



Objective

The objective for this case study in Springboard Unit 4.3 is to look at which boroughs of London had the biggest increases in housing prices, on average, over the last two decades.

Data

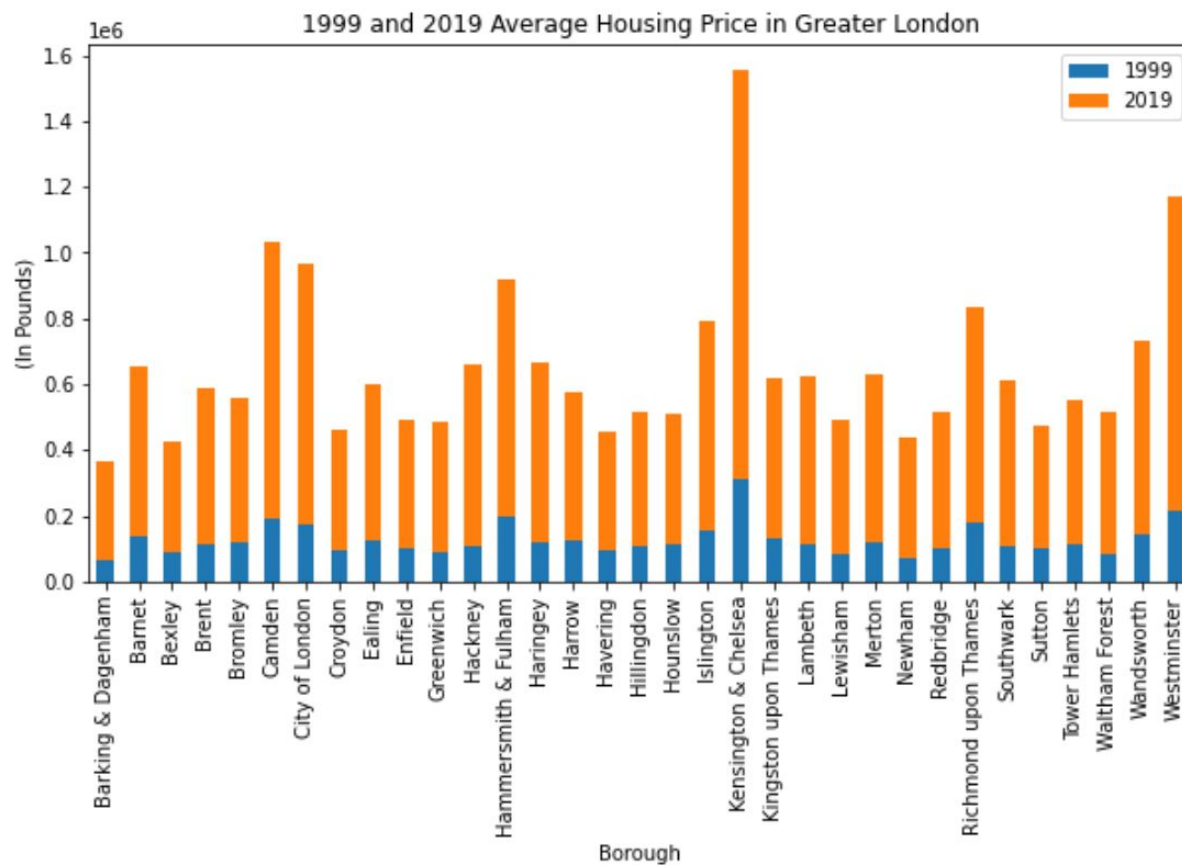
The [dataset](#) was obtained from the London Datastore, a free and open data-sharing portal for data on London, and it spans from January 1995 to September 2020.

Because this analysis dealt with mostly yearly data, 2020 was largely ignored as it does not contain data for the entire year. As such, the most recent annual data was considered to be 2019. With respect to our analysis on housing prices over the last two decades, the years explored span from 1999 to 2019.

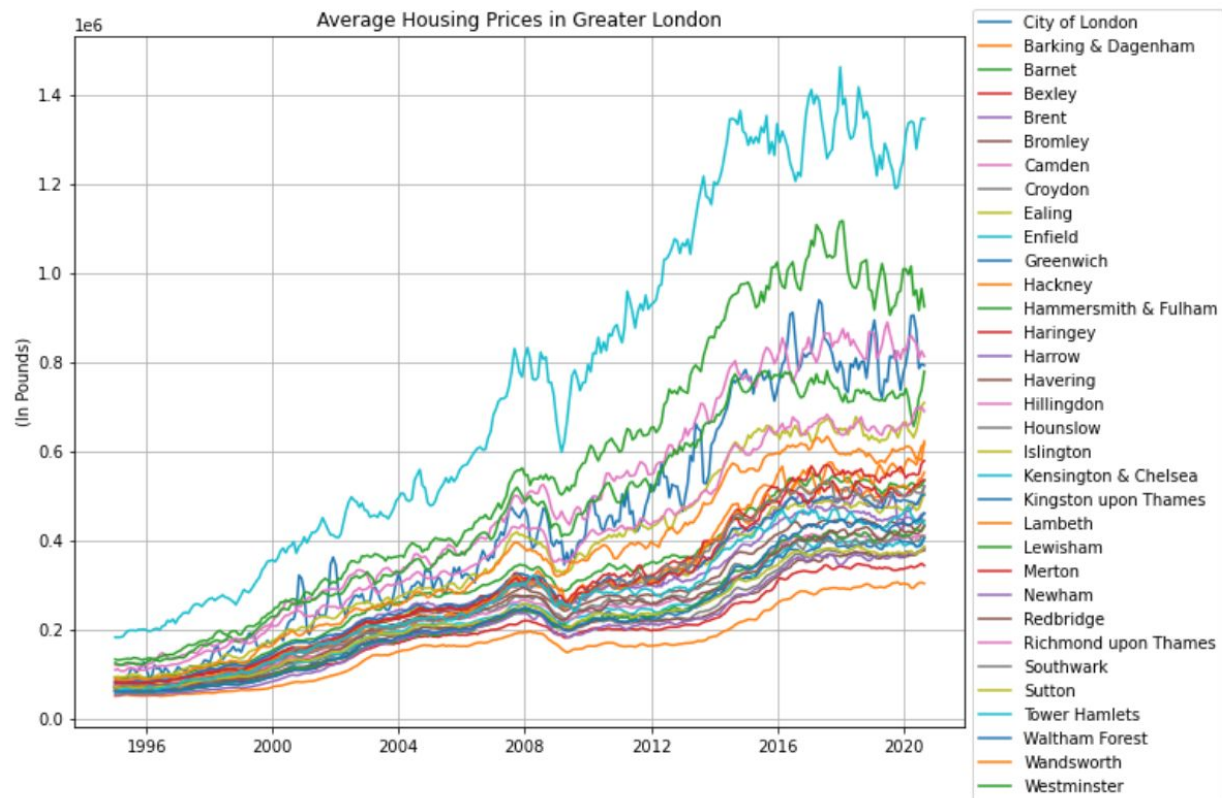
Additionally, there were a few unnamed boroughs in the dataset with no housing prices. Because these appeared to be unknown, they were excluded from the analysis.

Analysis

After looking at the dataset, the most expensive borough clearly illustrated to be the royal borough of Kensington & Chelsea by quite a large margin. This makes sense as it contains many affluent areas such as Notting Hill, Kensington, Chelsea, etc.

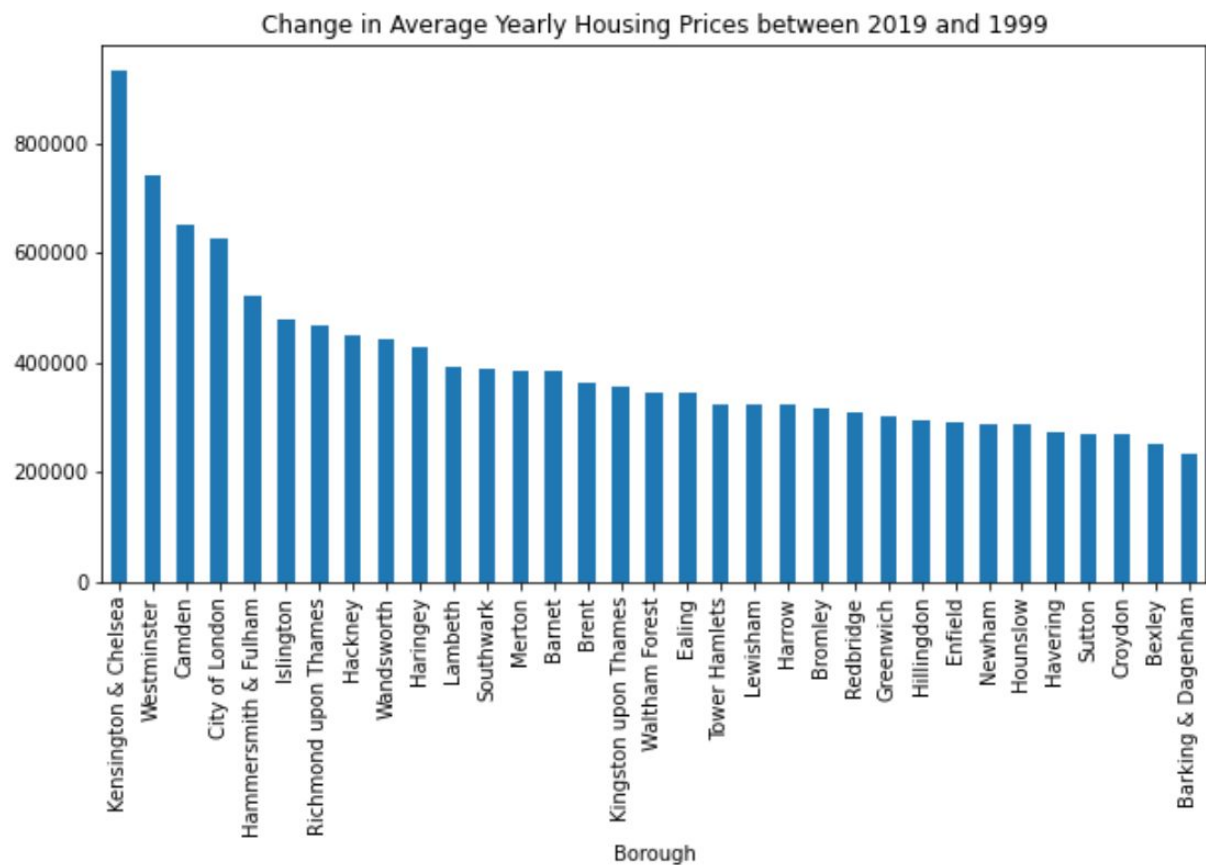


In fact, Kensington & Chelsea consistently had the highest annual average housing prices by a large margin, over the entire dataset, standing out above the other boroughs. The same could be said for Westminster, though its margin is not as large as Kensington & Chelsea's.



The change in average housing prices over the last two decades from 1999 to 2019 also reflects Kensington & Chelsea with the biggest gains (£932,266.70). Westminster

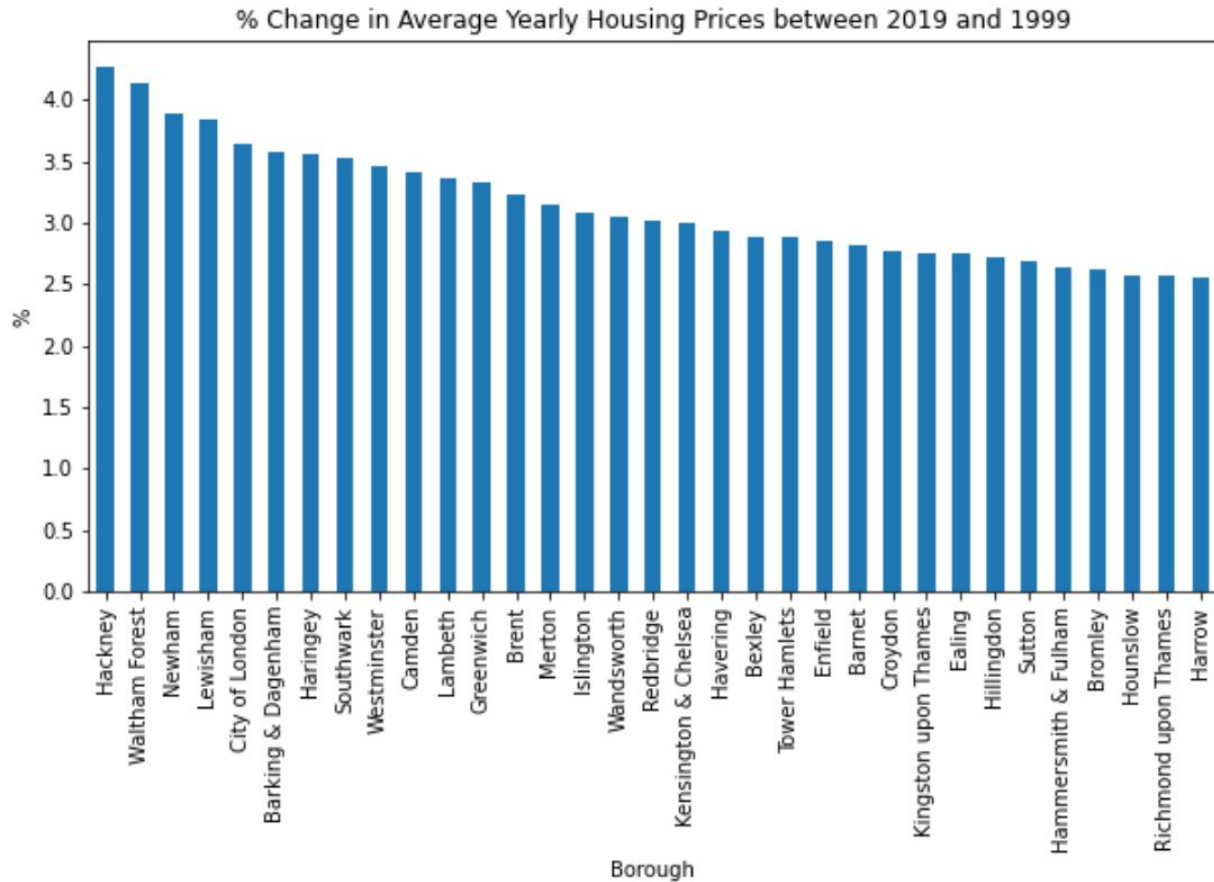
and Camden followed behind, with £741,309.77 and £650,653.66 increases respectively.



This is, however, only in terms of the sheer magnitude of average housing price increases. With Kensington & Chelsea’s average housing prices at 1999 already higher than Barking & Dagenham’s at 2019, it is an unfair comparison to make.

To standardize the increases of average housing prices between the boroughs, analyzing the percentage increases would be more reasonable rather than the raw growths.

With this new outlook, it’s found that Hackney had the largest percentage increase in average housing prices at 4.3%. Waltham Forest and Newham followed suit, at 4.1% and 3.9% gains respectively.



Conclusion

From the analysis based on the available dataset, Hackney had the greatest increase in average housing prices over the last two decades from 1999 to 2019. Waltham Forest and Newham had the second and third biggest increase during that time, respectively.

It would be interesting to delve further into possible reasons for this increase in average housing prices, such as population density and demographics, or any notable developments in the area.