

# Housing Affordability in Croydon

## Sources and Notes About Data

ONS. Housing Affordability in England and Wales: Published March 2025. [LINK TO DATA](#)

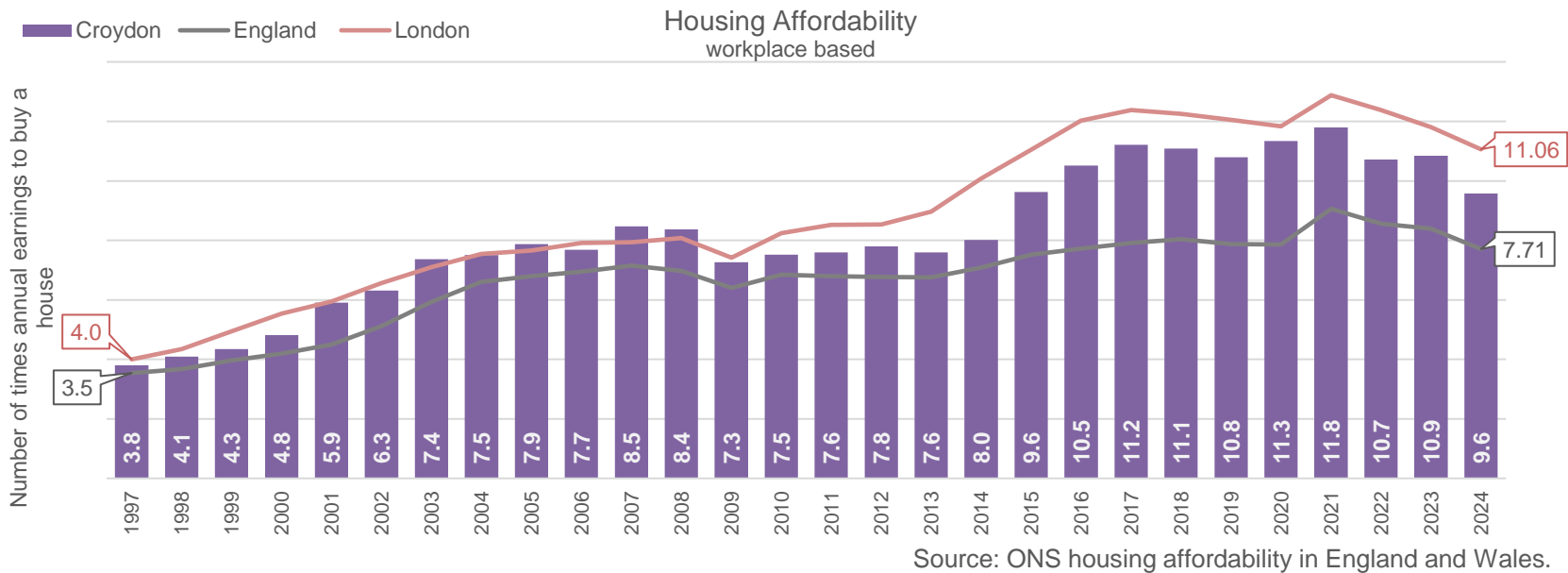
Affordability ratios are calculated by dividing house prices by gross annual earnings, based on the median of both house prices and earnings. The earnings data are from the Annual Survey of Hours and Earnings which provides a snapshot of earnings at April in each year. The house price statistics come from the House Price Statistics for Small Areas, which report the median price paid for residential property and refer to a 12 month period with April in the middle (year ending September).

## Affordability based on those working in Croydon

Affordability in England and Wales in 2024 has returned to its pre-coronavirus (COVID-19) pandemic levels after a sharp increase between 2020 and 2021 (worsening affordability).

On average, people working in Croydon could expect to pay almost ten times their annual earnings on purchasing a home within the borough in 2024, the same ratio as 2015.

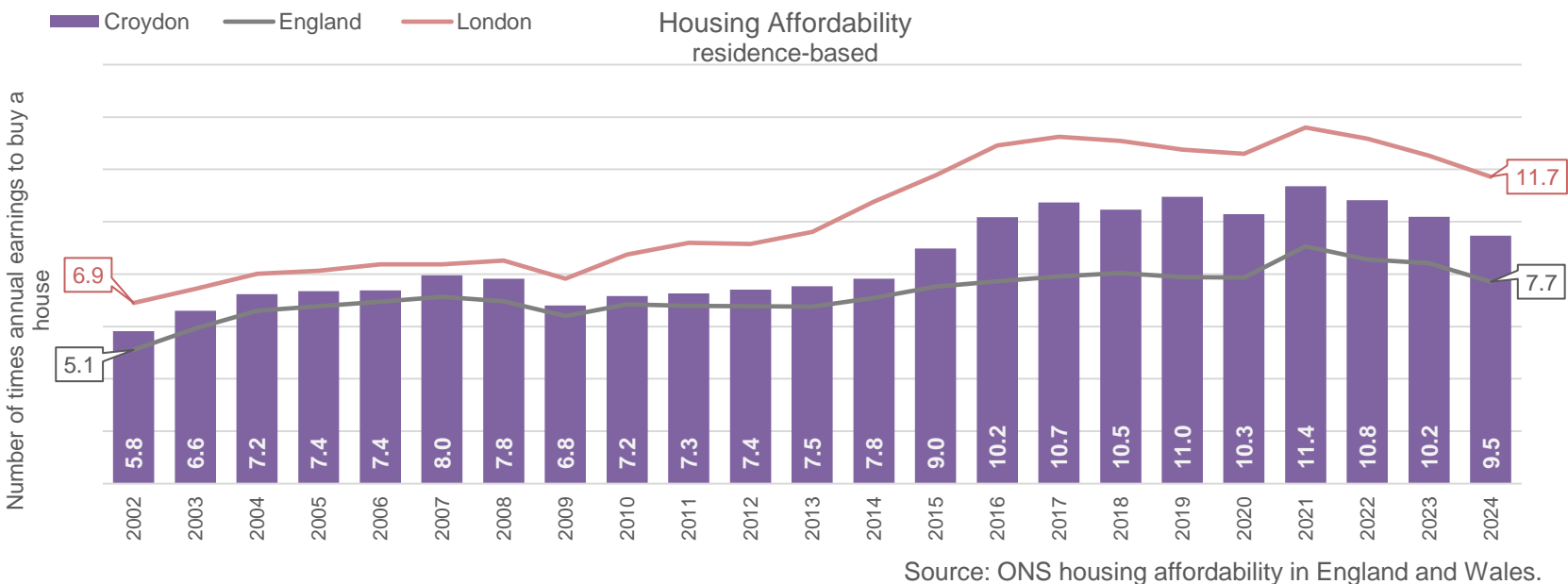
This is the third lowest ratio in London making Croydon the third most affordable London borough to live and work in 2024.



## Affordability based on those living in Croydon

On average, people living in Croydon could expect to pay nine and a half times their annual earnings on purchasing a home within the borough in 2024.

This is the second lowest ratio in London making Croydon the second most affordable London borough to live in in 2024.



# Housing Affordability in Croydon

## Earnings and House Prices

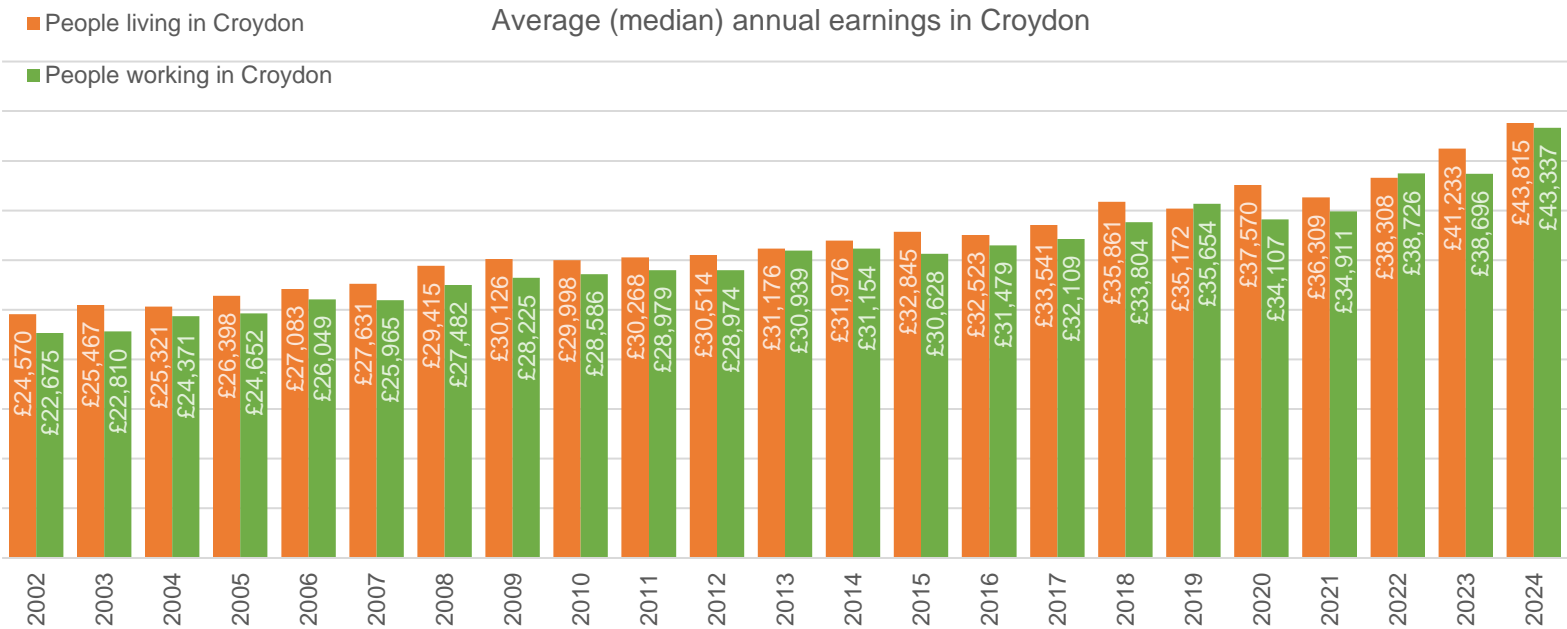
The increase in housing affordability locally since 2021 is due to increased earnings of those working and/or living in Croydon while house prices in the borough have remained relatively static.

However, this increasing affordability in later years is not reflective of the longer-term trend where affordability has worsened. This is owing to increased house prices which locally are almost three times what they were in 2002 compared to earnings which are around twice 2002 levels.

### Earnings

The median individual annual earnings of people working in Croydon in 2024 was £43,337. An increase of 12% since last year and a 91% increase since 2002.

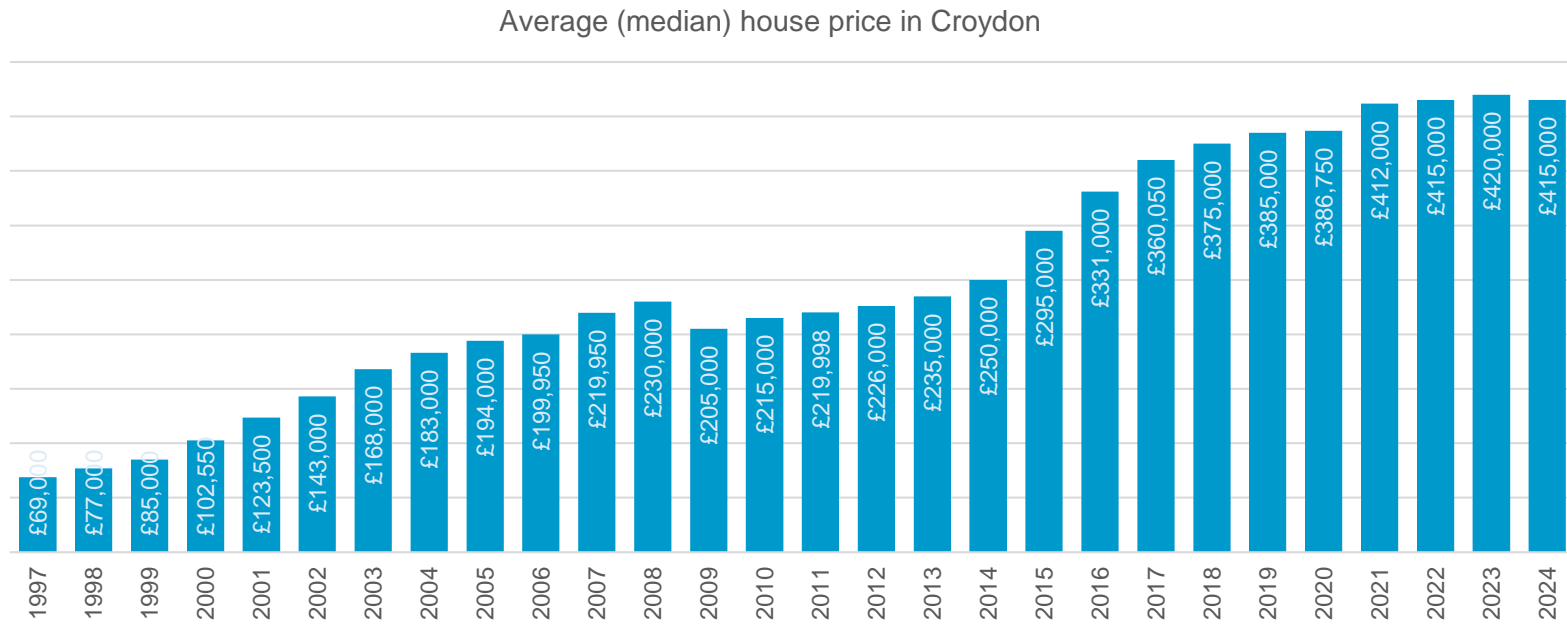
The median individual annual earnings of people living in Croydon in 2024 was £43,815. An increase of 6% since last year and a 78% increase since 2002.



Source: ONS housing affordability in England and Wales.

### House prices

In contrast, the median house price in Croydon in 2024 was £415,000. A decrease of 1% since last year but an increase of 190% since 2002.

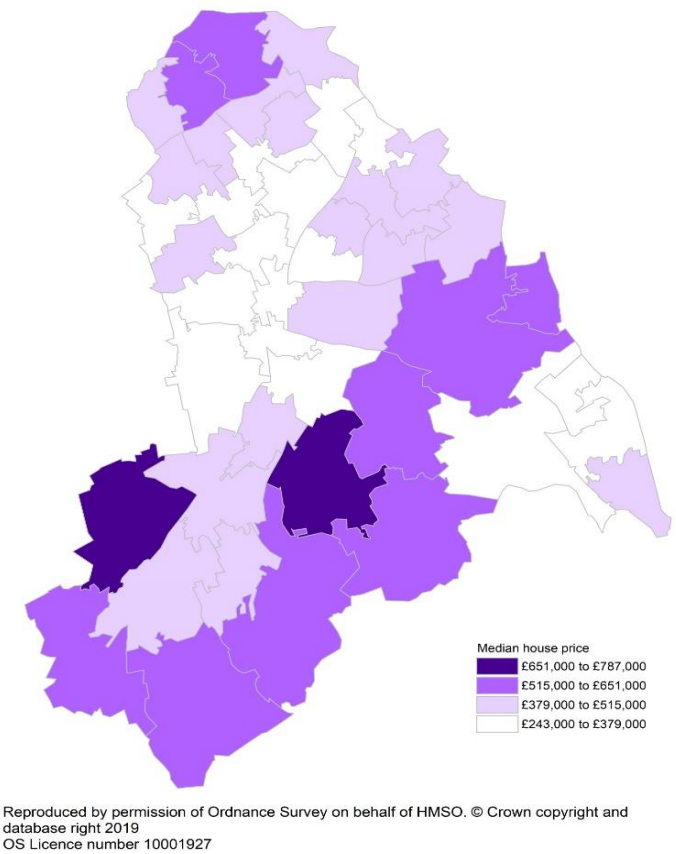


Source: ONS housing affordability in England and Wales.

Housing Affordability in Croydon

In 2024, average house prices varied across the borough, ranging from £243,000 (in central Croydon) to £786,034 (in Woodcote).

Average (median) house price in Croydon  
ONS housing affordability in England and Wales, 2024



New and Existing Dwellings

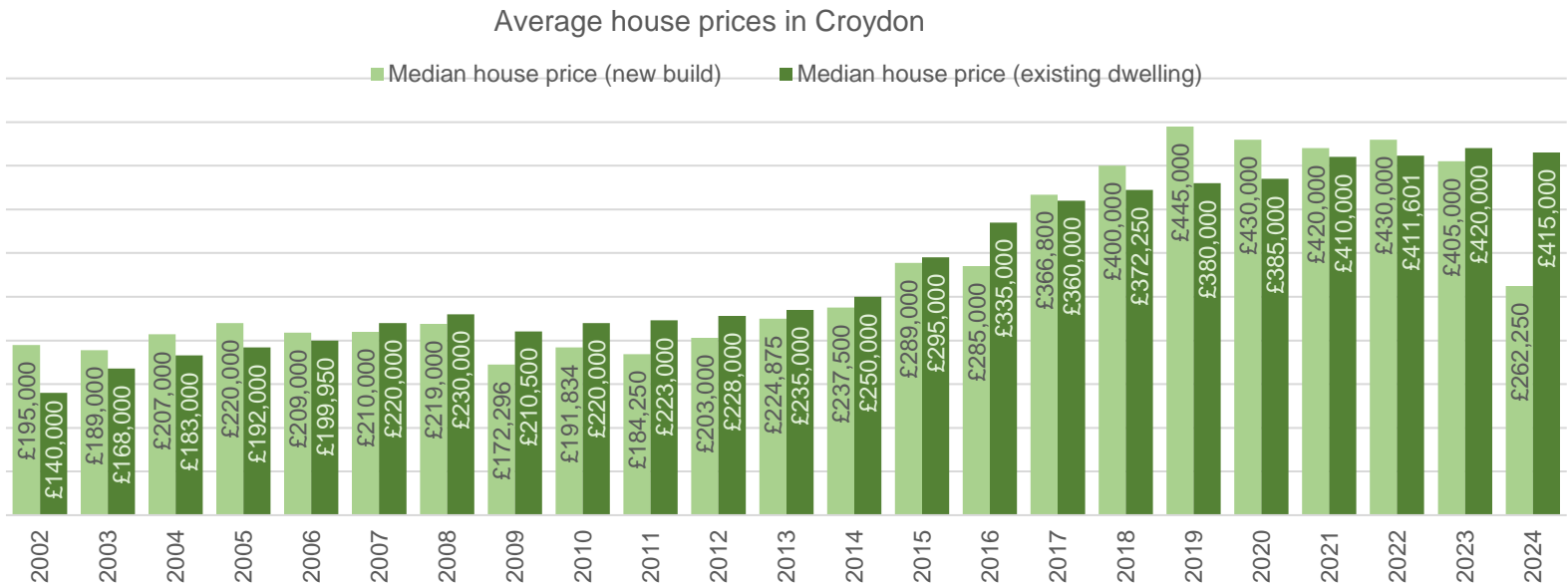
In Croydon, unlike London and England, newly built dwellings were, on average, less expensive than existing properties. This in contrast to regional and national figures where, on average, new builds were more expensive. It is likely this is owing to sales of smaller newly built properties (flats).

In the year to September 2024 in Croydon, the average new dwelling sold for £262,250, less than the national average of £350,000 and the regional average of £627,165.

In comparison, the average sold price for an existing dwelling in Croydon was £415,000, more than the national average of £285,000 and less than the London average of £522,500.

However, existing dwellings make up most sales, with new builds being just 4.7% of sales in England in the year to September 2024.

Locally, the average house price for a new build in Croydon has fallen considerably since the previous year.



Source: ONS housing affordability in England and Wales.