I found that boroughs with the greatest increase in housing prices, on average over the last two decades, either surrounded the Central London or are along the River Thames. Central London has been the political, economic and cultural center of the UK for a long time and would have a strong economic radiation effect on surrounding area. Especially, the River Thames is not only an important transport hub in London, but also one of the remarkable landscape in London, which attracted massive tourists every year. I also found that Kensington and Chelsea is the most expensive boroughs for years, and that may be largely related to its royal status.

The way I arrived my conclusion was to find out the relationship between those boroughs with the highest increase in housing price and dig deep into their common features. As well, comparing to those with the least increase in housing price should give some hints that what kind of features decided the housing prices because you will found that they are opposite in response to certain characteristics, like the distance from the Central London.

I think the main challenge during the whole process is what I mentioned above: find out the underlying connection between those boroughs with highest or least increase in housing price. This was a hard part because the dataset did not provide any information other than housing prices. Thus, I started to looking at the map of London and noticed that their geographical environment were very similar.

By far, we just looked at the ratio capturing the difference of housing prices between prices between 1998 and 2018 and got some ideas which boroughs had the greatest increase in housing prices. But this information did not tell us which boroughs will continue to grow in housing prices and which boroughs will potentially become the most expensive borough in the future. Thus, looking at the housing price gap year-by-year may be a good direction for further exploration for the overall trend of housing prices.