

JOHN D WOOD & CO.

The Large House Graph Freehold Houses over 3,500 sq ft. in Prime Central London



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LOCAL MARKET INDEX

Introduction

The graph illustrates the general trend in values and unlike other indices uses actual transactional data from the date of exchange. There are over 660 houses in this 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

Large Houses (Freehold Houses over 3,500 sq ft. in Prime Central London)

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	100	102	134	129	133	108	157	209	296	248	281
FEBRUARY	100	96	132	133	137	114	160	197	301	232	263
MARCH	108	101	122	136	150	116	152	193	302	227	269
APRIL	112	119	119	135	156	124	151	223	290	208	282
MAY	116	138	113	121	154	139	169	240	287	192	258
JUNE	119	147	109	113	147	144	188	251	283	182	246
JULY	116	150	101	117	137	148	193	250	281	184	
AUGUST	108	144	101	129	136	150	188	268	295	180	
SEPTEMBER	111	142	106	132	131	150	183	285	284	179	
OCTOBER	113	143	118	134	128	150	170	295	290	217	
NOVEMBER	106	139	122	140	119	151	179	296	284	247	
DECEMBER	103	134	130	137	108	148	218	305	282	272	

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.