

## Epping Forest

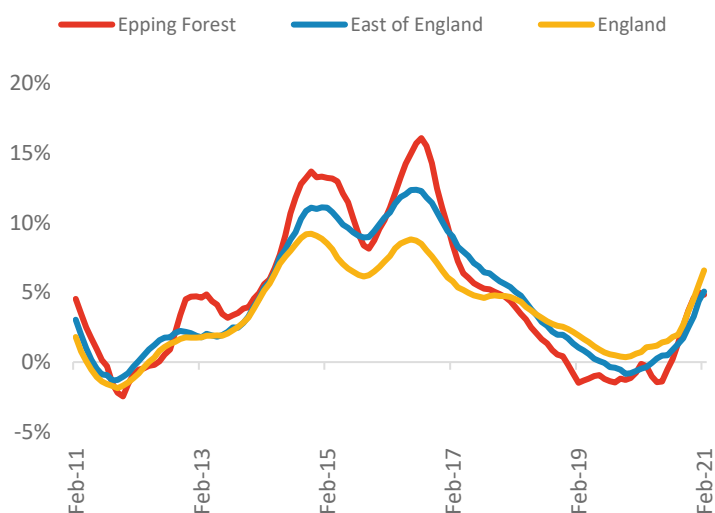
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	Current level	3 month	Annual	5 year	10 year
House prices	£465,459	0.4%	4.8%	16.2%	60.6%
Transactions	1,576	6.4%	-11.3%	-33.6%	-8.3%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Epping Forest grew by 4.8% 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 the East of England grew by 5.1% over the same period.

Epping Forest house prices are now 53.8% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

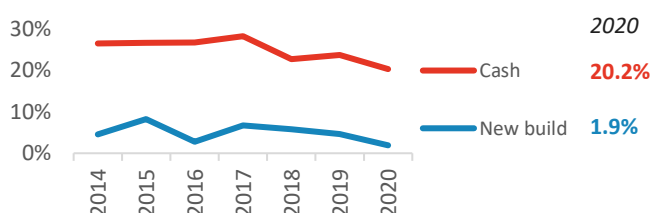
Local prices have fallen by 0.4% in 2021 so far, compared to a fall of 1.4% over the same period last year.

### Transactions (December 2020 data)

There were 1,576 transactions in Epping Forest during the 12 months to December 2020. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

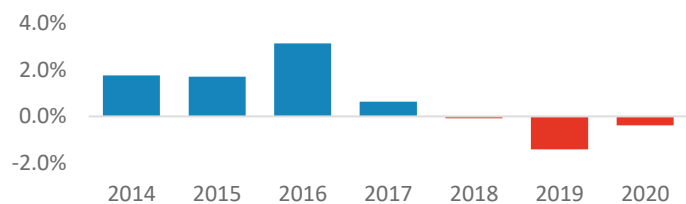
Transactions in Epping Forest have fallen by 34.0% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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



Note: These transaction counts do not include those 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.

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



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

