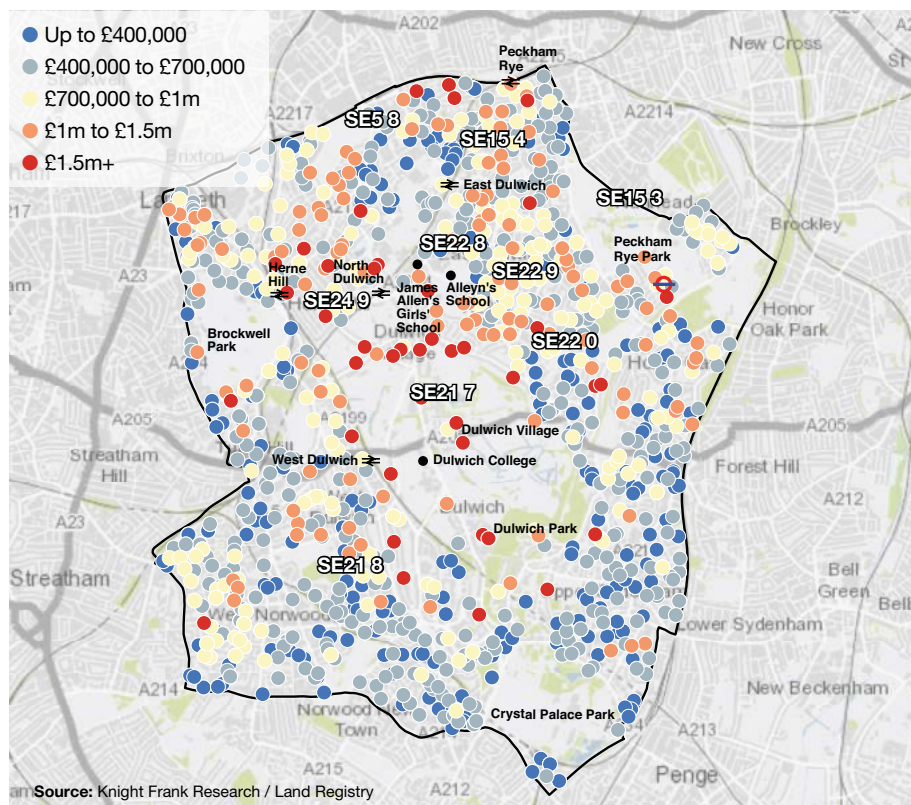




# DULWICH MARKET INSIGHT 2018

FIGURE 1  
Property prices in Dulwich

Achieved prices, 12 months to December 2017



## South London Market Update

Average prices in Dulwich fell 1.6% in the year to February, a decline that was mirrored in the prime south-west London market. Price declines are less marked than this time last year but buyers remain highly price-sensitive. Sales volumes have declined across most postcodes in the Dulwich area over the last two years but average prices have held up better in lower-value areas (fig 5). Longer-term price growth in Dulwich still remains the highest in England and Wales over the last two decades, largely due to demand for schools in the area, as figure 4 shows.

## Mitchell Murphy, Dulwich office head

“Demand is naturally robust in Dulwich because of the area’s world-class schools. However, we have seen a notable rise in trading activity since the final months of 2017 when asking prices declined by 5% to 10% to reflect higher rates of stamp duty. Another trend we have observed is that buyers are migrating towards more peripheral areas as they seek better value for money while remaining in catchment areas for top schools. Typically East Dulwich and Herne Hill properties offer in excess of 10% more space for the same money as Dulwich Village. Meanwhile, demand has risen in Peckham Rye due to its mix of artisan shops and restaurants and grand Victorian housing stock.”

FIGURE 2  
Dulwich fact sheet

Population: 156,468

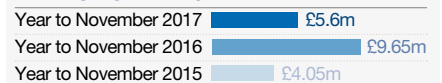
### £1 MILLION-PLUS SALES



### £2 MILLION-PLUS SALES



### MAXIMUM SALE PRICE

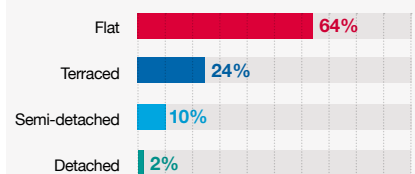


Source: Knight Frank Research / Land Registry

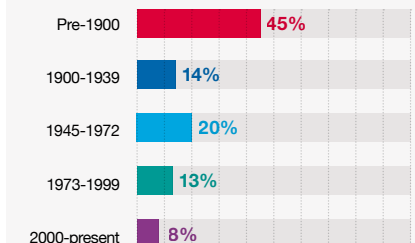
### BLUE PLAQUES

Sir Ernest Shackleton, antarctic explorer  
Joseph Chamberlain, statesman  
John Logie Baird, television pioneer  
Boris Karloff, actor

### STOCK BY PROPERTY TYPE



### AGE OF HOUSING STOCK



Source: Knight Frank Research

# DULWICH MARKET INSIGHT 2018

FIGURE 3 Dulwich in numbers

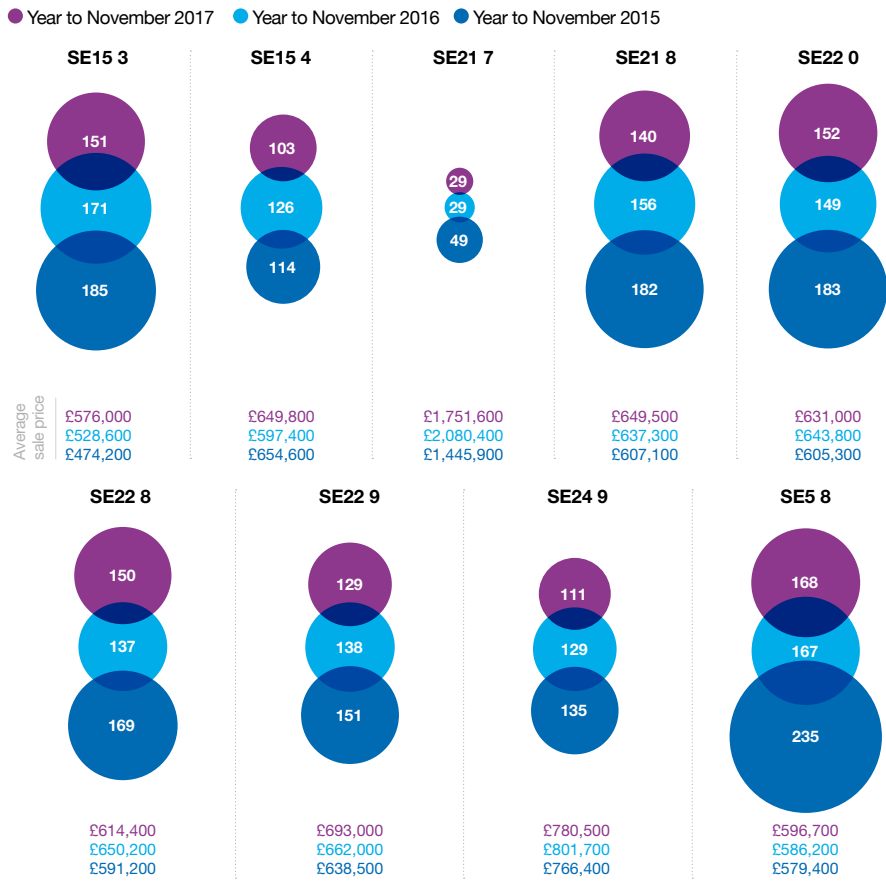
<h2>1,150%</h2> <p>The change in house prices in Dulwich between January 1995 and September 2017. The joint highest figure in England and Wales alongside Dalston in London, it exceeds the London average of 698% and 436% across England and Wales</p>	<h2>1,300</h2> <p>Number of pupils who travel to Dulwich College, Alleyn's School, James Allen's Girls' School and Dulwich Prep every day on 39 coaches, from as far away as Kent</p>	<h2>37%</h2> <p>Year-on-year increase in the number of new prospective buyers in the 12 months to February 2018</p>
<p><b>Source:</b> Knight Frank Research / Land Registry</p>	<p><b>Source:</b> Foundation Schools' Coach Service</p>	<h2>29%</h2> <p>Year-on-year increase in the number of offers made in the 12 months to February 2018</p>
		<h2>9%</h2> <p>Year-on-year increase in the number of viewings in the 12 months to February 2018</p>
		<p><b>Source:</b> Knight Frank Research</p>

LONDON RESIDENTIAL



**Mitchell Murphy**  
 Dulwich Office Head  
 +44 20 3815 9417  
 mitchell.murphy@knightfrank.com

FIGURE 4 Sales volumes and average achieved price by neighbourhood



Source: Knight Frank Research / Land Registry

RESIDENTIAL RESEARCH



**Tom Bill**  
 Head of London Residential Research  
 +44 20 7861 1492  
 tom.bill@knightfrank.com

PRESS OFFICE

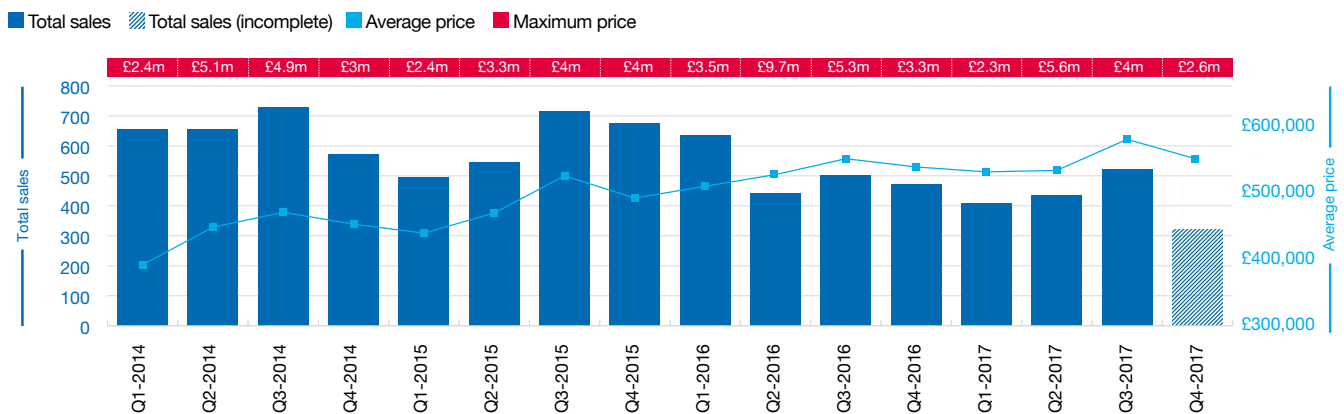


**Harry Turner**  
 +44 20 3861 6974  
 harry.turner@knightfrank.com



**Important Notice**  
 © Knight Frank LLP 2018 - This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

FIGURE 5 Transaction volumes and pricing data



Source: Knight Frank Research / Land Registry