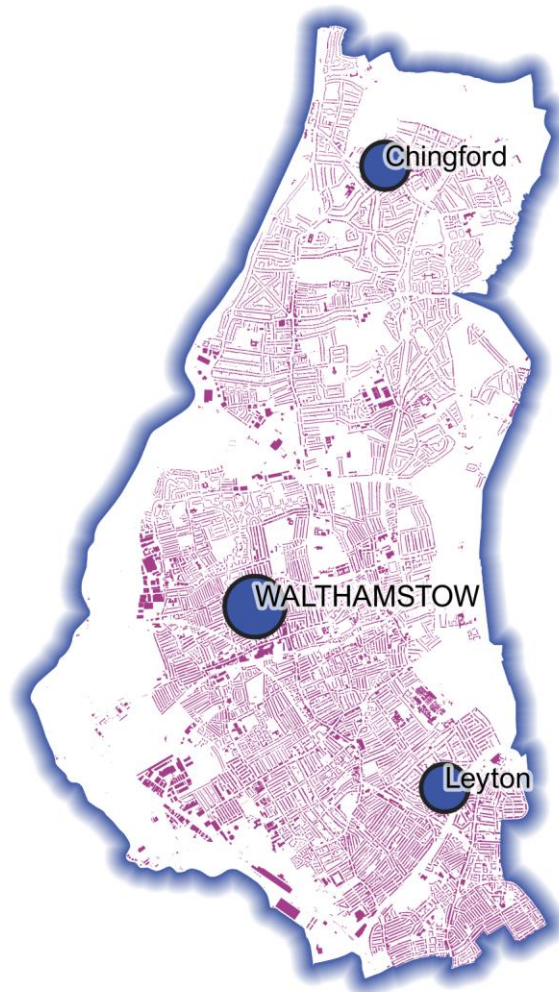


April 2021

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Detailed Price Paid Report:

Waltham Forest



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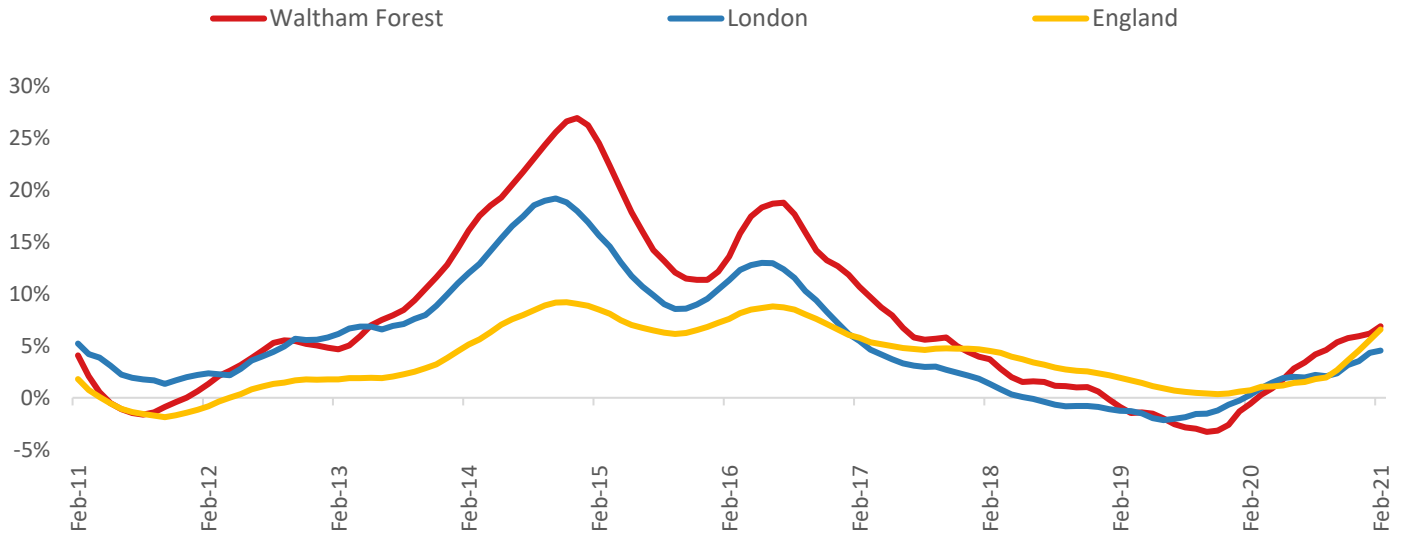
Click the main map above to visit our Cities, Towns & Villages page, for local analysis of the locations shown and over 2000 more

Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £474,848 | 3.2% | 6.9% | 20.9% | 110.6% |
| Transactions | 2,131 | -0.7% | -22.4% | -39.0% | -5.0% |

House Price Growth (February 2021 data)

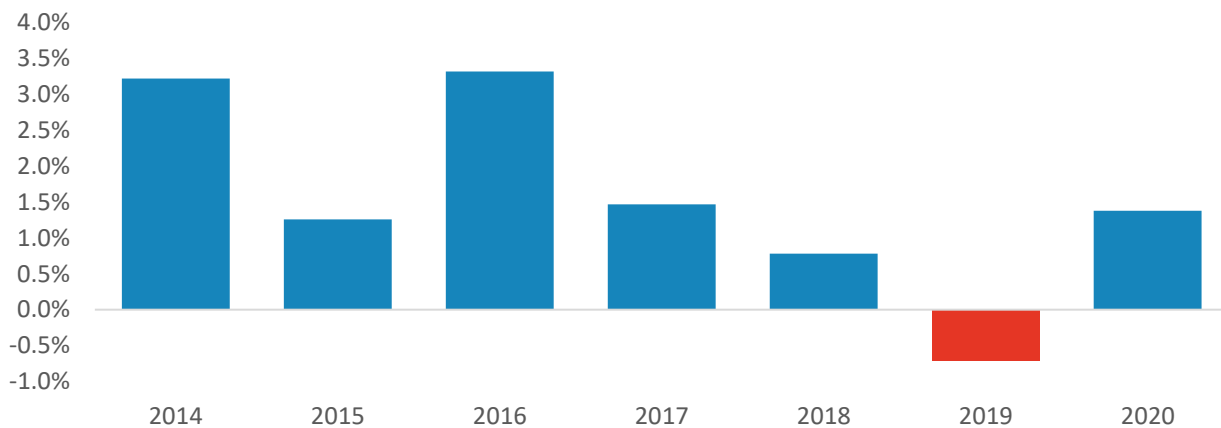
Annual Change in House Prices



House prices in Waltham Forest grew by 6.9% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in London grew by 4.5% over the same period.

Waltham Forest house prices are now 89.7% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

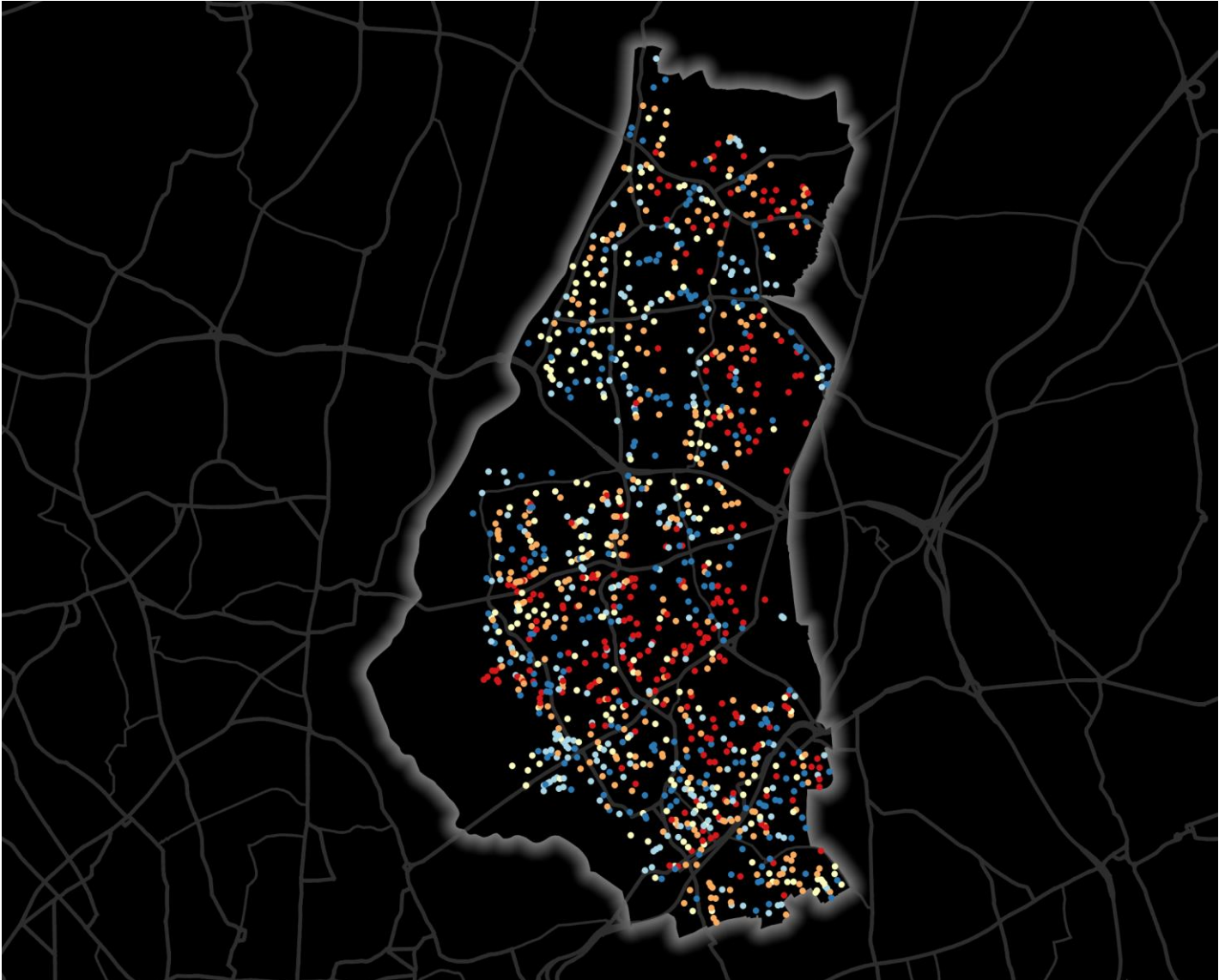
Year-To-Date Change in House Prices, December to February



Local prices have grown by 1.4% in 2021 so far, compared to a fall of 0.7% over the same period last year.

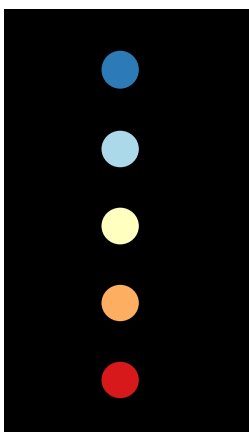
House Price Map

12 months to February 2021



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

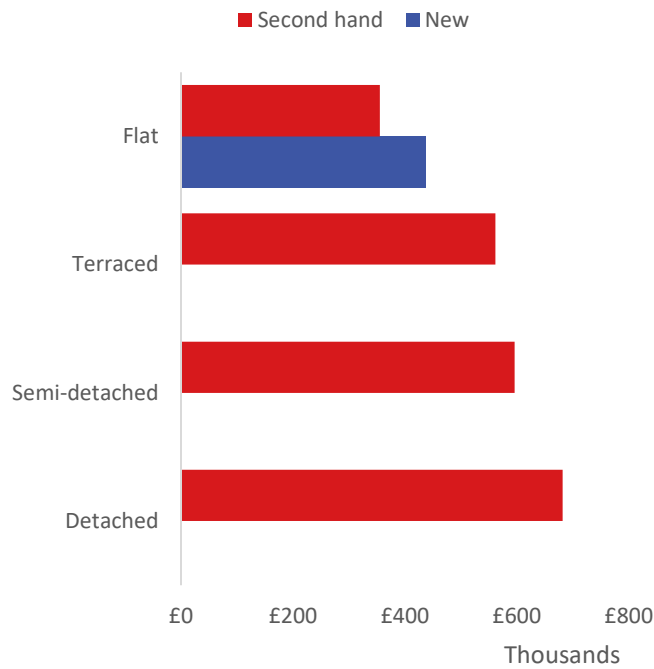
Map Key



| | Min | Max | |
|----------|-------|----------|----------------------------|
| | Up to | £344,000 | 1st quintile / lowest 20% |
| £344,000 | | £435,000 | 2nd quintile |
| £435,000 | | £504,000 | 3rd quintile |
| £504,000 | | £633,000 | 4th quintile |
| £633,000 | | and over | 5th quintile / highest 20% |

Average House Price by Property Type

12 months to February 2021



| | New | Second hand |
|---------------|-------------------|-------------|
| Flat | £437,461 | £355,025 |
| Terraced | No recorded sales | £561,623 |
| Semi-detached | No recorded sales | £595,888 |
| Detached | No recorded sales | £681,840 |

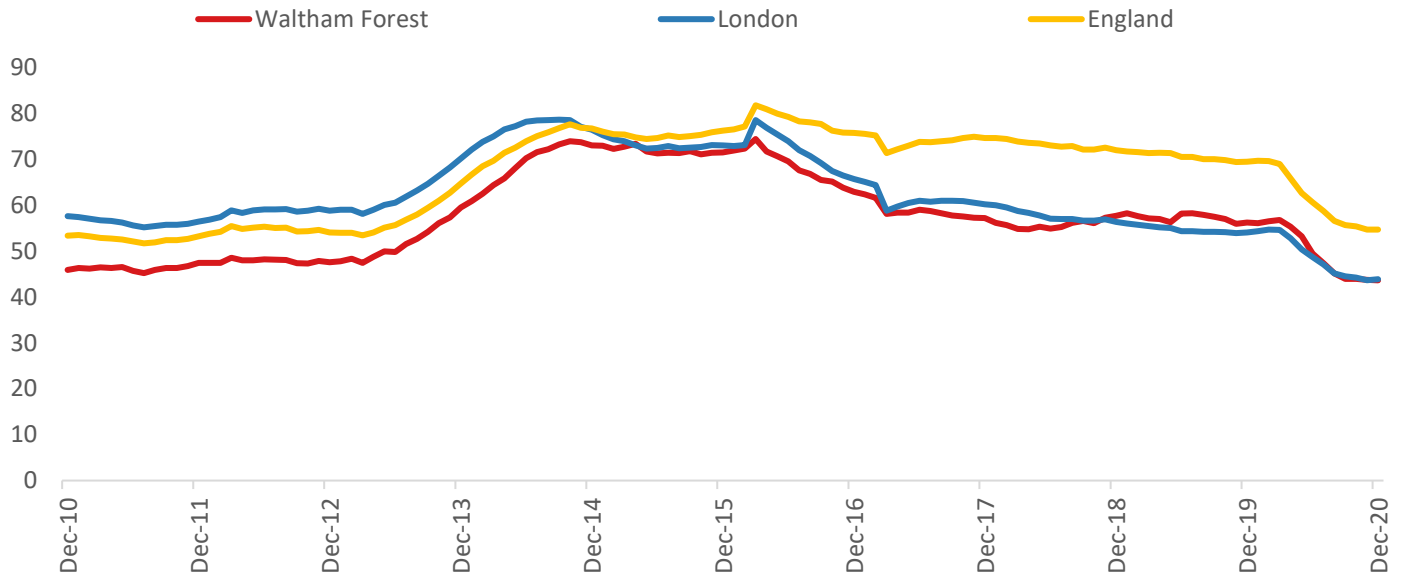
House Price Distribution by Year

All properties, by price band and calendar year (2020 = year to date)

| | 1997 | 2002 | 2007 | 2012 | 2017 | 2019 | 2020 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 90% | 14% | 0% | 1% | 0% | 0% | 0% |
| £100-200k | 10% | 72% | 31% | 28% | 5% | 3% | 3% |
| £200-300k | 0% | 13% | 52% | 49% | 14% | 12% | 10% |
| £300-400k | 0% | 1% | 13% | 16% | 21% | 24% | 19% |
| £400-500k | 0% | 0% | 3% | 4% | 29% | 29% | 29% |
| £500k-1m | 0% | 0% | 1% | 2% | 31% | 32% | 38% |
| £1-2m | 0% | 0% | 0% | 0% | 1% | 0% | 1% |
| Over £2m | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

Transactions (December 2020 data)

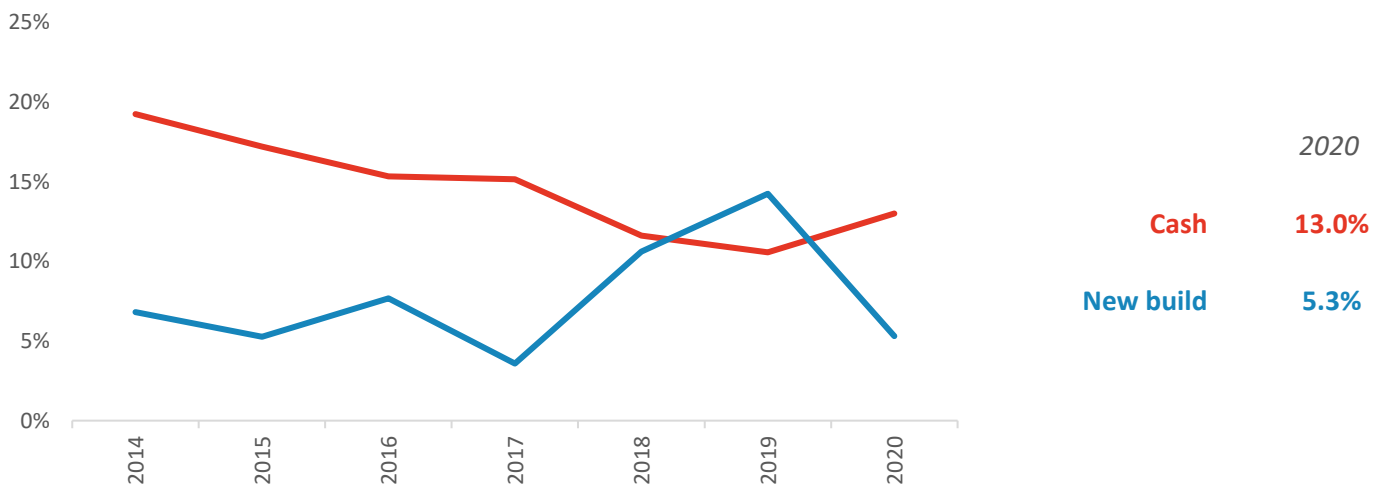
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,131 transactions in Waltham Forest during the 12 months to December 2020. This is 44% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Waltham Forest have fallen by 40.2% since 2014, compared to changes of -42.6% for London and -28.7% for England.

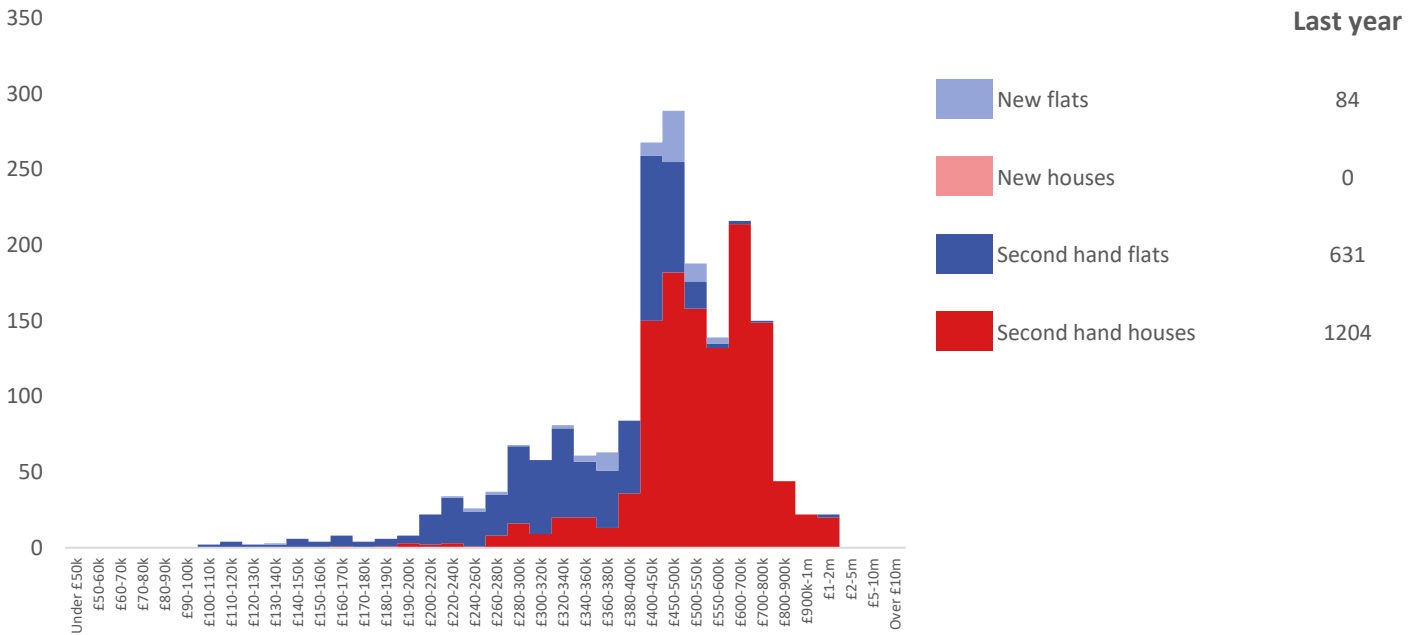
Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

Depth of Market by Property Type

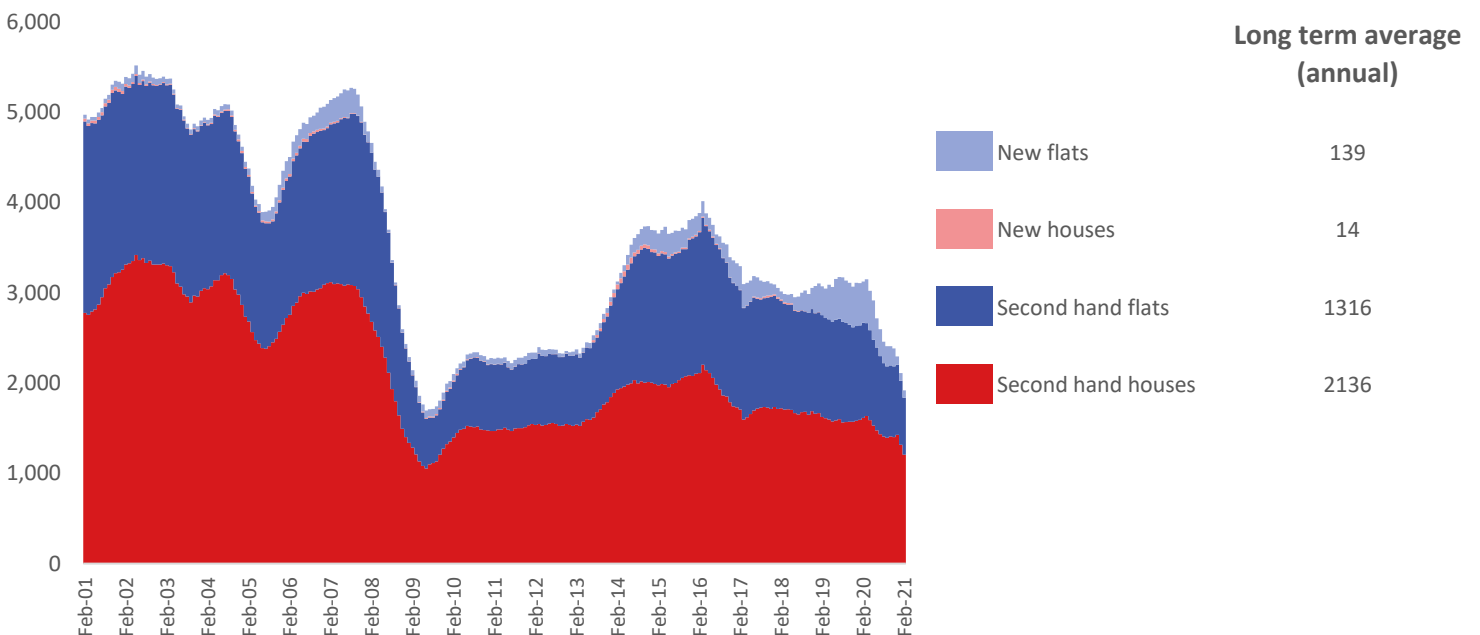
12 months to February 2021



The most common property type transacted over the past 12 months in Waltham Forest was 'second hand houses' with 1,204 sales, 63% of all sales over the same period. The annual total of 1,919 transactions is equivalent to 53% of the long term average level of activity.

Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 2,136 sales per year on average, making up 59% of the typical annual total over that period.