

Watford

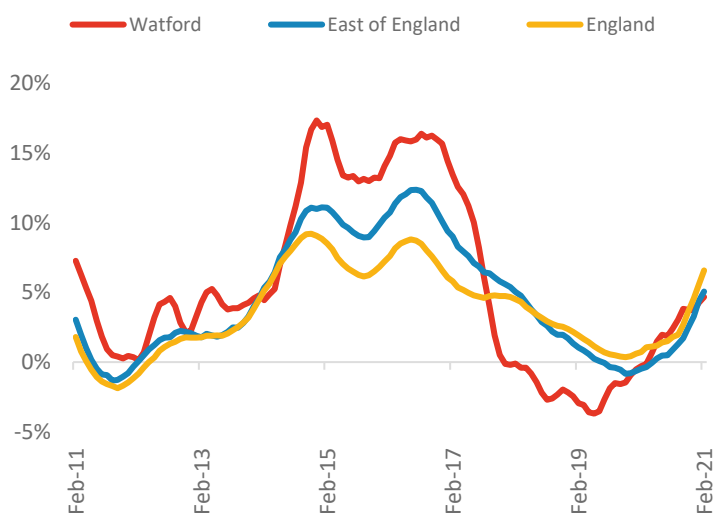
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£366,699	1.1%	4.7%	14.8%	68.1%
Transactions	885	-1.7%	-24.7%	-45.9%	-36.0%

House Prices (February 2021 data)

Annual Change in House Prices

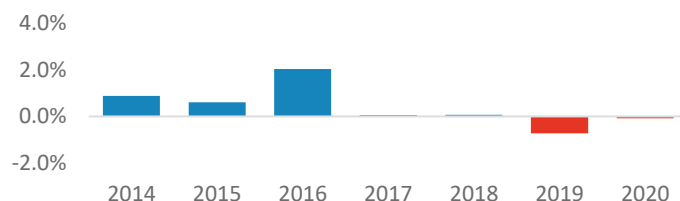


House prices in Watford grew by 4.7% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East of England grew by 5.1% over the same period.

Watford house prices are now 55.9% 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 0.1% 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

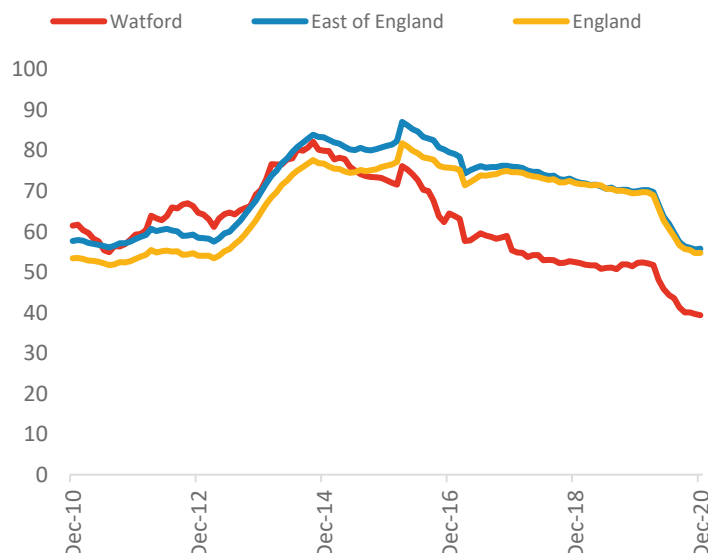


Transactions (December 2020 data)

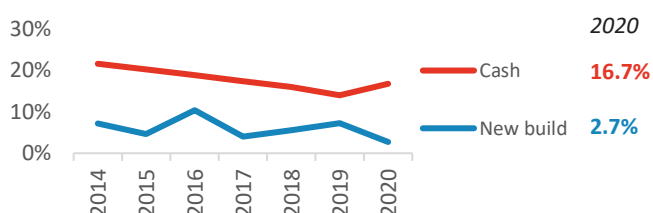
There were 885 transactions in Watford during the 12 months to December 2020. This is 39% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 50.8% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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



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.

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