

Havering

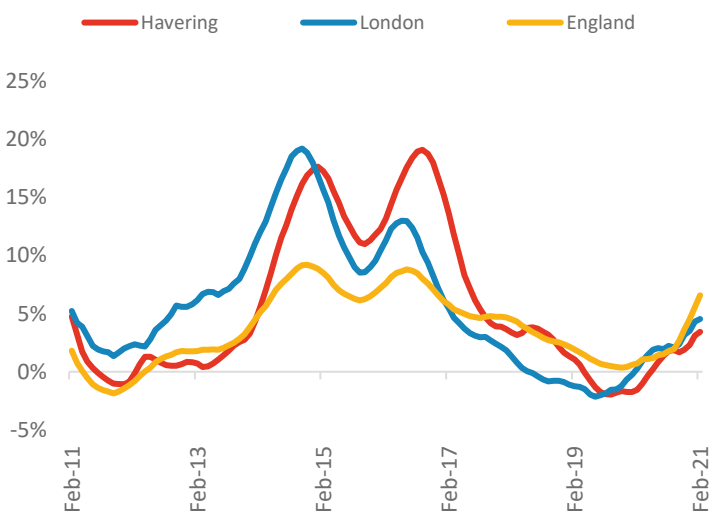
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	Current level	3 month	Annual	5 year	10 year
House prices	£378,213	1.0%	3.4%	20.9%	70.4%
Transactions	2,889	-0.3%	-9.3%	-31.0%	6.1%

House Prices (February 2021 data)

Annual Change in House Prices

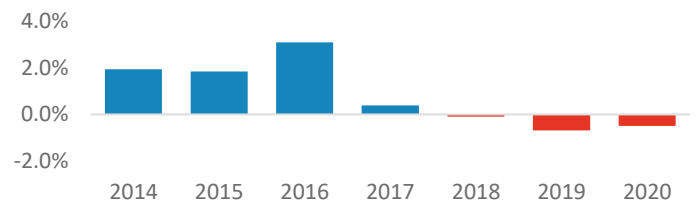


House prices in Havering grew by 3.4% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in London grew by 4.5% over the same period.

Havering house prices are now 55.1% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

Local prices have fallen by 0.5% in 2021 so far, compared to a fall of 0.7% over the same period last year.

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

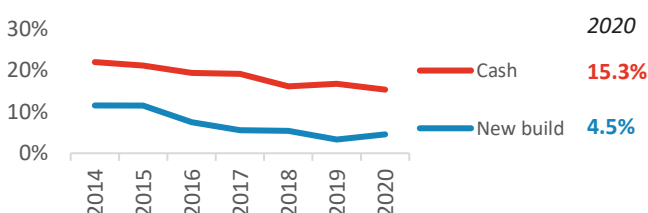


Transactions (December 2020 data)

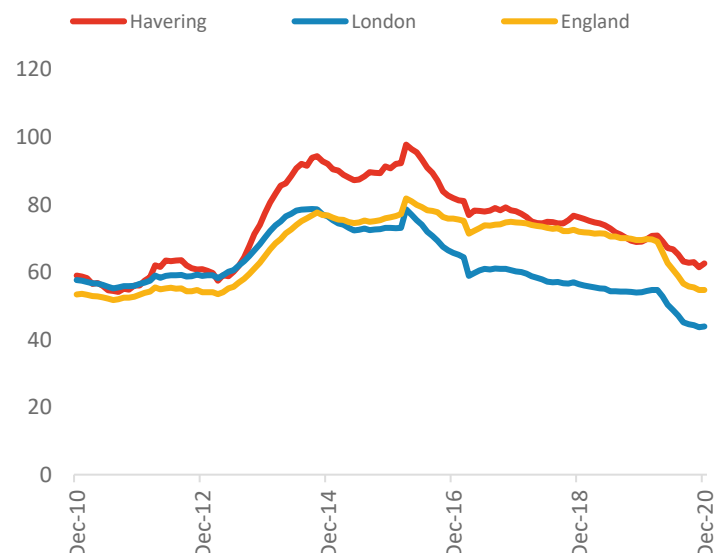
There were 2,889 transactions in Havering during the 12 months to December 2020. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Havering have fallen by 32.0% 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



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



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright