

July 2022 Housing Market Report

Merton

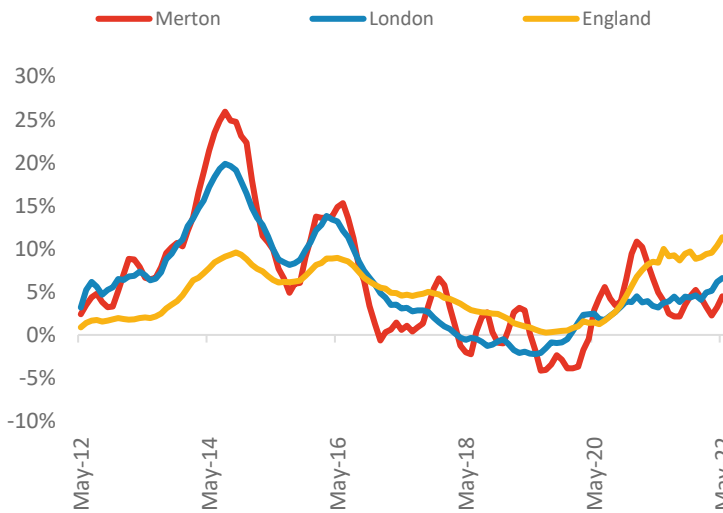
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	Current level	3 month	Annual	5 year	10 year
House prices	£567,387	-1.0%	4.5%	10.7%	82.1%
Transactions	2,531	-16.7%	4.8%	11.4%	-8.8%

House Prices (May 2022 data)

Annual Change in House Prices

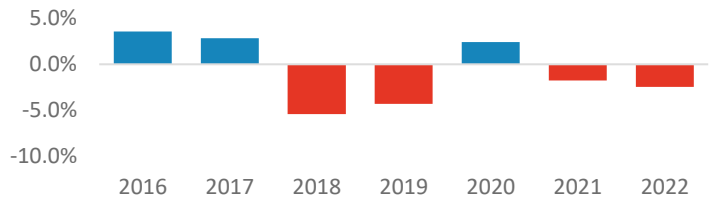


House prices in Merton grew by 4.5% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Merton house prices are now 79.2% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

Local prices have fallen by 2.5% in 2022 so far, compared to a fall of 1.8% over the same period last year.

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

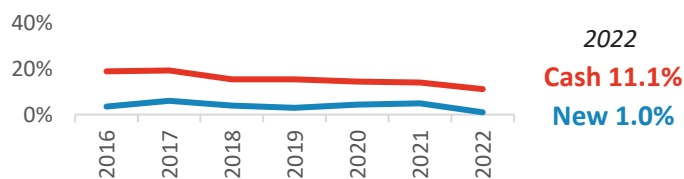


Transactions (March 2022 data)

There were 2,531 transactions in Merton during the 12 months to March 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Merton have fallen by 19.6% 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.

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

