

June 2022 Housing Market Report

Harlow

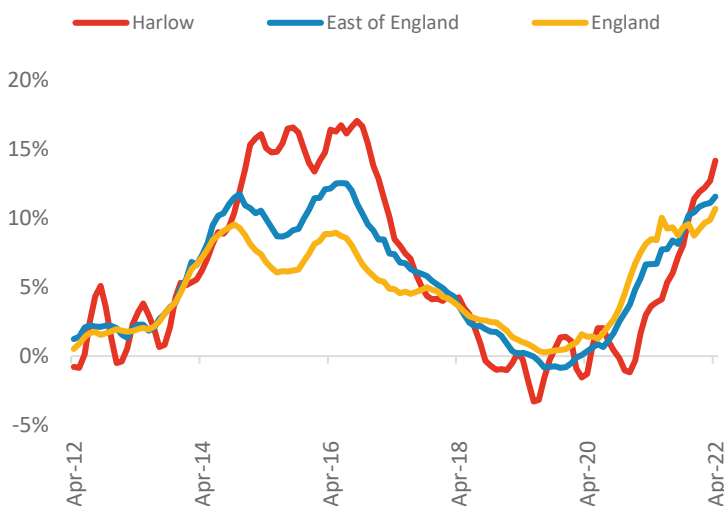
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£324,563	3.5%	14.2%	21.5%	93.6%
Transactions	1,172	-11.3%	13.9%	-13.3%	33.8%

House Prices (April 2022 data)

Annual Change in House Prices

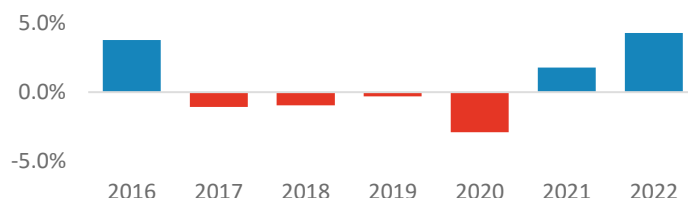


House prices in Harlow grew by 14.2% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Harlow house prices are now 71.6% 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 4.3% in 2022 so far, compared to growth of 1.8% over the same period last year.

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

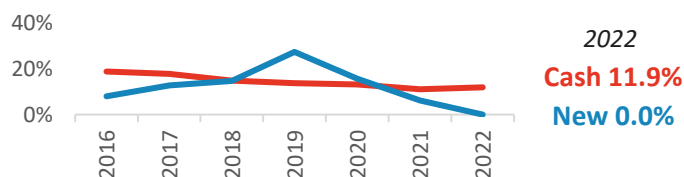


Transactions (February 2022 data)

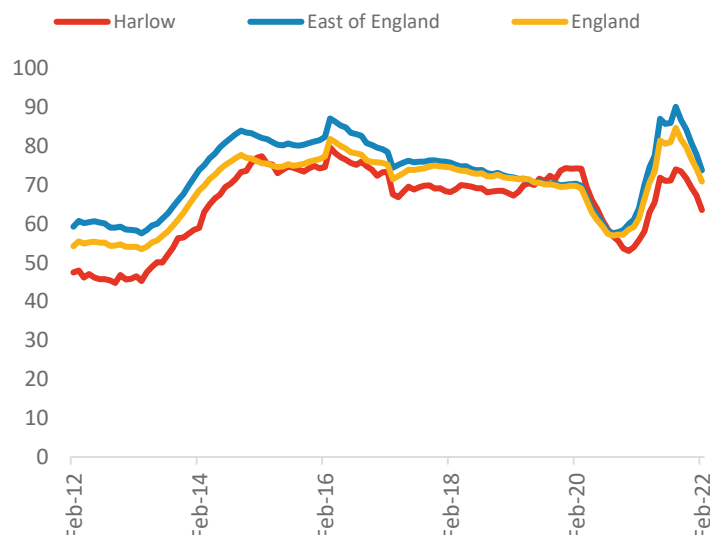
There were 1,172 transactions in Harlow during the 12 months to February 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harlow have fallen by 16.0% 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*



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



* 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.