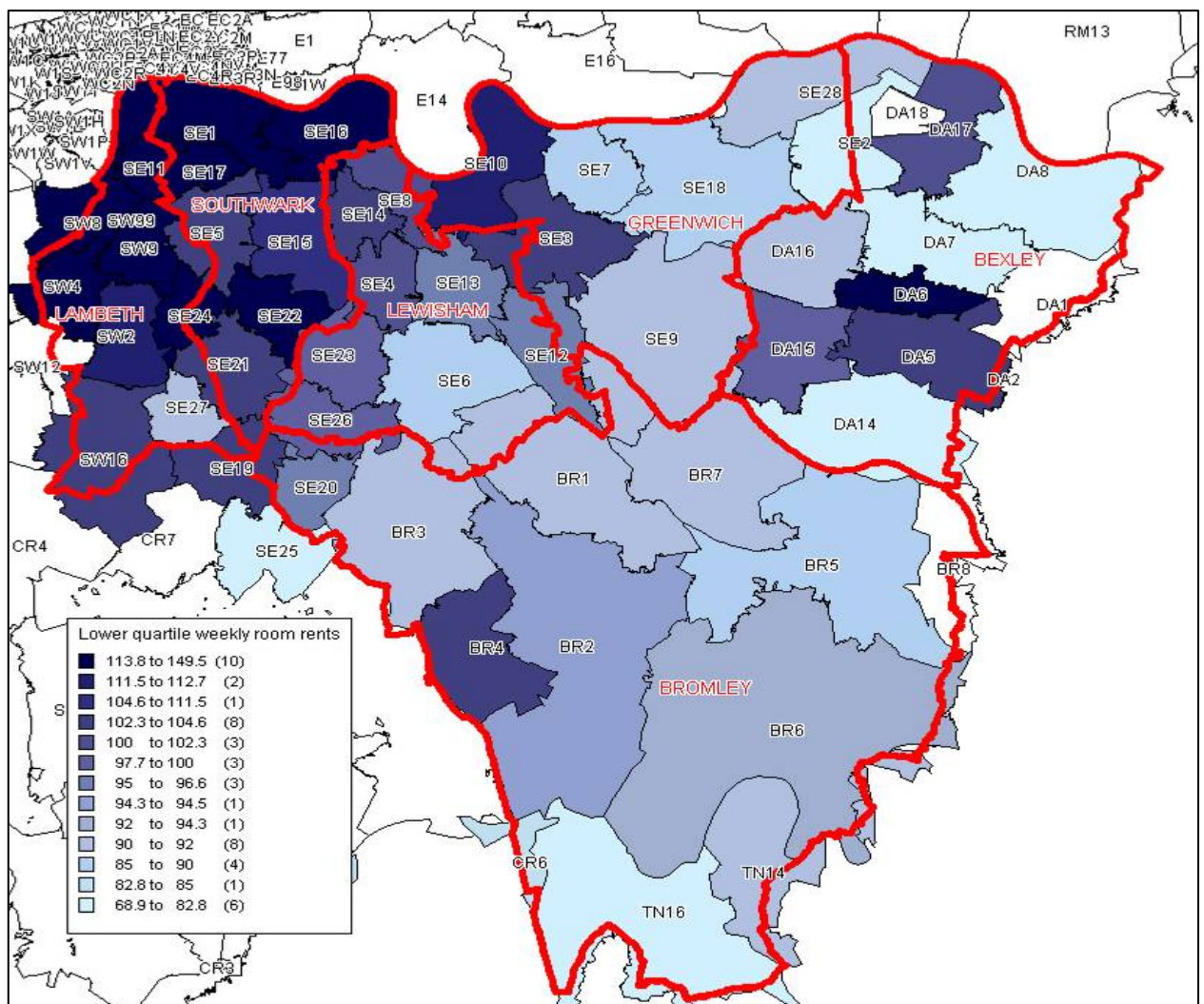
Table 4.3A – Weekly room rents in South East London, October 2011

Borough/ Postcode	Lower quartile	Median	Upper quartile	Mean	Count
Bexley	90	100	110	104	66
Bromley	92	103	115	105	153
Greenwich	92	109	126	112	206
Lewisham	97	110	126	114	276
Southwark	120	141	172	157	362
Lambeth	115	137	160	150	401
SE1	145	174	250	212	88
SE2	80	97	109	94	15
SE3	103	126	149	131	27
SE4	100	115	126	116	32
SE5	103	123	149	131	42
SE6	90	101	115	102	53
SE7	89	92	114	104	9
SE8	100	118	150	126	30
SE9	92	101	115	102	34
SE10	113	130	150	136	31
SE11	149	155	175	162	10
SE12	95	106	126	111	19
SE13	97	115	138	120	49
SE14	103	115	135	117	23
SE15	105	125	149	130	64
SE16	136	162	183	161	80
SE17	126	138	156	143	25
SE18	87	102	126	108	74
SE19	103	115	129	116	22
SE20	95	103	115	105	22
SE21	103	120	138	118	17
SE22	114	130	138	131	31
SE23	98	110	122	112	33
SE24	120	125	149	132	15
SE25	83	92	112	99	28
SE26	98	109	124	109	37
SE27	92	104	126	110	18
SE28	91	96	115	99	16
BR1	92	103	115	106	25
BR2	94	102	109	104	12
BR3	91	114	128	109	32
BR4	103	120	149	131	7
BR5	85	92	100	95	15
BR6	94	102	106	105	22
BR7	90	95	103	96	11
DA5	103	110	126	120	9
DA6	.	.	.	.	2
DA7	80	97	115	103	15

DA8	78	92	97	93	11
DA14	80	90	95	88	7
DA15	98	99	103	99	6
DA16	92	100	138	113	11
DA17	100	100	100	98	5
DA18	.	.	.	.	0
TN14	91	98	107	99	4
TN16	.	.	.	.	3
SW2	112	126	144	132	83
SW4	131	155	187	180	86
SW8	128	160	207	185	51
SW9	124	145	160	150	61
SW12	.	.	.	.	0
SW16	102	126	139	125	92

Source: Spareroom.co.uk

Map 6 – Lower quartile room rents in South East London, October 2011



Source: Analysed data downloaded from Spareroom.co.uk