

September 2022 Housing Market Report

Ealing

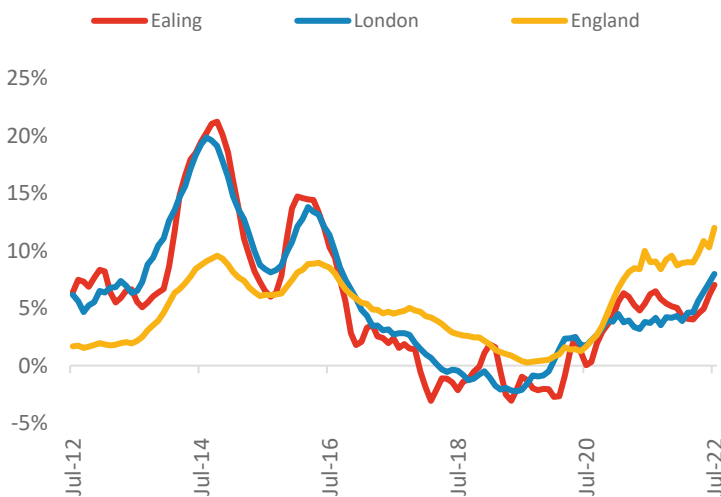
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £545,873 | 2.7% | 7.0% | 10.2% | 67.2% |
| Transactions | 3,018 | -12.5% | 3.8% | 5.1% | -2.3% |

House Prices (July 2022 data)

Annual Change in House Prices

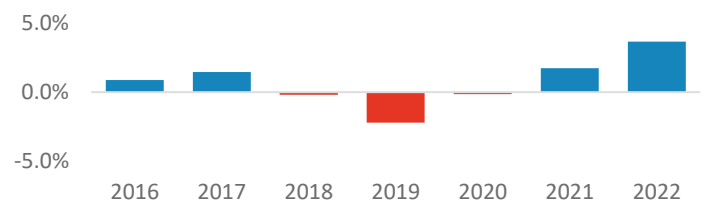


House prices in Ealing grew by 7.0% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in London grew by 8.0% over the same period.

Ealing house prices are now 73.3% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

Local prices have grown by 3.7% in 2022 so far, compared to growth of 1.7% over the same period last year.

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

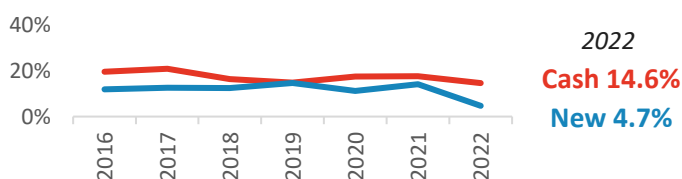


Transactions (May 2022 data)

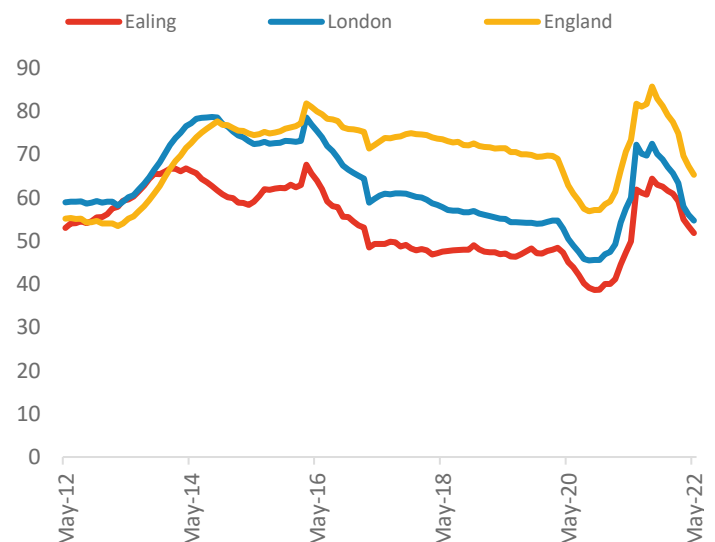
There were 3,018 transactions in Ealing during the 12 months to May 2022. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ealing have fallen by 13.8% since 2014, compared to changes of -28.5% for London and -14.9% 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.