

June 2022 Housing Market Report

Redbridge

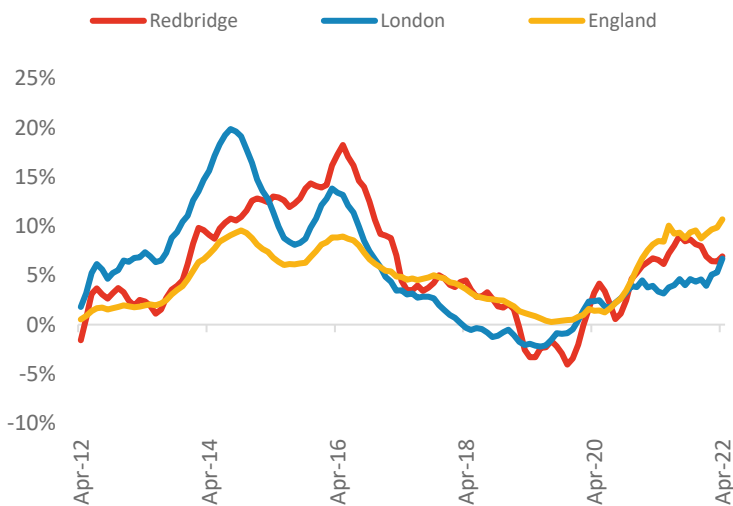
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	Current level	3 month	Annual	5 year	10 year
House prices	£480,318	1.1%	6.9%	18.8%	83.7%
Transactions	2,809	-8.9%	36.6%	-5.3%	11.2%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Redbridge grew by 6.9% 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.

Redbridge house prices are now 72.7% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

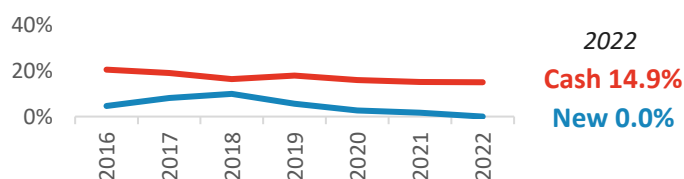
Local prices have grown by 1.7% in 2022 so far, compared to growth of 2.7% over the same period last year.

Transactions (February 2022 data)

There were 2,809 transactions in Redbridge during the 12 months to February 2022. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Redbridge have fallen by 23.9% 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*

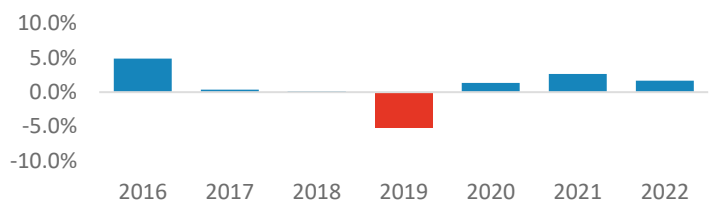


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

