

Waltham Forest

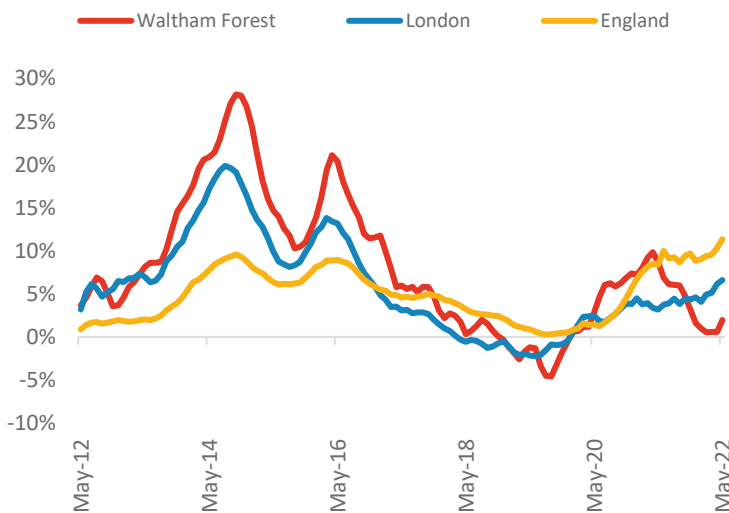
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£497,887	2.3%	2.0%	13.0%	116.2%
Transactions	2,793	-20.0%	-1.4%	-1.6%	17.7%

House Prices (May 2022 data)

Annual Change in House Prices

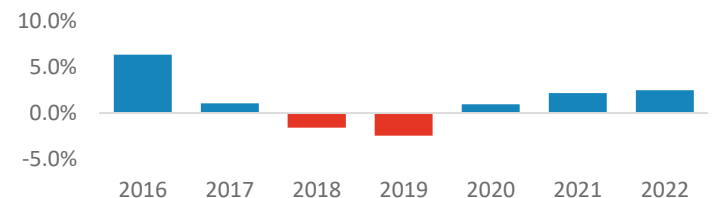


House prices in Waltham Forest grew by 2.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Waltham Forest house prices are now 97.3% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

Local prices have grown by 2.5% in 2022 so far, compared to growth of 2.2% over the same period last year.

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

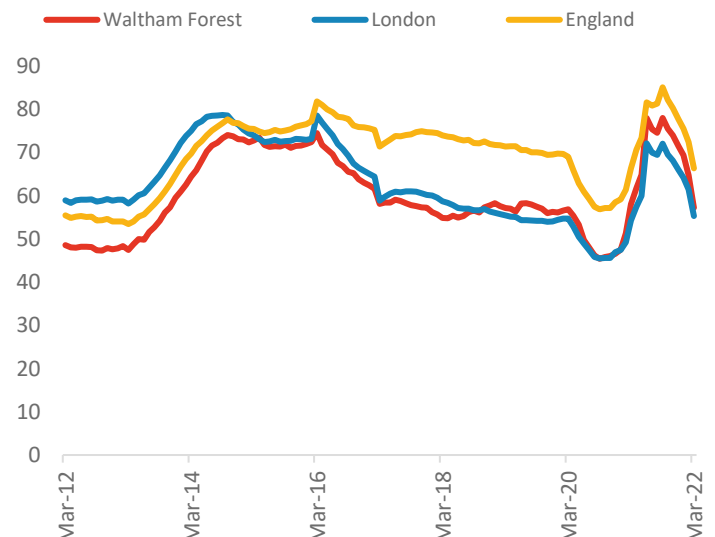


Transactions (March 2022 data)

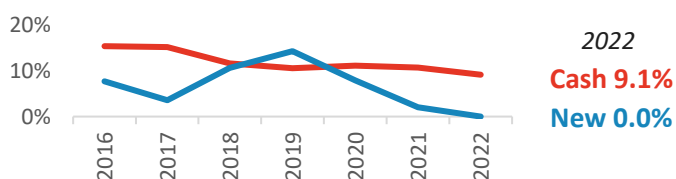
There were 2,793 transactions in Waltham Forest during the 12 months to March 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Waltham Forest have fallen by 21.7% since 2014, compared to changes of -27.7% for London and -13.6% 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.