

# July 2022 Housing Market Report

## Watford

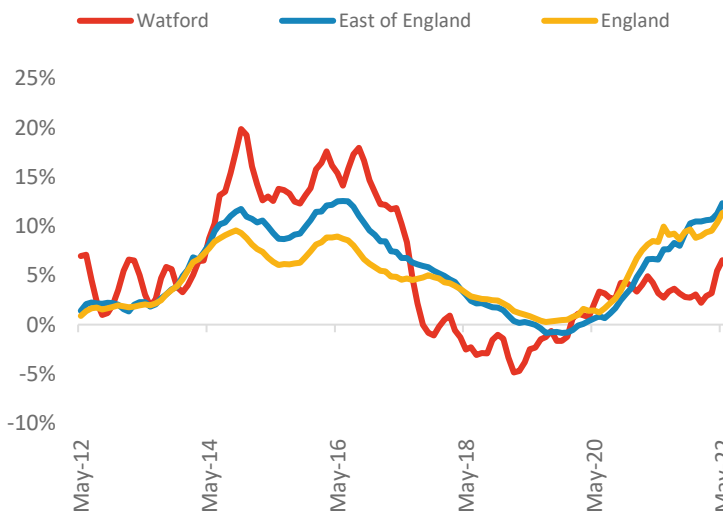
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	Current level	3 month	Annual	5 year	10 year
House prices	£395,200	3.6%	6.6%	6.7%	71.3%
Transactions	1,207	-16.1%	7.6%	-6.9%	-16.0%

### House Prices (May 2022 data)

#### Annual Change in House Prices

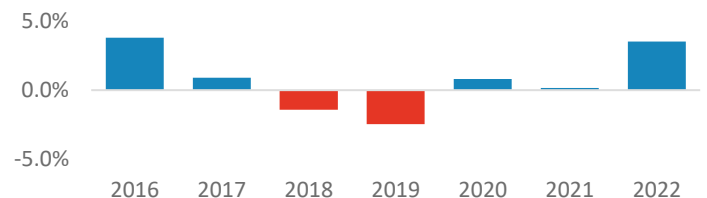


House prices in Watford grew by 6.6% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 12.3% over the same period.

Watford house prices are now 63.4% above their previous peak in 2007, compared to +65.7% for the East of England and +53.6% across England.

Local prices have grown by 3.5% in 2022 so far, compared to growth of 0.1% over the same period last year.

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

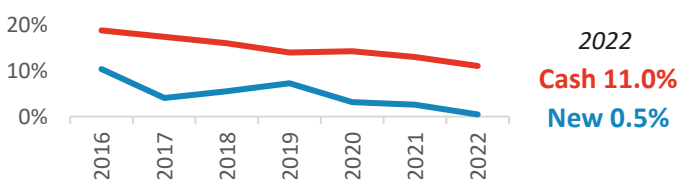


### Transactions (March 2022 data)

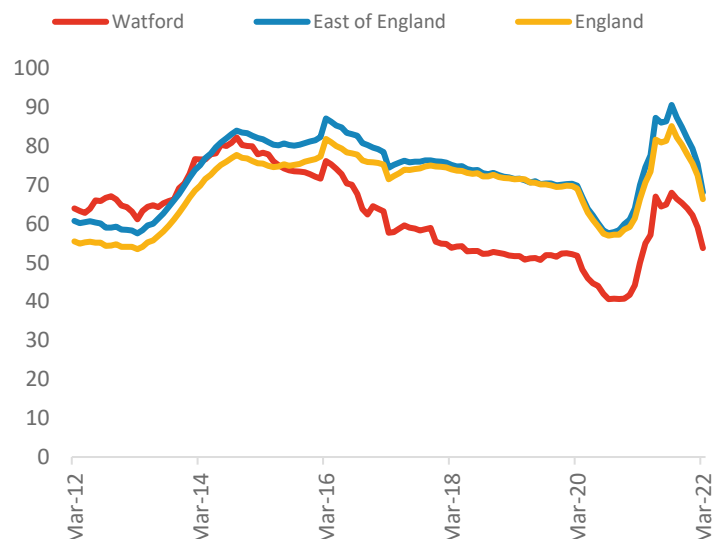
There were 1,207 transactions in Watford during the 12 months to March 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 32.9% since 2014, compared to changes of -18.3% for the East of England and -13.6% for England.

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



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



\* 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.