

Havering

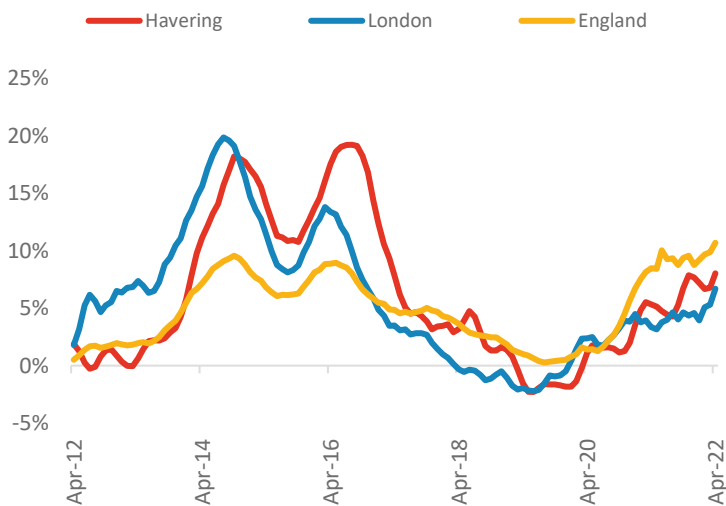


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	Current level	3 month	Annual	5 year	10 year
House prices	£425,898	3.0%	8.1%	16.9%	89.1%
Transactions	4,119	-12.9%	25.3%	10.1%	52.6%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Havering grew by 8.1% 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 London grew by 6.7% over the same period.

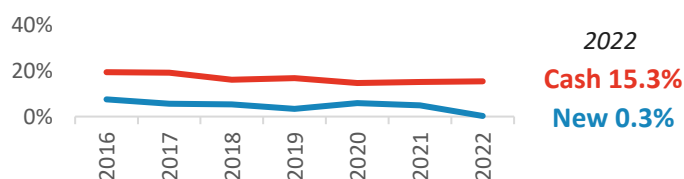
Havering house prices are now 70.3% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have grown by 3.5% in 2022 so far, compared to growth of 3.2% over the same period last year.

Transactions (February 2022 data)

There were 4,119 transactions in Havering during the 12 months to February 2022. This is 89% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Havering have fallen by 3.0% since 2014, compared to changes of -21.3% for London and -7.7% for England.

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

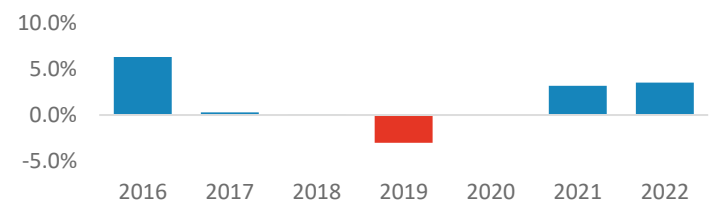


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

