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## PRESS RELEASE

# 10 years on: 2012 Olympic Boroughs Top London House Price Podium

- **Waltham Forest, Newham, and Hackney lead house price growth in London since 2012 Olympics**
- **House prices in Waltham Forest grew 122% in the 10 years since the Olympics**
- **Homerton leads house price rises amongst East London postal districts (210%)**

With the 10<sup>th</sup> anniversary of the opening ceremony today [See Editor's Notes], postal districts and boroughs around East London and the Olympic Park have seen house prices rise well ahead of other areas across London since 2012, according to analysis by Lloyds Bank.

Waltham Forest took gold for the highest house price growth of any London borough in the 10 years since the London Games, with a rise of 122% to £537,277. In silver and bronze positions were Newham, with prices up 98% to £429,734, and Hackney, which saw growth of 98% to £705,101. These compared to rises of 61% on average across Greater London and 47% for England & Wales. [See Table 3.]

Looking specifically at the postal areas within East London, Homerton took the winner's position for greatest rise in house prices. Neighbouring the Olympic Park to the west, Homerton, which has transport links to central London via the Overground service, has seen average house prices rise 210% to £682,585, since 2012. This is more than three times the rate of growth for London as a whole. Dalston, to the north of fashionable Hoxton, came in second place, with prices up 206% to £724,860. [See Table 1]

In the last year, house price growth in the Olympic boroughs has been subdued. While Richmond on Thames saw prices up 10% to £973,254, rises were a more modest 5% in Hackney, 4% in Waltham Forest, and largely flat in Newham. [See Table 4]

Narrowing in to the postal towns of East London, Homerton has continued to see prices rise faster than its East End neighbours, and Greater London in the last year. House prices rose 11% (up £67,423) over the last 12 months, compared to 3.5% for London, and 9% for second placed Leytonstone (up £56,949). Several areas saw little or no rises last year, including Dalston, Clapton, and Bow [See Table 2]



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**Jayne Jones, Mortgage and Protection Director, Lloyds Bank, said:** “Whether it is solely the impact of the investment ahead of the Olympics or a combination of other factors, such as the relative affordability of property, house prices in the East of London have outperformed the rest of the Capital by some way since 2012.

“Homerton, to the west of the Olympic Park, is the postal district in East London that has seen house prices perform best since the 2012 Olympics, rising 210% to £682,585. This is double the average across East London, and more than three times that of London as a whole.

“Waltham Forest (122%), Newham (98%), and Hackney (98%) have all outperformed their neighbouring boroughs, Greater London (61%), and England & Wales (47%) since the Olympics when it comes to house prices. Transforming a derelict industrial estate into the Queen Elizabeth Olympic Park, together with the wider regeneration in the area, has attracted investment from retail, leisure, industry, the arts, and education, and has generated thousands of jobs.”

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**Tables:**

**Table 1: Change in house prices in postal districts close to the Olympic Park (East London) – April 2012 to April 2022**

Postal District	Average House Price April 2012	Average House Price April 2022	% Change	£ Change
Homerton	£219,959	£682,585	210%	£462,626
Dalston	£237,220	£724,860	206%	£487,640
Clapton	£221,499	£648,034	193%	£426,535
Walthamstow	£189,520	£554,161	192%	£364,641
Leyton	£181,064	£515,108	184%	£334,044
Leytonstone	£226,969	£619,637	173%	£392,668
Bethnal Green	£219,181	£580,054	165%	£360,873
Forest Gate	£193,456	£507,409	162%	£313,953
Manor Park	£204,451	£535,959	162%	£331,508
Shoreditch	£221,344	£575,851	160%	£354,506
Bow	£223,410	£514,123	130%	£290,714
Stratford	£198,484	£454,888	129%	£256,404
Plaistow	£176,618	£374,289	112%	£197,671
East Ham	£184,750	£386,877	109%	£202,127
<b>East London Average</b>	<b>£275,073</b>	<b>£554,973</b>	<b>102%</b>	<b>£279,900</b>
<b>Greater London</b>	<b>£423,247</b>	<b>£681,358</b>	<b>61%</b>	<b>£258,111</b>
<b>England and Wales</b>	<b>£234,991</b>	<b>£345,168</b>	<b>47%</b>	<b>£110,177</b>



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Table 2: Change in house prices in postal districts close to the Olympic Park (East London) – April 2021 to April 2022

Postal District	Average House Price April 2021	Average House Price April 2022	% Change	£ Change
Homerton	£615,162	£682,585	11.0%	£67,423
Leytonstone	£568,302	£619,637	9.0%	£51,335
Bethnal Green	£541,665	£580,054	7.1%	£38,389
Manor Park	£501,843	£535,959	6.8%	£34,116
Shoreditch	£544,058	£575,851	5.8%	£31,793
Stratford	£430,381	£454,888	5.7%	£24,507
Leyton	£496,776	£515,108	3.7%	£18,331
Walthamstow	£537,553	£554,161	3.1%	£16,608
East Ham	£378,841	£386,877	2.1%	£8,036
Forest Gate	£498,747	£507,409	1.7%	£8,662
Dalston	£716,401	£724,860	1.2%	£8,460
Clapton	£647,693	£648,034	0.1%	£341
Plaistow	£375,244	£374,289	-0.3%	−£955
Bow	£518,878	£514,123	-0.9%	−£4,755
<b>East London Average</b>	<b>£534,630</b>	<b>£554,973</b>	<b>3.8%</b>	<b>£20,343</b>
<b>Greater London</b>	<b>£658,537</b>	<b>£681,358</b>	<b>3.5%</b>	<b>£22,821</b>
<b>England and Wales</b>	<b>£339,850</b>	<b>£345,168</b>	<b>1.6%</b>	<b>£5,318</b>

Source: Land Registry, 12mths to April

Table 3: Change in house prices in London Boroughs April 2012 to April 2022

Boroughs	Average House Price April 2012 £	Average House Price April 2022 £	% Change	£ Change
Waltham Forest	£241,702	£537,277	122%	£295,575
Newham	£217,231	£429,734	98%	£212,503
Hackney	£356,712	£705,101	98%	£348,388
Lewisham	£266,081	£519,838	95%	£253,756
Barking and Dagenham	£181,070	£352,571	95%	£171,501
Enfield	£282,052	£541,212	92%	£259,160
Haringey	£399,076	£764,822	92%	£365,745
Brent	£365,044	£691,659	89%	£326,615
Redbridge	£293,896	£547,307	86%	£253,411
Bexley	£227,124	£416,518	83%	£189,393
Ealing	£376,559	£687,502	83%	£310,943
Havering	£244,578	£446,518	83%	£201,939
Hillingdon	£283,201	£514,645	82%	£231,444
Lambeth	£382,888	£688,754	80%	£305,866



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Barnet	£426,821	£765,563	79%	£338,742
Kingston upon Thames	£366,005	£655,401	79%	£289,396
Sutton	£267,349	£477,423	79%	£210,074
City of London	£512,652	£907,798	77%	£395,147
Harrow	£337,345	£595,718	77%	£258,373
Croydon	£255,525	£451,198	77%	£195,674
Greenwich	£292,569	£512,487	75%	£219,918
Merton	£418,044	£720,147	72%	£302,103
Hounslow	£351,555	£605,395	72%	£253,841
Bromley	£331,679	£570,036	72%	£238,357
Richmond upon Thames	£568,411	£973,254	71%	£404,843
Southwark	£395,901	£674,023	70%	£278,122
Tower Hamlets	£343,999	£582,445	69%	£238,446
Islington	£502,254	£842,151	68%	£339,897
Kensington and Chelsea	£1,280,499	£2,116,831	65%	£836,332
Camden	£691,296	£1,140,095	65%	£448,799
Wandsworth	£507,378	£829,027	63%	£321,649
Hammersmith and Fulham	£633,097	£1,013,736	60%	£380,639
Westminster	£930,413	£1,417,511	52%	£487,098
<b>East London Average</b>	<b>£275,073</b>	<b>£554,973</b>	<b>101.8%</b>	<b>£279,900</b>
<b>Greater London</b>	<b>£423,247</b>	<b>£681,358</b>	<b>61.0%</b>	<b>£258,111</b>
<b>England and Wales</b>	<b>£234,991</b>	<b>£345,168</b>	<b>46.9%</b>	<b>£110,177</b>

Table 4: Change in house prices in London Boroughs April 2021 to April 2022

Boroughs	Average House Price April 2021 £	Average House Price April 2022 £	Change £	Change %
Richmond upon Thames	£887,719	£973,254	10%	£85,535
Ealing	£627,214	£687,502	10%	£60,289
Haringey	£700,745	£764,822	9%	£64,076
Barking and Dagenham	£330,078	£352,571	7%	£22,493
Redbridge	£512,897	£547,307	7%	£34,410
Kensington and Chelsea	£1,991,259	£2,116,831	6%	£125,571
Hammersmith and Fulham	£954,025	£1,013,736	6%	£59,711
Barnet	£723,171	£765,563	6%	£42,392
Harrow	£566,582	£595,718	5%	£29,136
Kingston upon Thames	£623,619	£655,401	5%	£31,782
Enfield	£515,610	£541,212	5%	£25,602
Hackney	£671,944	£705,101	5%	£33,157
Hillingdon	£492,007	£514,645	5%	£22,639



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Bromley	£547,081	£570,036	4%	£22,955
Waltham Forest	£516,827	£537,277	4%	£20,449
Brent	£668,997	£691,659	3%	£22,662
Havering	£432,028	£446,518	3%	£14,490
City of London	£879,318	£907,798	3%	£28,480
Hounslow	£589,597	£605,395	3%	£15,799
Greenwich	£501,881	£512,487	2%	£10,606
Bexley	£408,398	£416,518	2%	£8,120
Lambeth	£677,251	£688,754	2%	£11,503
Wandsworth	£815,709	£829,027	2%	£13,318
Croydon	£447,494	£451,198	1%	£3,705
Islington	£835,979	£842,151	1%	£6,171
Sutton	£474,846	£477,423	1%	£2,577
Newham	£433,116	£429,734	-1%	-£3,382
Lewisham	£524,545	£519,838	-1%	-£4,707
Merton	£727,894	£720,147	-1%	-£7,747
Southwark	£688,434	£674,023	-2%	-£14,411
Camden	£1,166,714	£1,140,095	-2%	-£26,619
Tower Hamlets	£598,732	£582,445	-3%	-£16,287
Westminster	£1,524,011	£1,417,511	-7%	-£106,500
<b>East London Average</b>	<b>£534,630</b>	<b>£554,973</b>	<b>3.8%</b>	<b>£20,343</b>
<b>Greater London</b>	<b>£658,537</b>	<b>£681,358</b>	<b>3.5%</b>	<b>£22,821</b>
<b>England and Wales</b>	<b>£339,850</b>	<b>£345,168</b>	<b>1.6%</b>	<b>£5,318</b>

#### Notes to Editors:

The London 2012 Olympics opening ceremony was held on Friday 27<sup>th</sup> July, the Games ran until 12<sup>th</sup> August.

#### Olympic Park regeneration:

[Olympic dreams and urban regeneration \(rics.org\)](https://www.rics.org)

[East Works: jobs, skills and business growth | Queen Elizabeth Olympic Park](#)

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