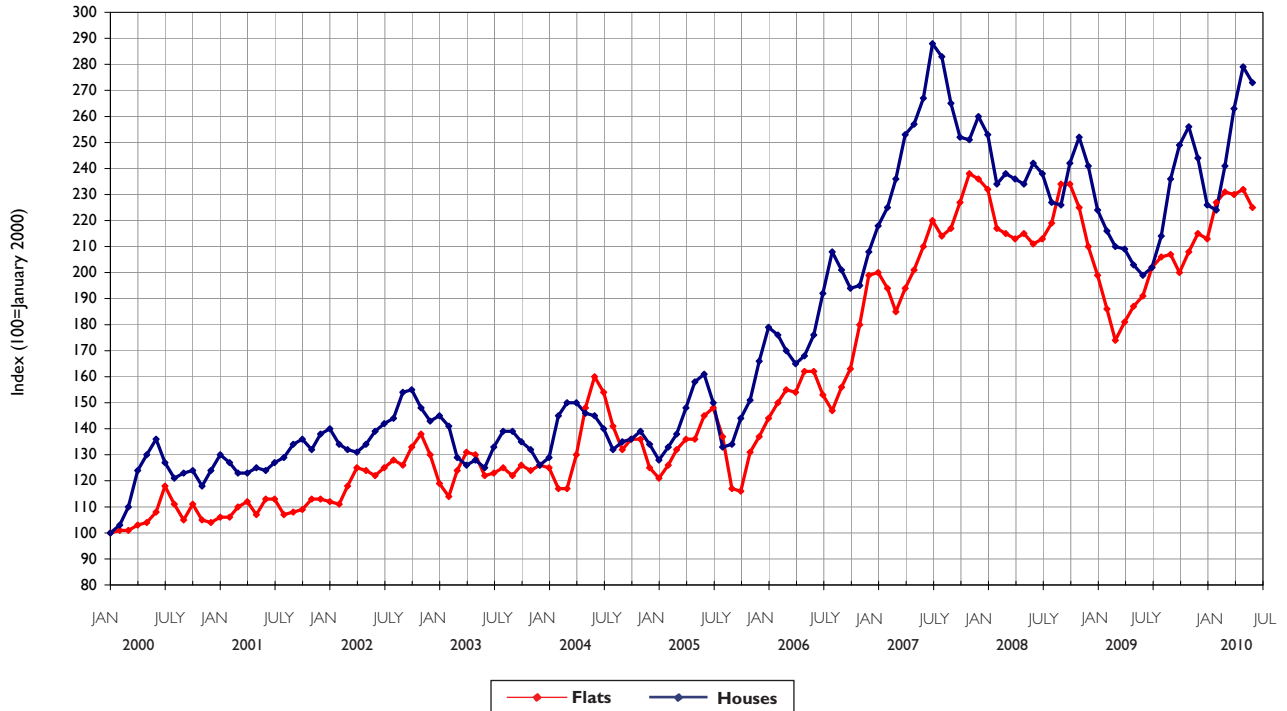


JOHN D WOOD & CO.

The Chelsea Property Graph



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LOCAL MARKET INDEX

Introduction

The Chelsea graph illustrates the trend in values and unlike other indices use actual transactional data from the date of exchange. There are over 1,100 houses and over 1,200 flats in the Chelsea series and the data is from all leading agents. The graphs are independently compiled by Dr Gibbons of the London School of Economics using a regression methodology developed in conjunction with Professor Muellbauer of Nuffield College, Oxford. For a full copy of the methodology and the indices please visit www.johndwood.co.uk and go to Surveyors and Publications. For further information please contact **James Wyatt FRICS 020 7908 1102**.

Important Note

The graph and index are based upon actual transactions and represents a trend line for the market over the time period concerned and is for guidance purposes only. Under no account should this be relied upon for individual properties. From experience properties can be more or less sensitive to market vagaries depending upon individual circumstances and professional advice should always be sought. If a valuation at a specific point in time is needed please contact the Valuation and Surveying Team of John D Wood & Co. on **020 7908 1110** or professional@johndwood.co.uk

		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Houses in Chelsea	JANUARY	100	130	140	145	129	128	179	218	253	224	226
	FEBRUARY	103	127	134	141	145	133	176	225	234	216	224
	MARCH	110	123	132	129	150	138	170	236	238	210	241
	APRIL	124	123	131	126	150	148	165	253	236	209	263
	MAY	130	125	134	128	146	158	168	257	234	203	279
	JUNE	136	124	139	125	145	161	176	267	242	199	273
	JULY	127	127	142	133	140	150	192	288	238	202	
	AUGUST	121	129	144	139	132	133	208	283	227	214	
	SEPTEMBER	123	134	154	139	135	134	201	265	226	236	
	OCTOBER	124	136	155	135	136	144	194	252	242	249	
	NOVEMBER	118	132	148	132	139	151	195	251	252	256	
	DECEMBER	124	138	143	126	134	166	208	260	241	244	
Flats in Chelsea	JANUARY	100	106	112	119	125	121	144	200	232	199	213
	FEBRUARY	101	106	111	114	117	126	150	194	217	186	227
	MARCH	101	110	118	124	117	132	155	185	215	174	231
	APRIL	103	112	125	131	130	136	154	194	213	181	230
	MAY	104	107	124	130	148	136	162	201	215	187	232
	JUNE	108	113	122	122	160	145	162	210	211	191	225
	JULY	118	113	125	123	154	148	153	220	213	202	
	AUGUST	111	107	128	125	141	137	147	214	219	206	
	SEPTEMBER	105	108	126	122	132	117	156	217	234	207	
	OCTOBER	111	109	133	126	136	116	163	227	234	200	
	NOVEMBER	105	113	138	124	136	131	180	238	225	208	
	DECEMBER	104	113	130	126	125	137	199	236	210	215	

If you have already instructed another estate agent the terms of that agreement must be considered before instructing us to avoid a dual fee liability.