

# June 2022 Housing Market Report

## Hillingdon

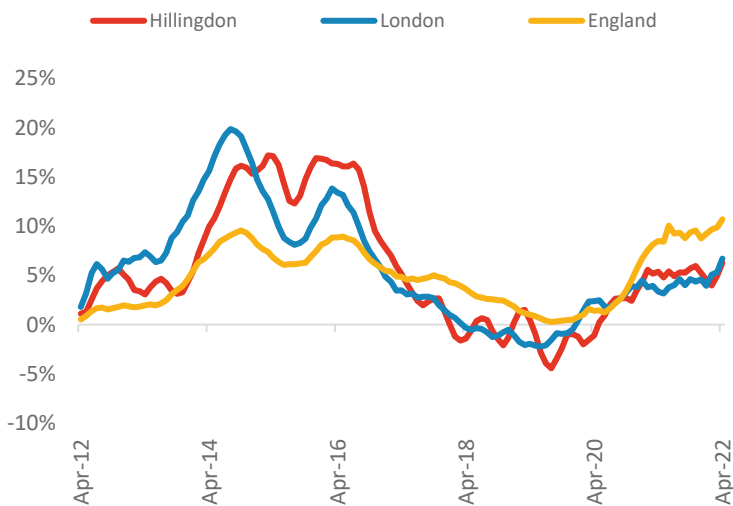
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £459,565      | 2.4%    | 6.3%   | 9.7%   | 78.1%   |
| Transactions | 3,322         | -10.1%  | 29.1%  | -0.2%  | -3.0%   |

### House Prices (April 2022 data)

#### Annual Change in House Prices

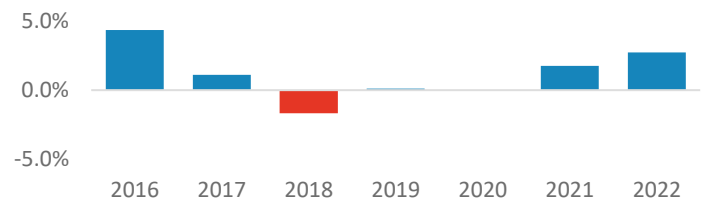


House prices in Hillingdon grew by 6.3% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in London grew by 6.7% over the same period.

Hillingdon house prices are now 70.6% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have grown by 2.8% 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

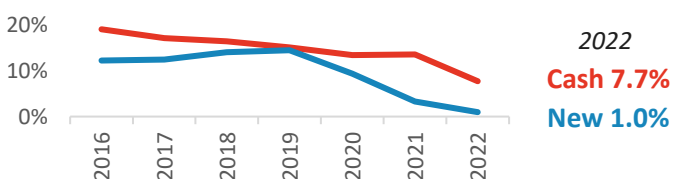


### Transactions (February 2022 data)

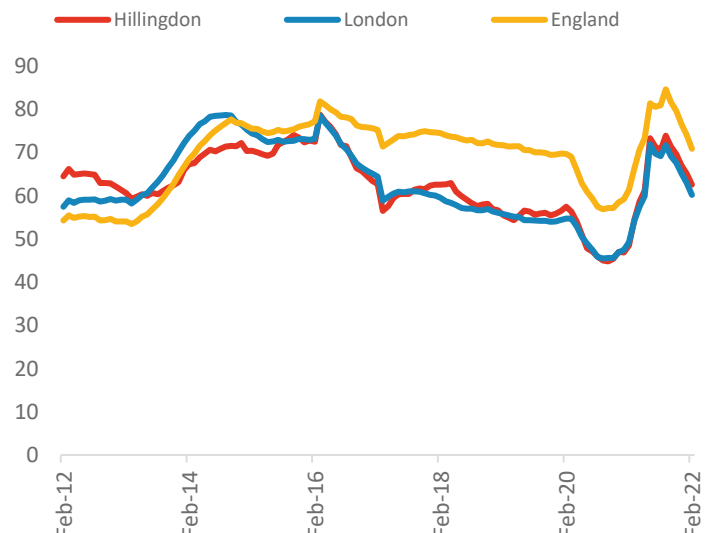
There were 3,322 transactions in Hillingdon during the 12 months to February 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hillingdon have fallen by 13.3% 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\*



#### 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.