

# June 2022 Housing Market Report

## Epping Forest

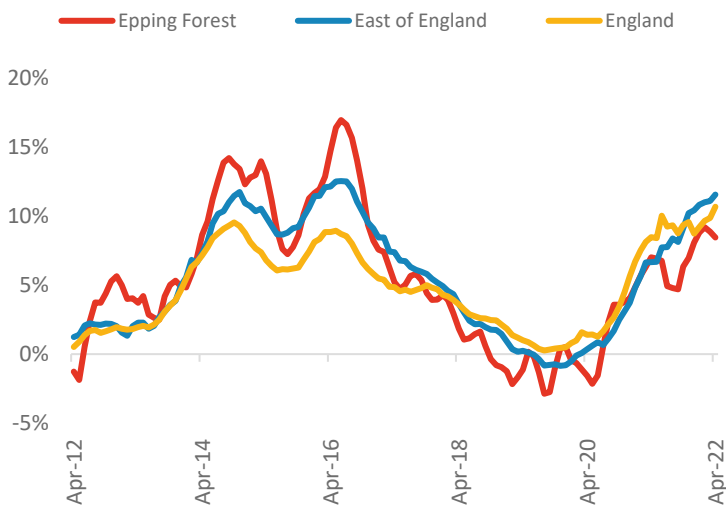
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	Current level	3 month	Annual	5 year	10 year
House prices	£520,785	0.7%	8.5%	15.1%	77.1%
Transactions	2,122	-12.8%	16.5%	8.4%	22.7%

### House Prices (April 2022 data)

#### Annual Change in House Prices

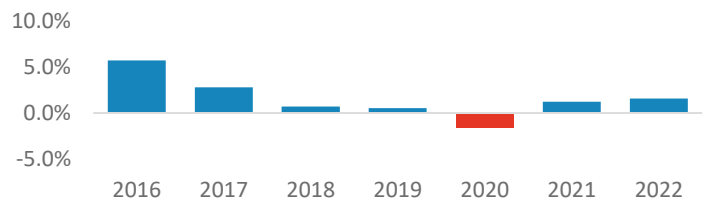


House prices in Epping Forest grew by 8.5% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Epping Forest house prices are now 68.2% above their previous peak in 2007, compared to +64.5% for the East of England and +52.7% across England.

Local prices have grown by 1.6% in 2022 so far, compared to growth of 1.2% over the same period last year.

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

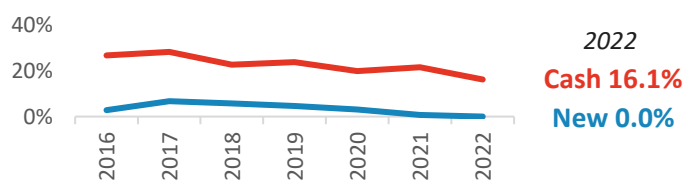


### Transactions (February 2022 data)

There were 2,122 transactions in Epping Forest during the 12 months to February 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Epping Forest have fallen by 11.2% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

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



\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.

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

