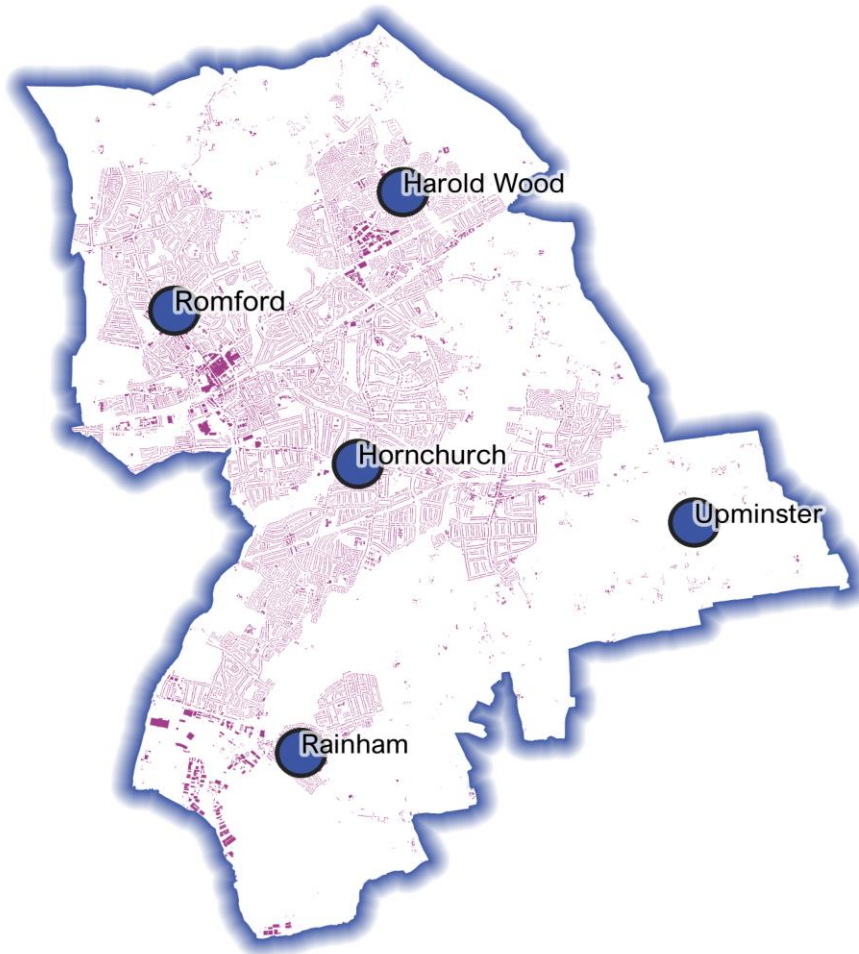


Detailed Price Paid Report:

Havering



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2	House price growth
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4	Average prices + distribution
5	Transaction timeline
6	Depth of market

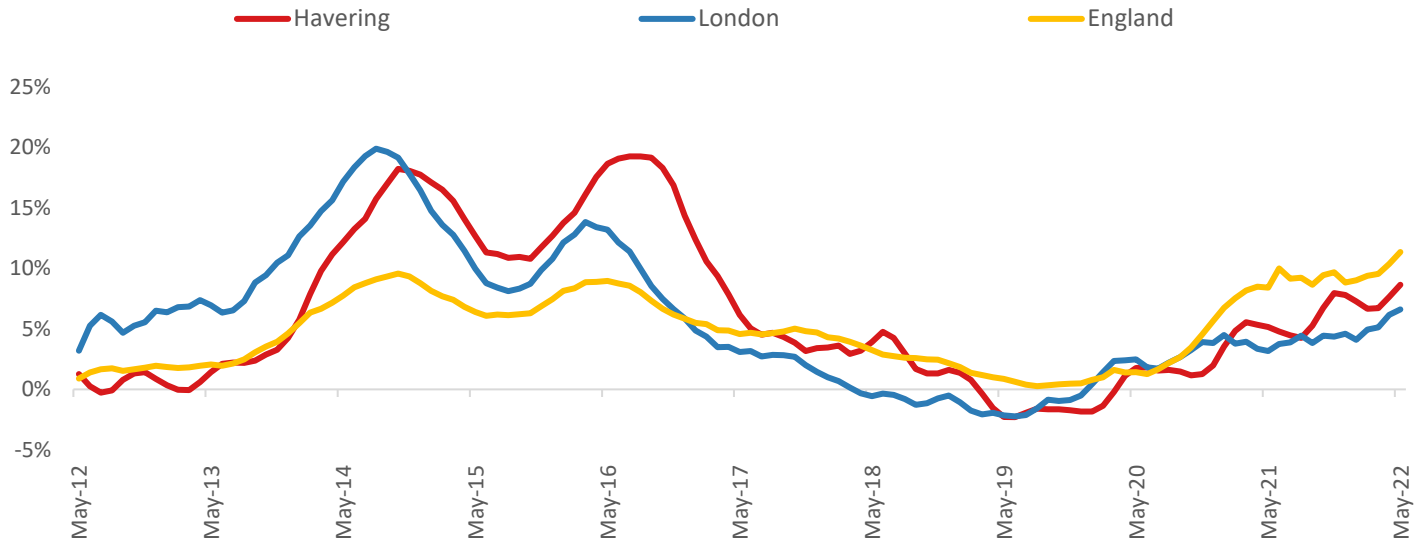


Headline Data

	Current level	3 month	Annual	5 year	10 year
House prices	£422,527	3.1%	8.6%	18.1%	90.5%
Transactions	3,739	-18.4%	2.0%	5.4%	30.7%

House Price Growth (May 2022 data)

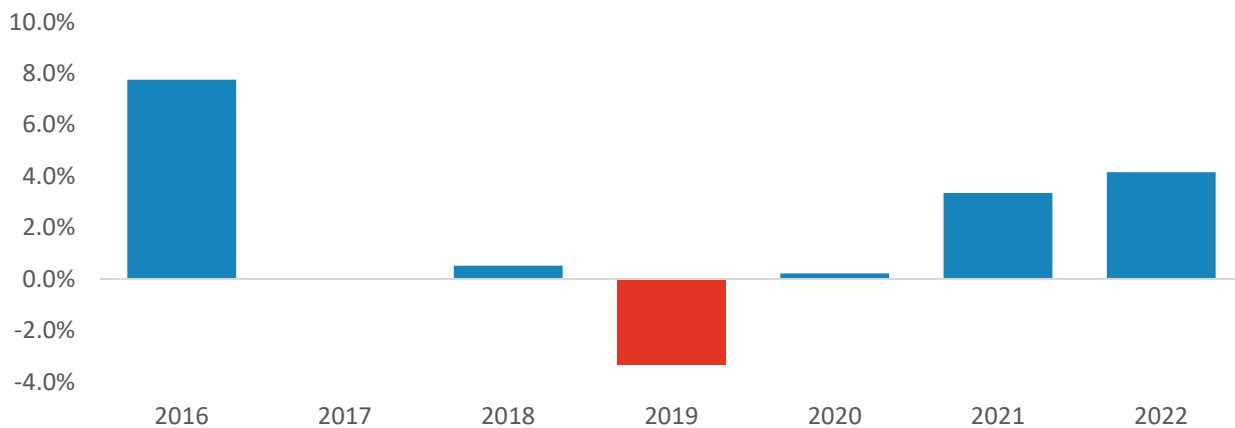
Annual Change in House Prices



House prices in Havering grew by 8.6% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Havering house prices are now 72.2% above their previous peak in 2007, compared to +76.1% for London and +53.8% across England.

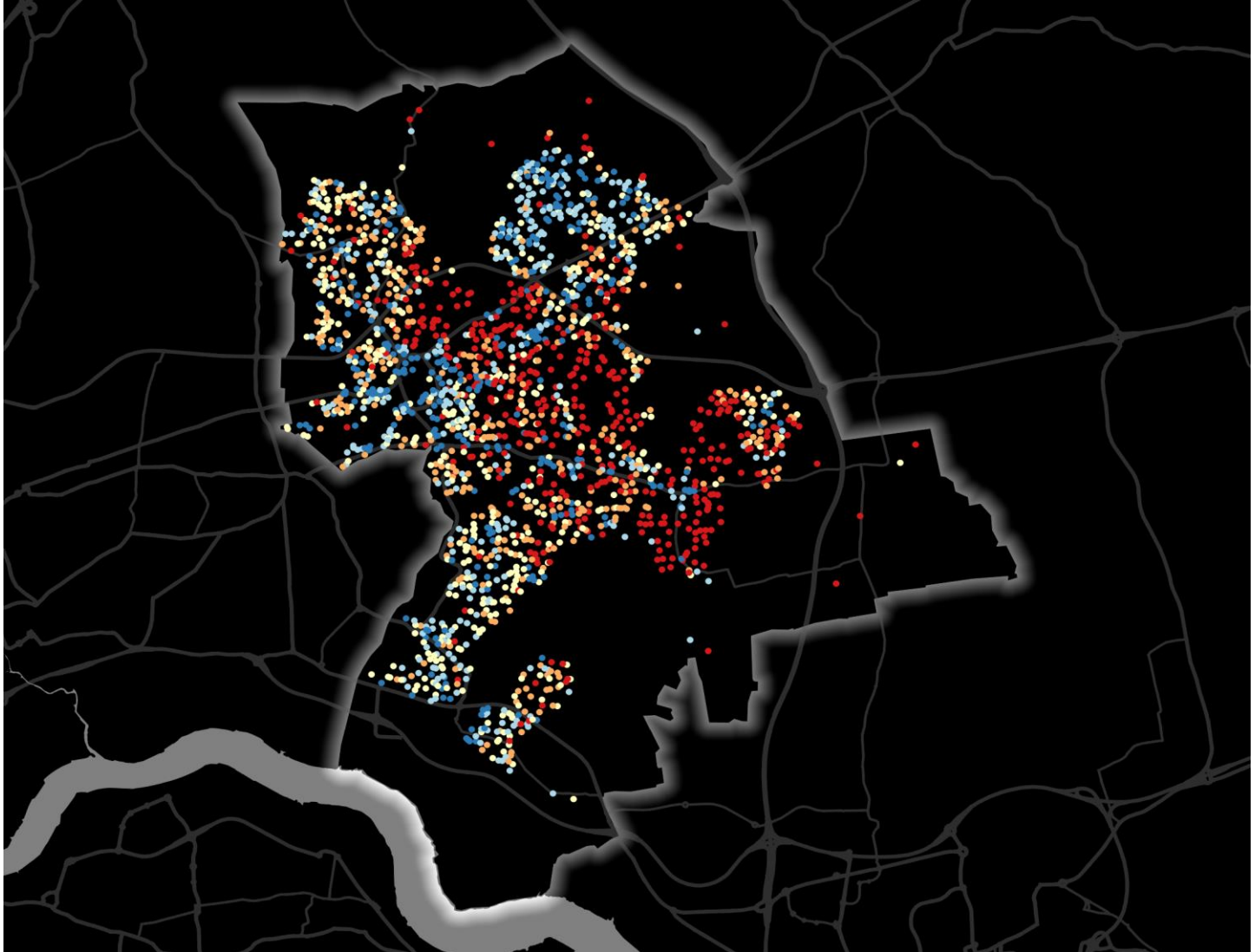
Year-To-Date Change in House Prices, December to May



Local prices have grown by 4.1% in 2022 so far, compared to growth of 3.3% over the same period last year.

House Price Map

12 months to May 2022



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

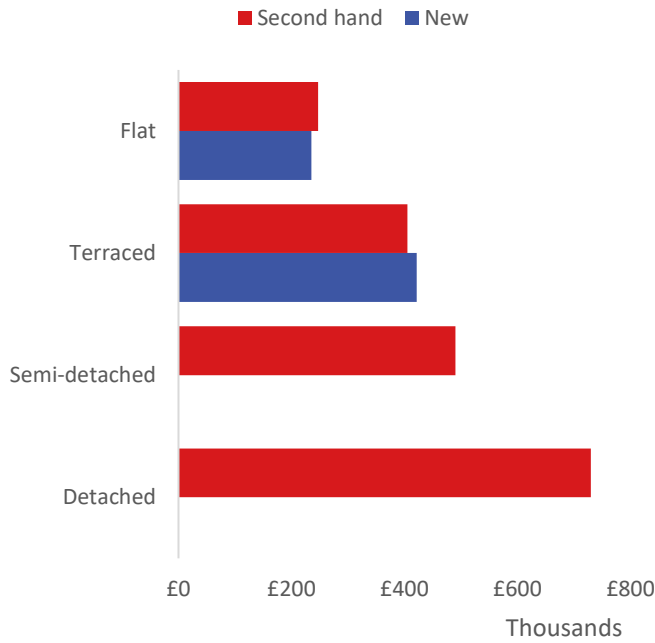
Map Key



	Min	Max	
	Up to	£286,000	1st quintile / lowest 20%
	£286,000	£375,000	2nd quintile
	£375,000	£432,000	3rd quintile
	£432,000	£522,000	4th quintile
	£522,000	and over	5th quintile / highest 20%

Average House Price by Property Type

12 months to May 2022



	New	Second hand
Flat	£235,000	£246,900
Terraced	£421,665	£405,107
Semi-detached	No recorded sales	£490,337
Detached	No recorded sales	£729,802

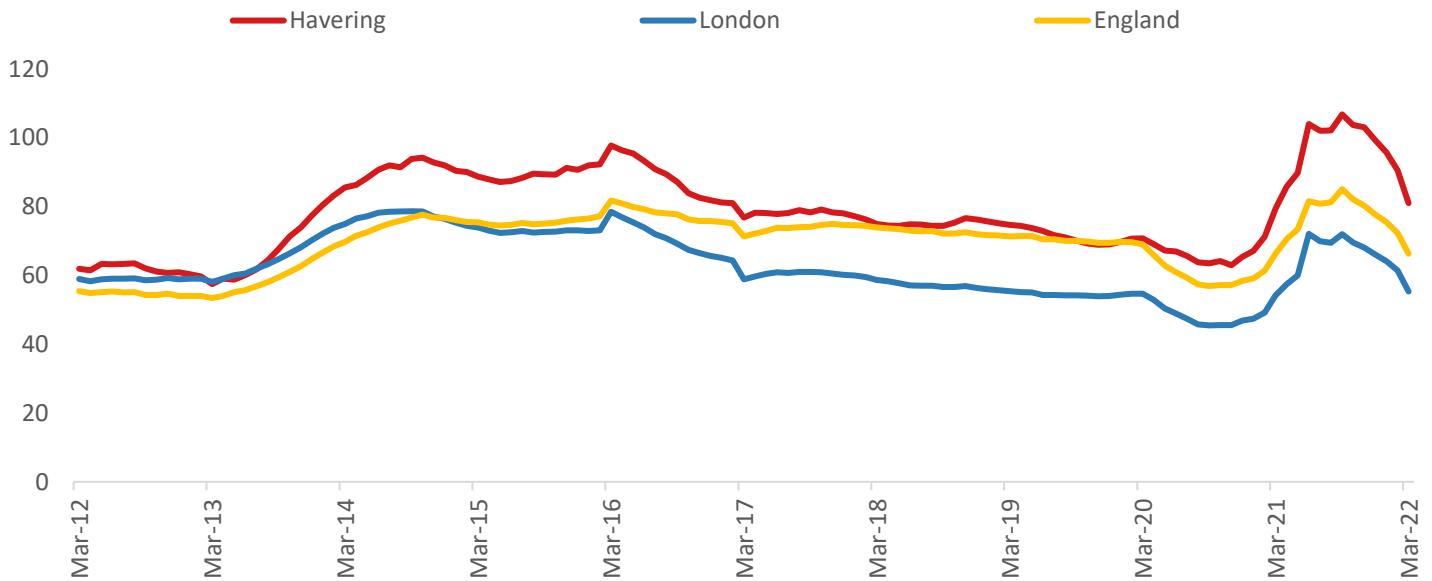
House Price Distribution by Year

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

	1997	2002	2007	2012	2017	2019	2020
Under £100k	79%	16%	1%	2%	1%	0%	0%
£100-200k	18%	65%	36%	37%	5%	4%	5%
£200-300k	2%	14%	47%	43%	25%	17%	16%
£300-400k	0%	3%	10%	11%	38%	31%	21%
£400-500k	0%	1%	4%	4%	17%	27%	31%
£500k-1m	0%	1%	2%	3%	13%	20%	25%
£1-2m	0%	0%	0%	0%	1%	1%	2%
Over £2m	0%	0%	0%	0%	0%	0%	0%

Transactions (March 2022 data)

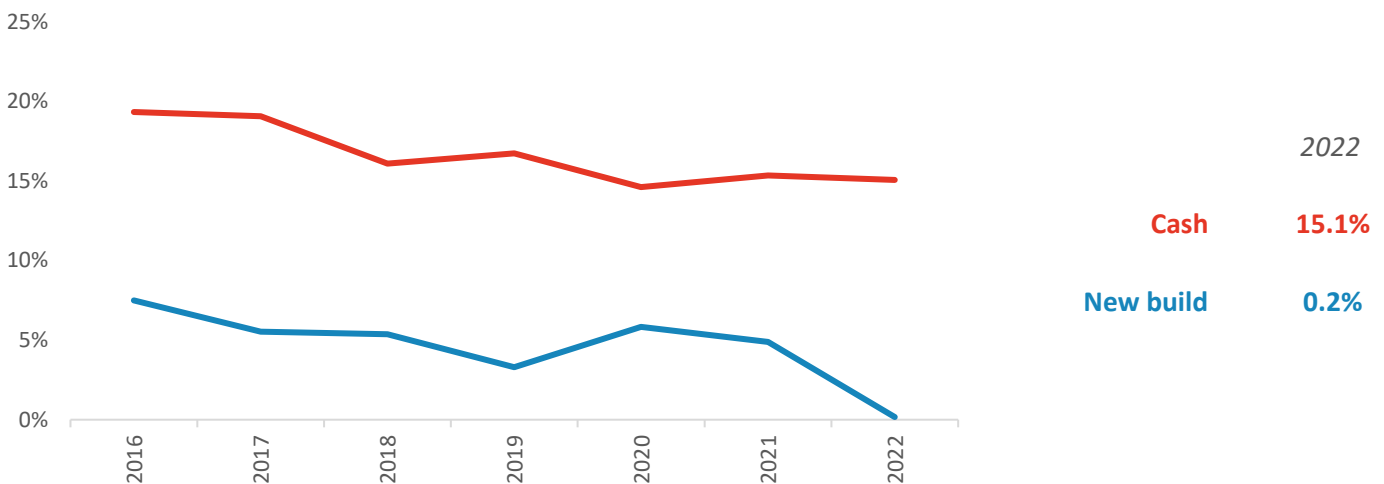
Annual Transactions, Indexed (2001-05 average = 100)



There were 3,739 transactions in Havering during the 12 months to March 2022. This is 81% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Havering have fallen by 11.9% since 2014, compared to changes of -27.7% for London and -13.6% for England.

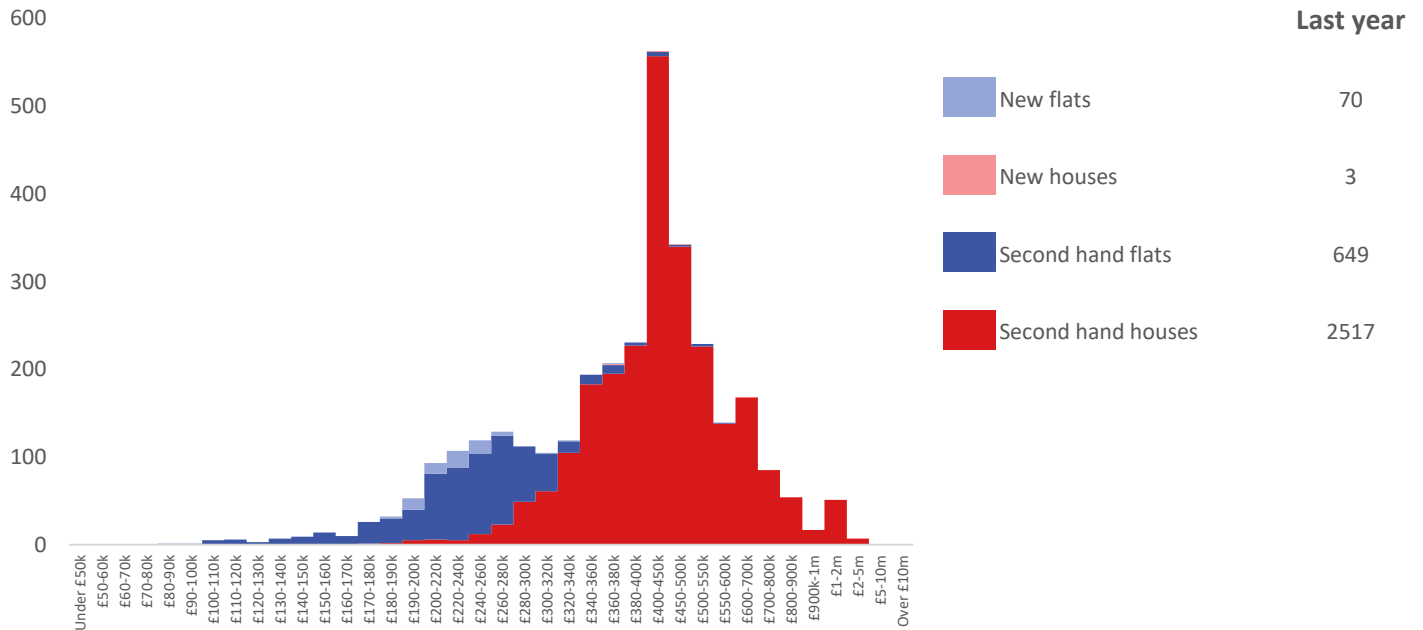
Cash and New Build Sales as % of Total, by Year



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

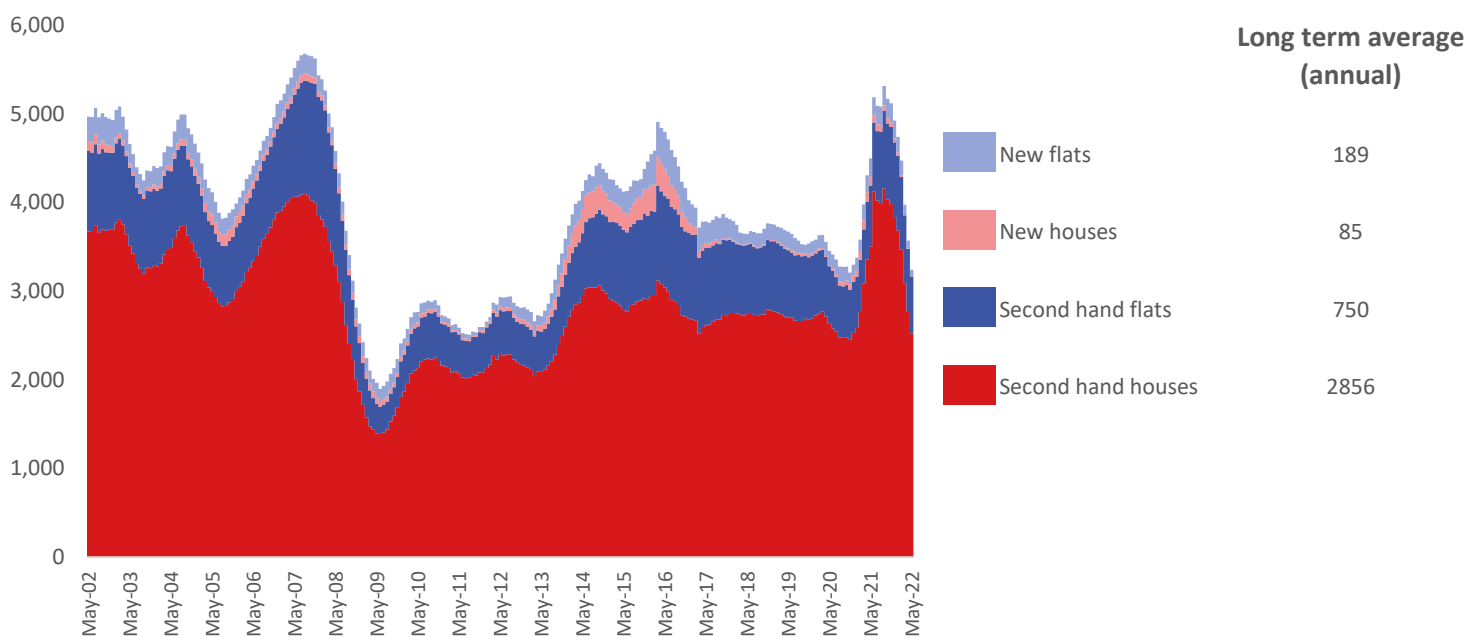
12 months to May 2022



The most common property type transacted over the past 12 months in Havering was 'second hand houses' with 2,517 sales, 78% of all sales over the same period. The annual total of 3,239 transactions is equivalent to 83% 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 2,856 sales per year on average, making up 74% of the typical annual total over that period.