

Waltham Forest

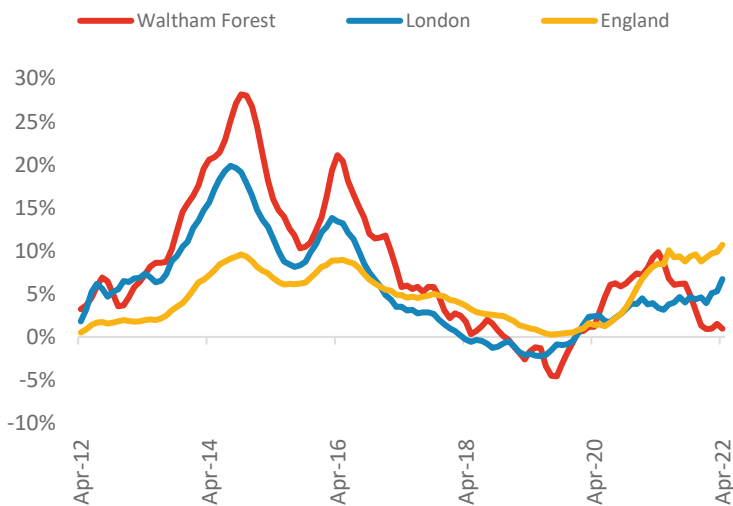


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£478,261	1.9%	1.0%	12.3%	115.8%
Transactions	3,108	-13.4%	24.2%	3.3%	34.2%

House Prices (April 2022 data)

Annual Change in House Prices

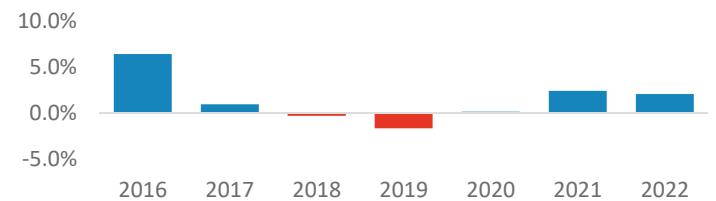


House prices in Waltham Forest grew by 1.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in London grew by 6.7% over the same period.

Waltham Forest house prices are now 95.9% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have grown by 2.1% in 2022 so far, compared to growth of 2.4% over the same period last year.

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

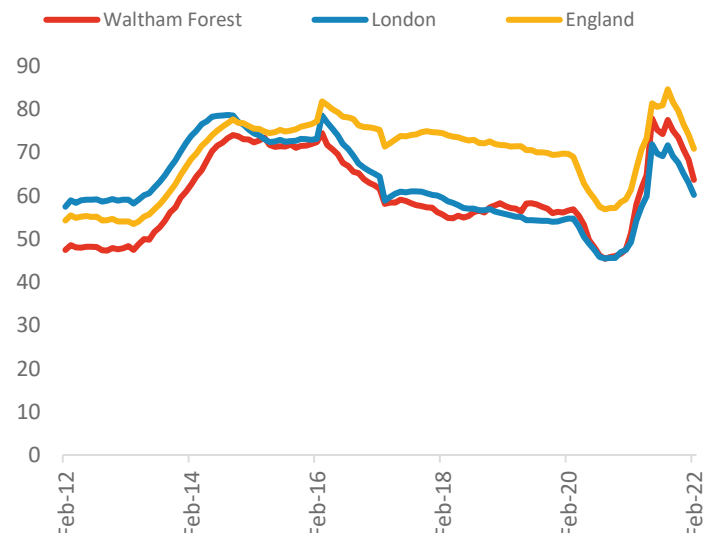


Transactions (February 2022 data)

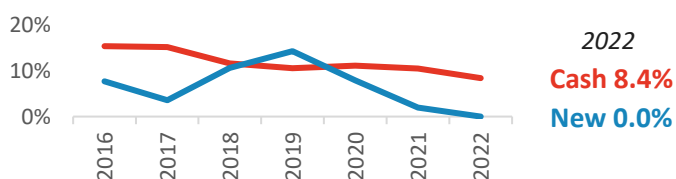
There were 3,108 transactions in Waltham Forest during the 12 months to February 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Waltham Forest have fallen by 12.8% since 2014, compared to changes of -21.3% for London and -7.7% for England.

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



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.