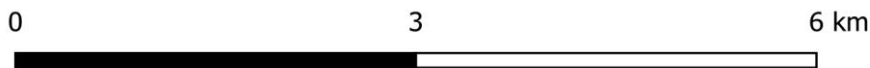


Detailed Price Paid Report:

Watford



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4	Average prices + distribution
5	Transaction timeline
6	Depth of market

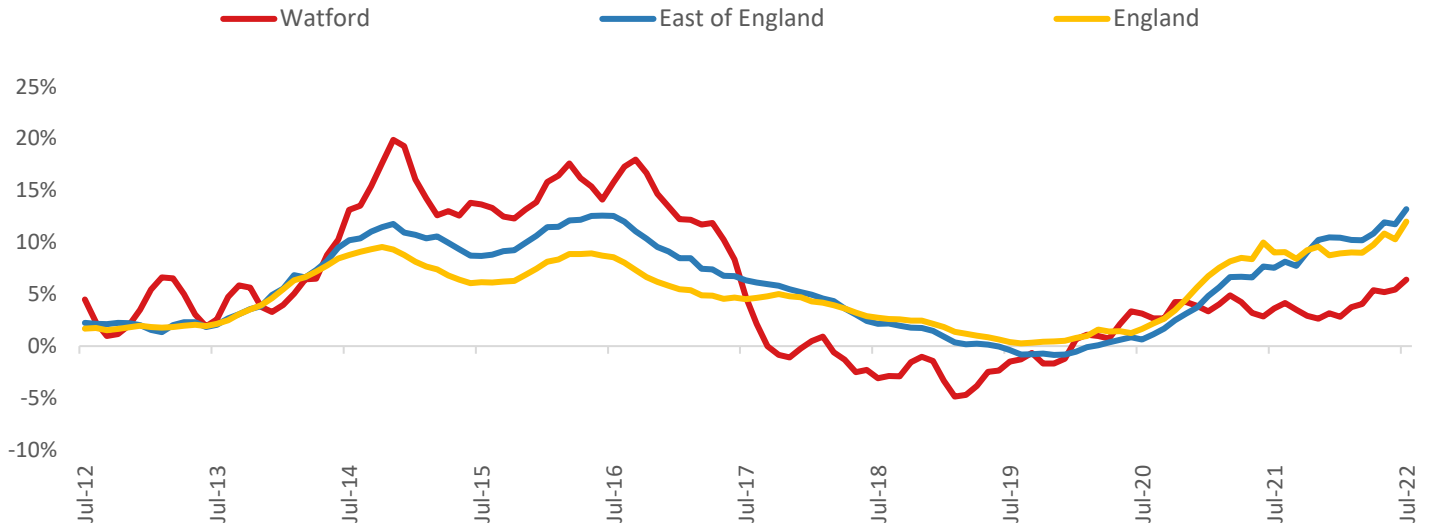


Headline Data

	Current level	3 month	Annual	5 year	10 year
House prices	£402,447	3.1%	6.4%	8.6%	73.8%
Transactions	1,191	-15.4%	-7.2%	-9.8%	-15.7%

House Price Growth (July 2022 data)

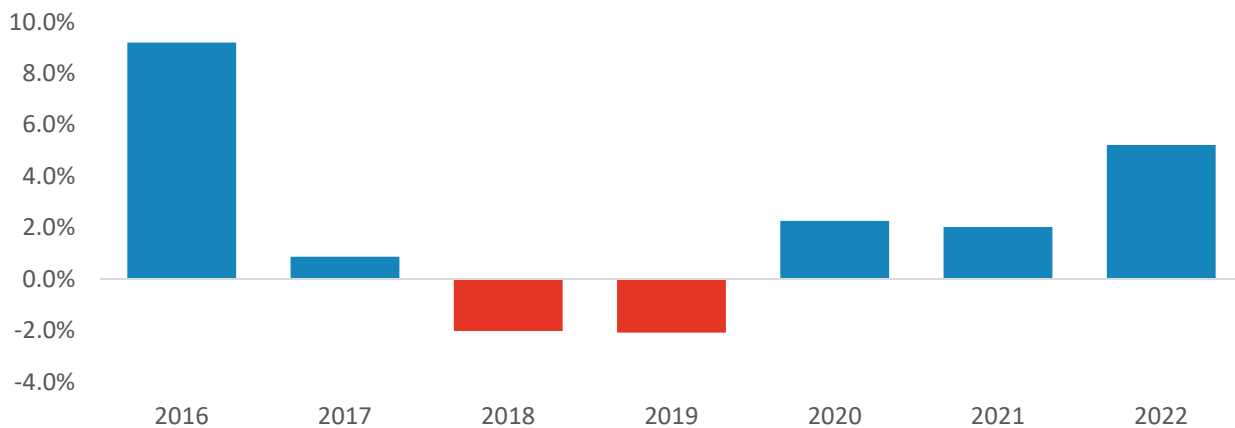
Annual Change in House Prices



House prices in Watford grew by 6.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Watford house prices are now 68.2% above their previous peak in 2007, compared to +69.8% for the East of England and +57.4% across England.

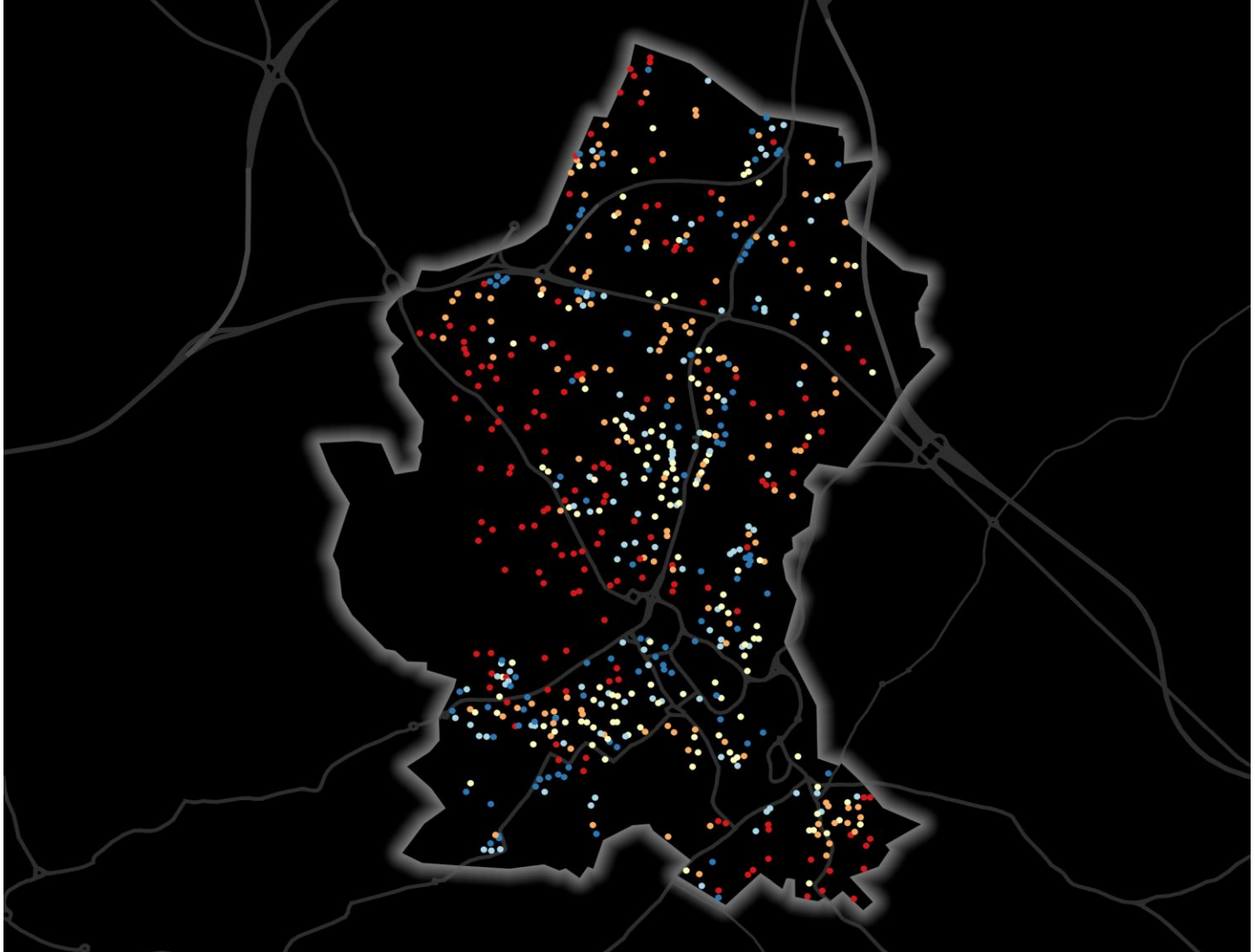
Year-To-Date Change in House Prices, December to July



Local prices have grown by 5.2% in 2022 so far, compared to growth of 2.0% over the same period last year.

House Price Map

12 months to July 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).

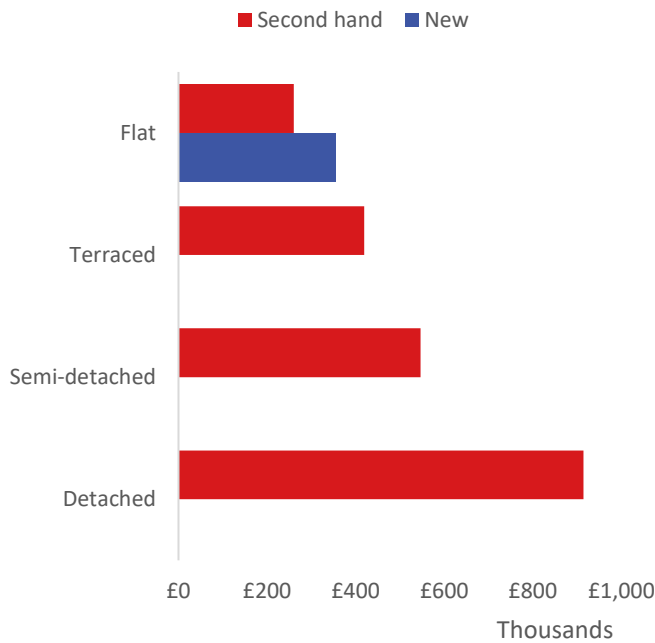
Map Key



	Min	Max	
	Up to	£267,000	1st quintile / lowest 20%
	£267,000	£348,000	2nd quintile
	£348,000	£424,000	3rd quintile
	£424,000	£535,000	4th quintile
	£535,000	and over	5th quintile / highest 20%

Average House Price by Property Type

12 months to July 2022



	New	Second hand
Flat	£355,065	£260,462
Terraced	No recorded sales	£419,252
Semi-detached	No recorded sales	£546,477
Detached	No recorded sales	£914,638

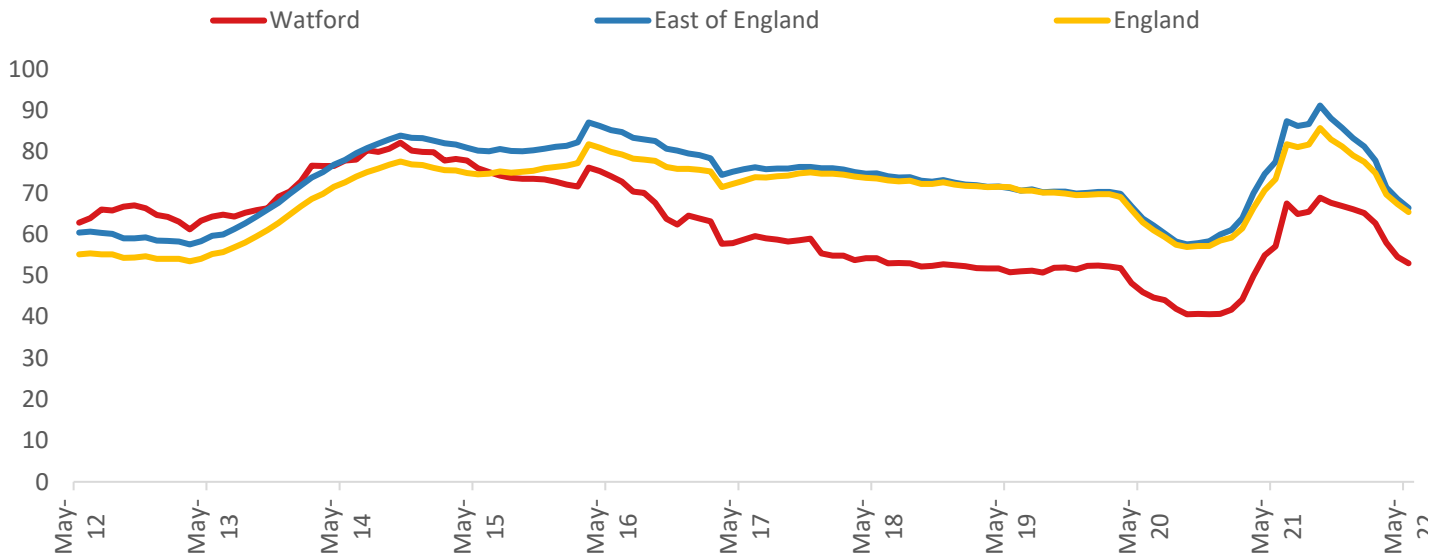
House Price Distribution by Year

All properties, by price band and calendar year (2022 = year to date)

	1997	2002	2007	2012	2017	2021	2022
Under £100k	83%	14%	1%	2%	0%	0%	0%
£100-200k	14%	68%	35%	32%	5%	5%	6%
£200-300k	2%	12%	48%	45%	25%	21%	19%
£300-400k	0%	3%	7%	11%	35%	30%	26%
£400-500k	0%	2%	3%	5%	17%	23%	20%
£500k-1m	0%	0%	5%	6%	16%	19%	27%
£1-2m	0%	0%	0%	0%	1%	2%	3%
Over £2m	0%	0%	0%	0%	0%	0%	0%

Transactions (May 2022 data)

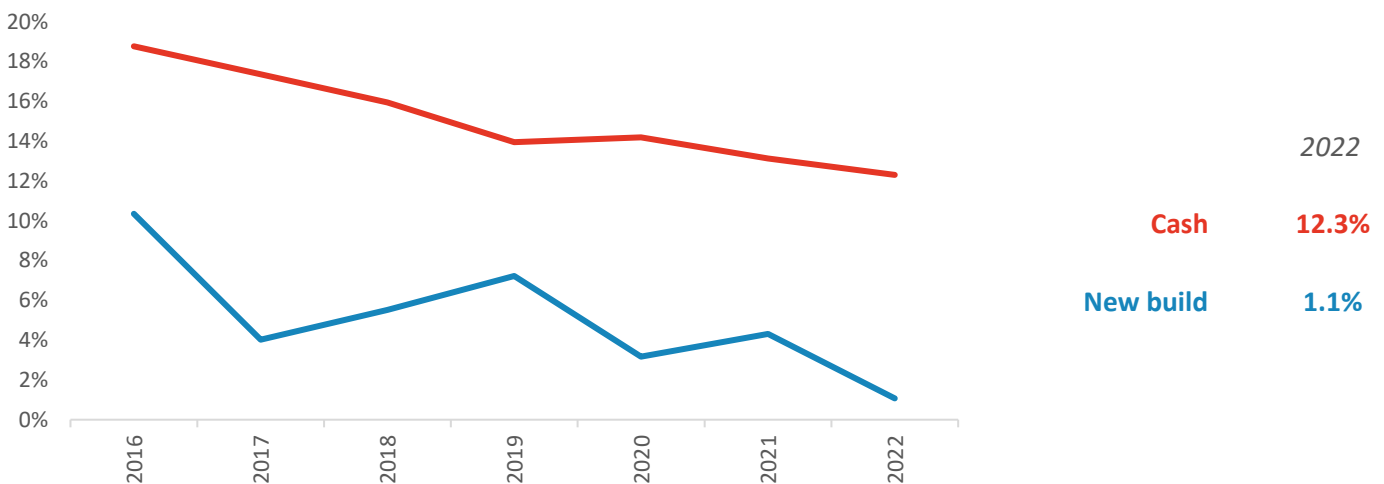
Annual Transactions, Indexed (2001-05 average = 100)



There were 1,191 transactions in Watford during the 12 months to May 2022. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 33.8% since 2014, compared to changes of -20.3% for East of England and -14.9% for England.

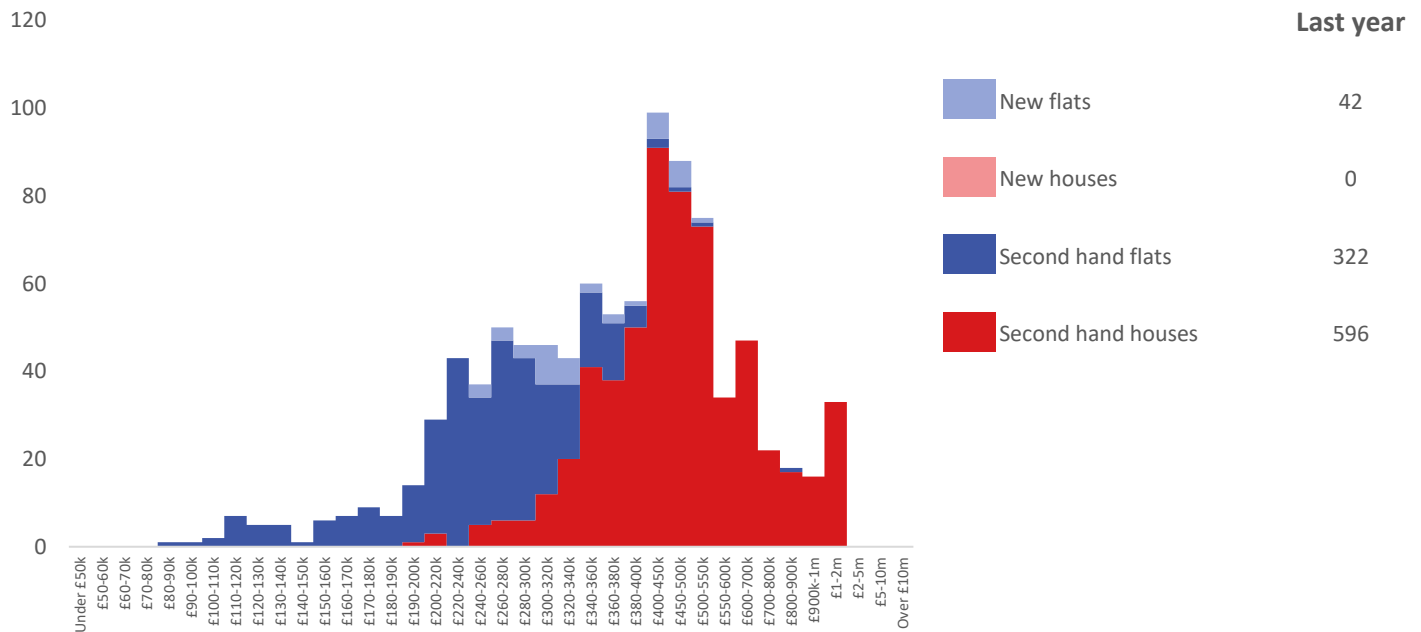
Cash and New Build Sales as % of Total, by Year



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

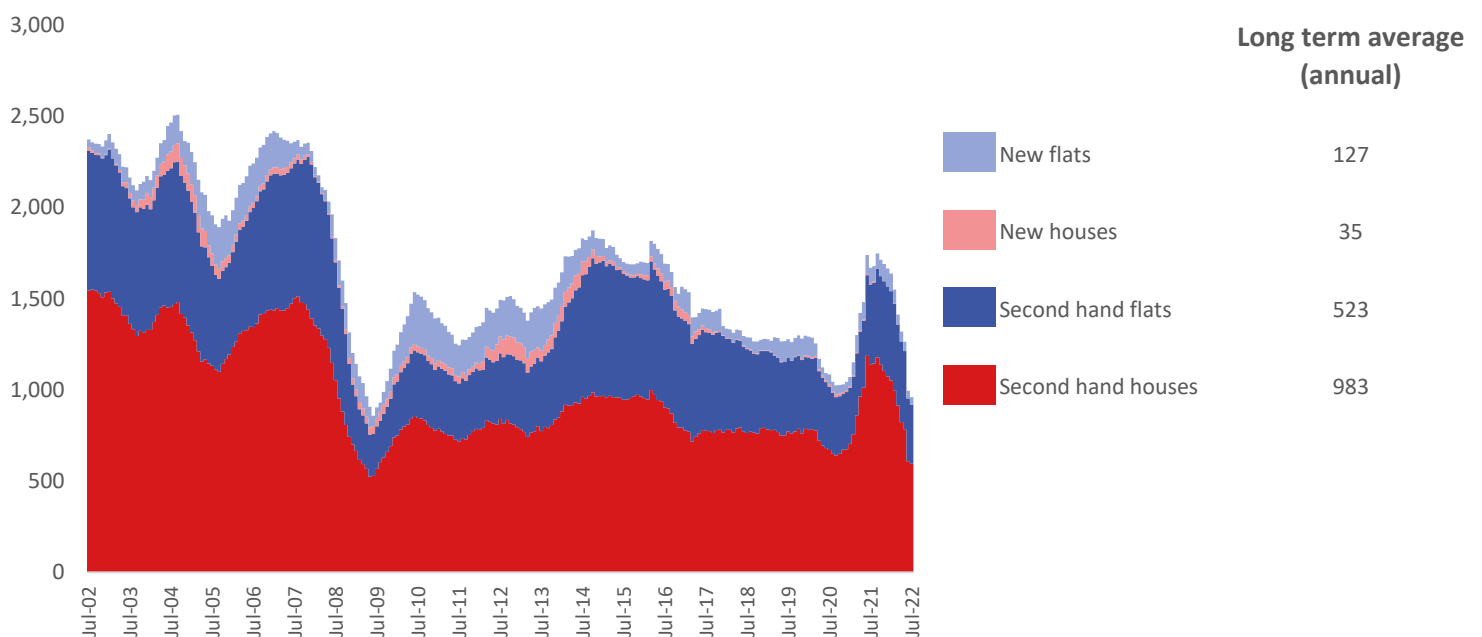
12 months to July 2022



The most common property type transacted over the past 12 months in Watford was 'second hand houses' with 596 sales, 62% of all sales over the same period. The annual total of 960 transactions is equivalent to 58% 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 983 sales per year on average, making up 59% of the typical annual total over that period.