

Detailed Price Paid Report:

Watford



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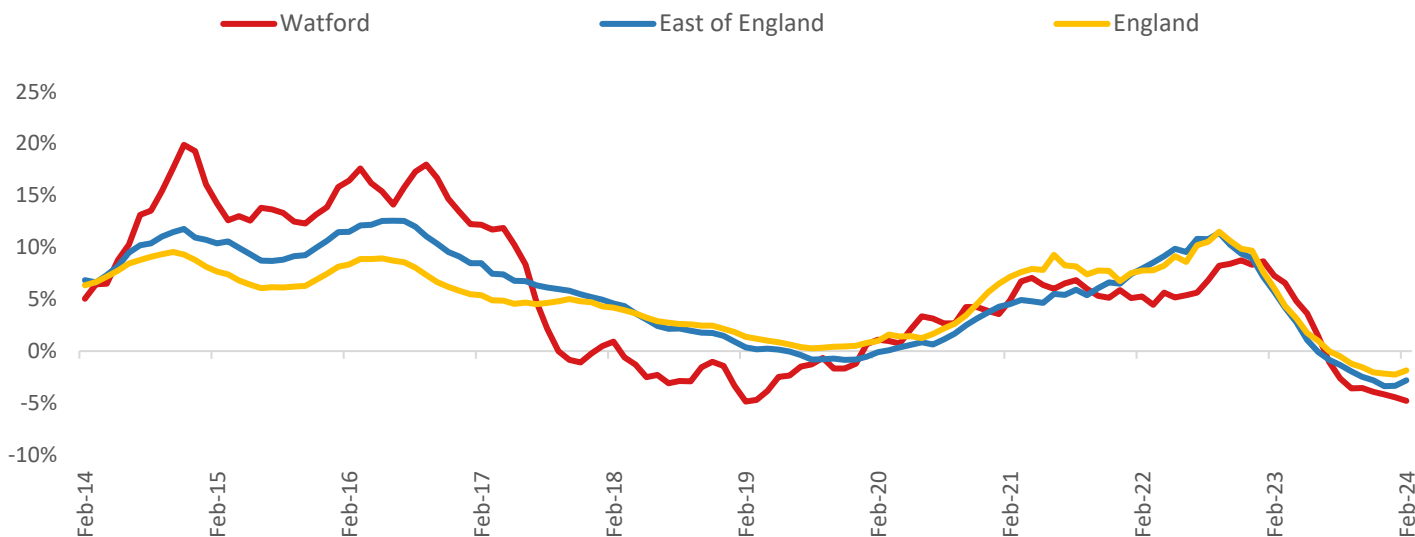


Headline Data

	Current level	3 month	Annual	5 year	10 year
House prices	£390,019	-1.4%	-4.8%	14.0%	63.3%
Transactions	802	-18.9%	-41.1%	-32.0%	-49.3%

House Price Growth (February 2024 data)

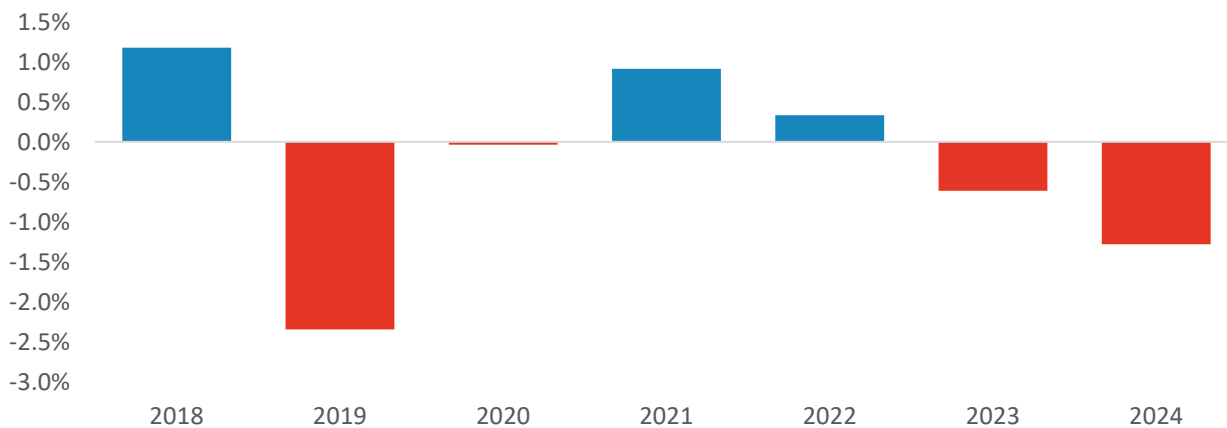
Annual Change in House Prices



House prices in Watford fell by 4.8% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.8% over the same period.

Watford house prices are now 68.0% above their previous peak in 2007, compared to +60.7% for the East of England and +53.2% across England.

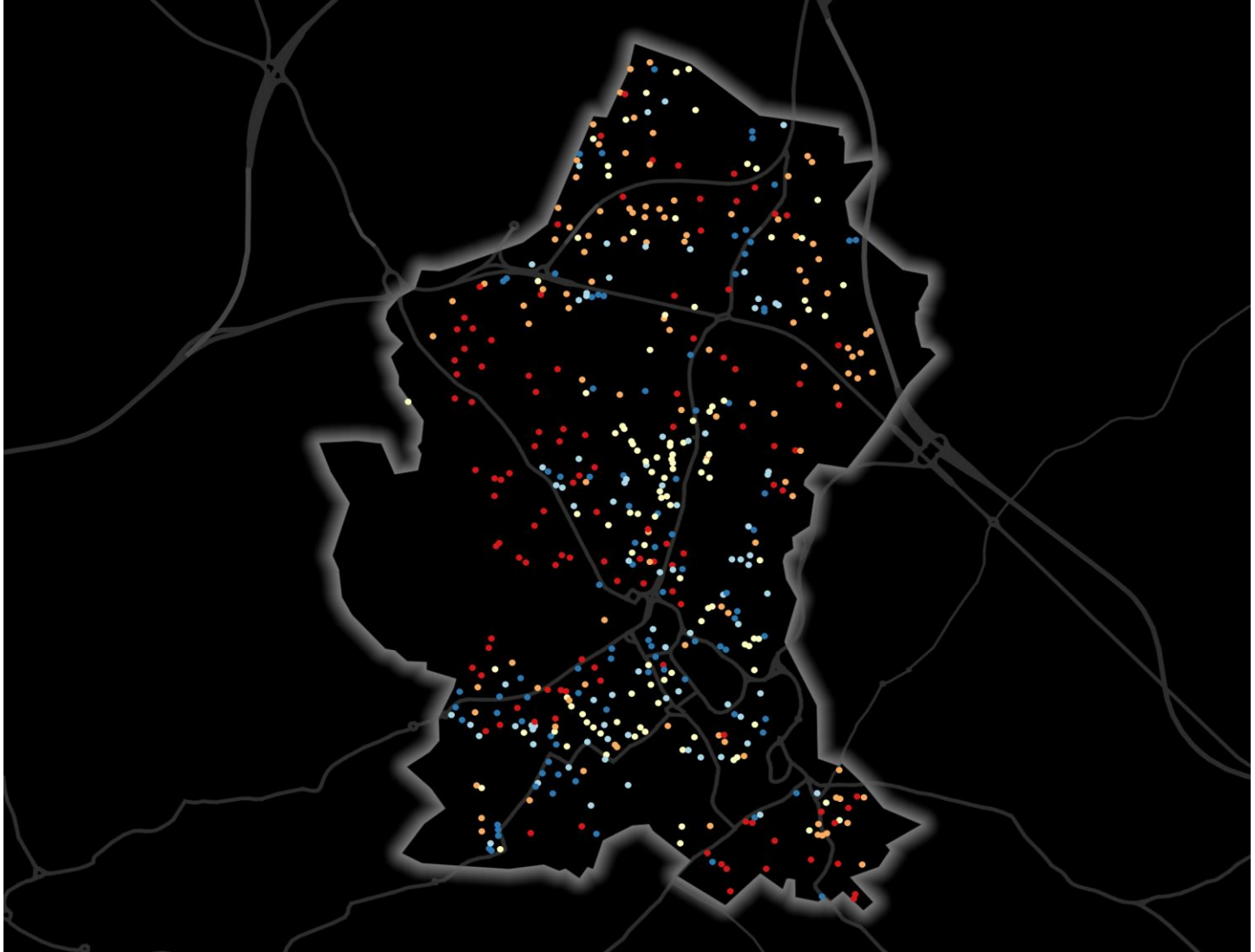
Year-To-Date Change in House Prices, December to February



Local prices have fallen by 1.3% in 2024 so far, compared to a fall of 0.6% over the same period in 2023.

House Price Map

12 months to February 2024



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

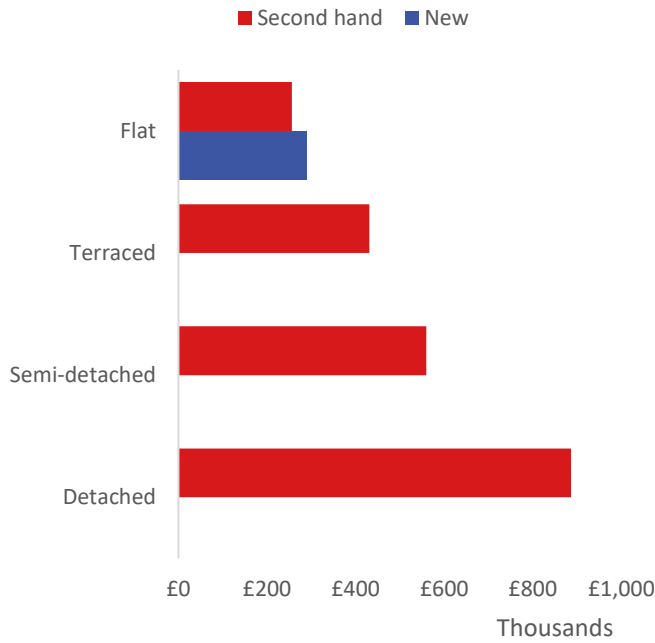
Map Key



	Min	Max	
	Up to	£263,000	1st quintile / lowest 20%
£263,000		£344,000	2nd quintile
£344,000		£432,000	3rd quintile
£432,000		£559,000	4th quintile
£559,000		and over	5th quintile / highest 20%

Average House Price by Property Type

12 months to February 2024



	New	Second hand
Flat	£290,022	£255,877
Terraced	No recorded sales	£430,799
Semi-detached	No recorded sales	£559,402
Detached	No recorded sales	£885,833

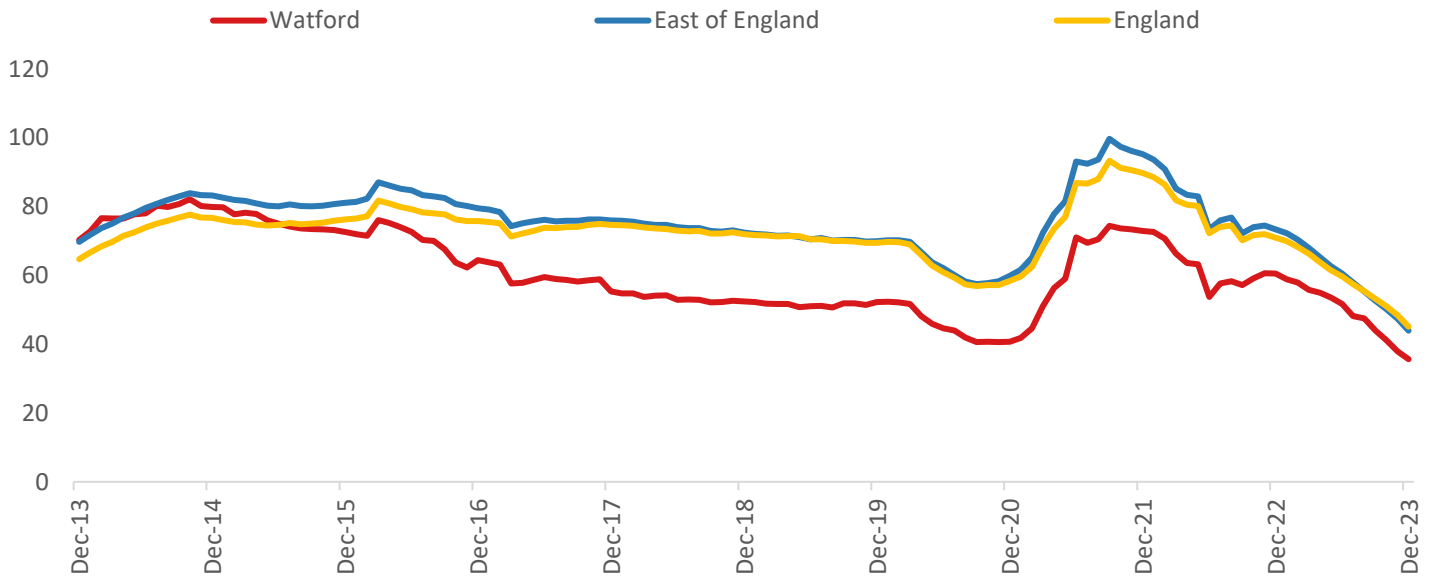
House Price Distribution by Year

All properties, by price band and calendar year

	1997	2002	2007	2012	2017	2022	2023
Under £100k	83%	14%	1%	2%	0%	0%	0%
£100-200k	14%	68%	35%	32%	5%	5%	7%
£200-300k	2%	12%	48%	45%	25%	20%	21%
£300-400k	0%	3%	7%	11%	35%	26%	26%
£400-500k	0%	2%	3%	5%	17%	24%	18%
£500k-1m	0%	0%	5%	6%	16%	21%	25%
£1-2m	0%	0%	0%	0%	1%	3%	3%
Over £2m	0%	0%	0%	0%	0%	0%	0%

Transactions (December 2023 data)

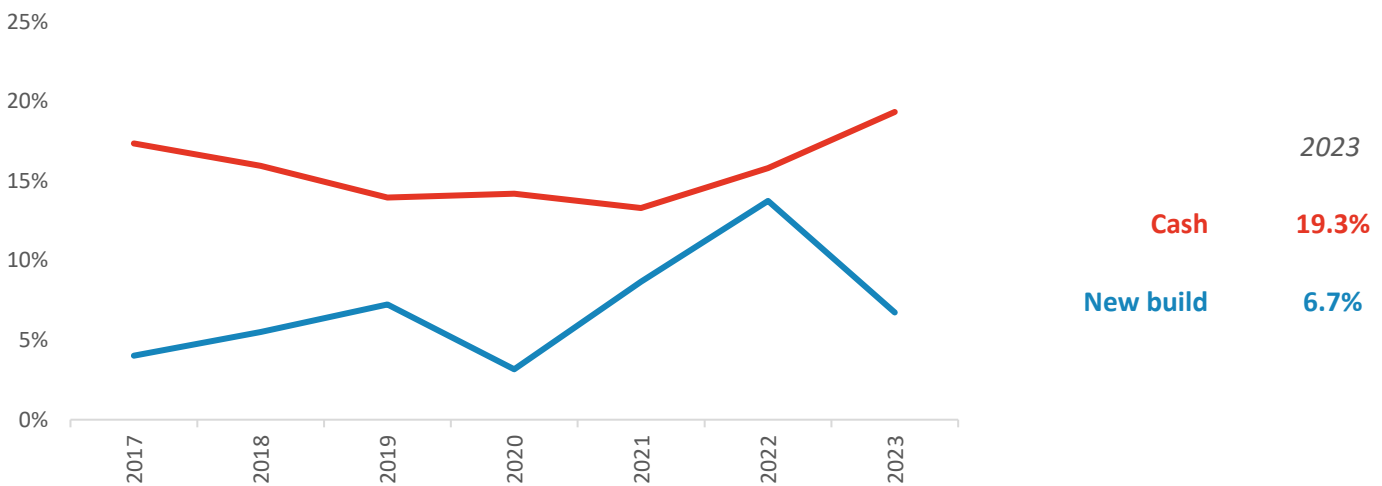
Annual Transactions, Indexed (2001-05 average = 100)



There were 802 transactions in Watford during the 12 months to December 2023. This is 36% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 55.4% since 2014, compared to changes of -47.2% for East of England and -41.2% for England.

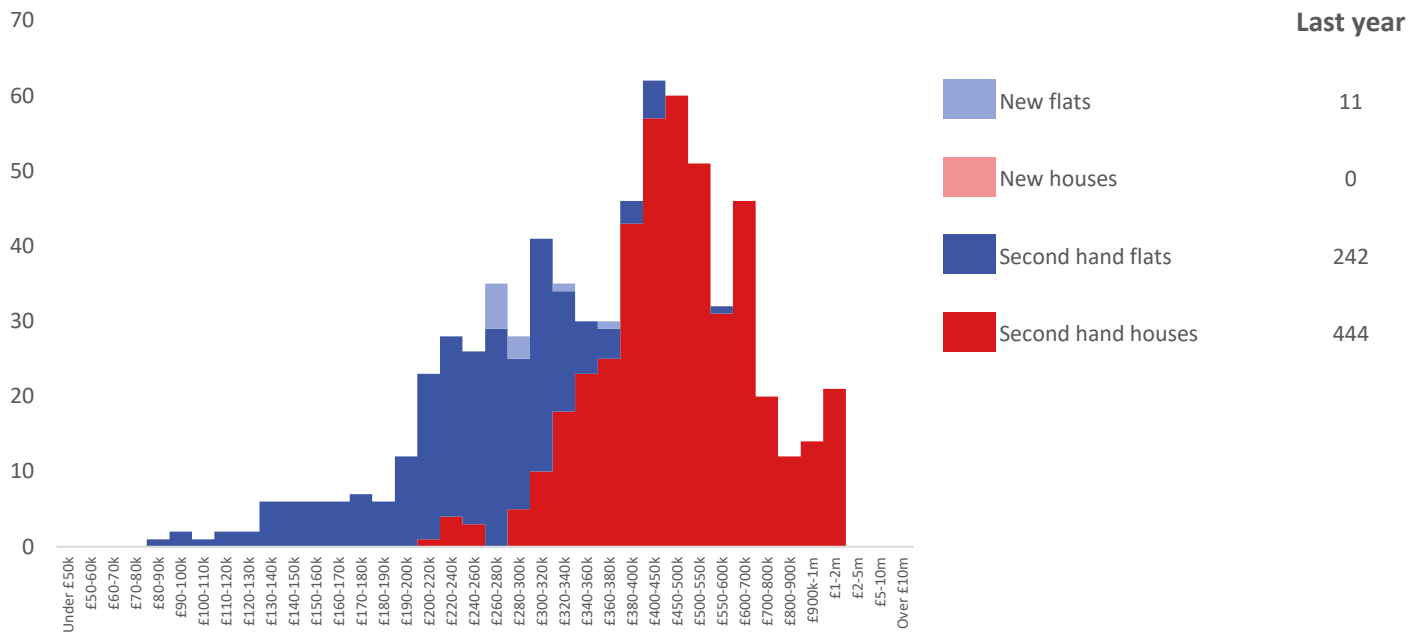
Cash and New Build Sales as % of Total, by Year



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

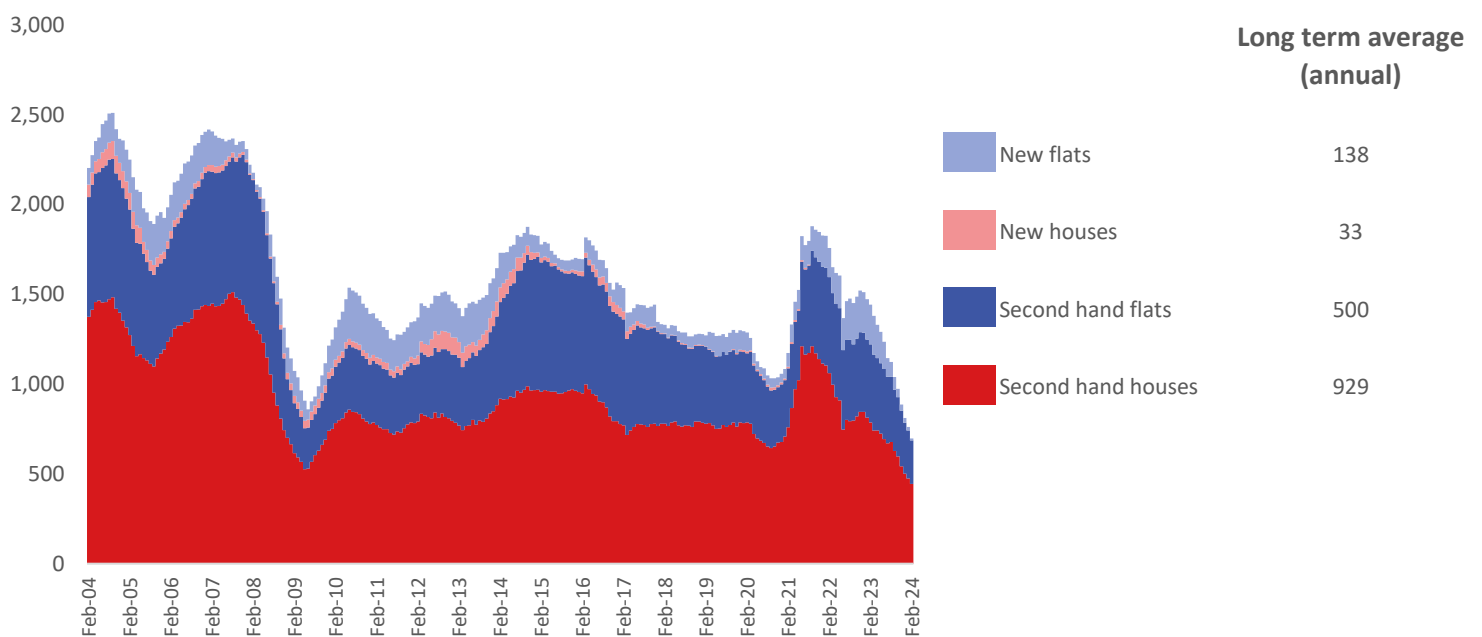
12 months to February 2024



The most common property type transacted over the past 12 months in Watford was 'second hand houses' with 444 sales, 64% of all sales over the same period. The annual total of 697 transactions is equivalent to 44% 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 929 sales per year on average, making up 58% of the typical annual total over that period.