

July 2022 Housing Market Report

Enfield

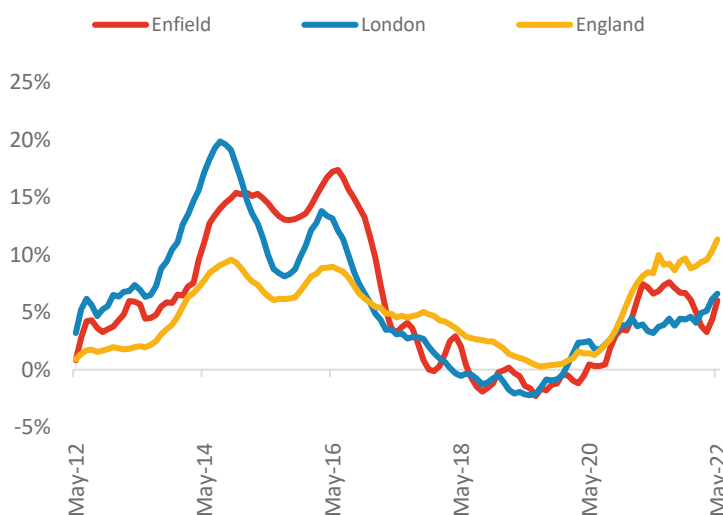
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	Current level	3 month	Annual	5 year	10 year
House prices	£451,073	2.9%	6.0%	14.2%	85.8%
Transactions	2,908	-16.9%	8.5%	5.4%	0.1%

House Prices (May 2022 data)

Annual Change in House Prices



House prices in Enfield grew by 6.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Enfield house prices are now 73.6% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

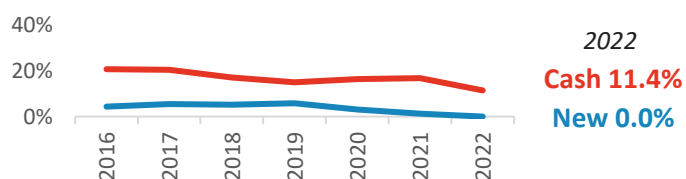
Local prices have grown by 2.8% in 2022 so far, compared to growth of 2.9% over the same period last year.

Transactions (March 2022 data)

There were 2,908 transactions in Enfield during the 12 months to March 2022. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Enfield have fallen by 25.5% since 2014, compared to changes of -27.7% for London and -13.6% for England.

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

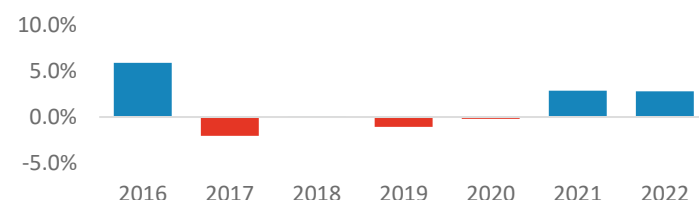


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 May



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

