

# September 2022 Housing Market Report

## Epping Forest

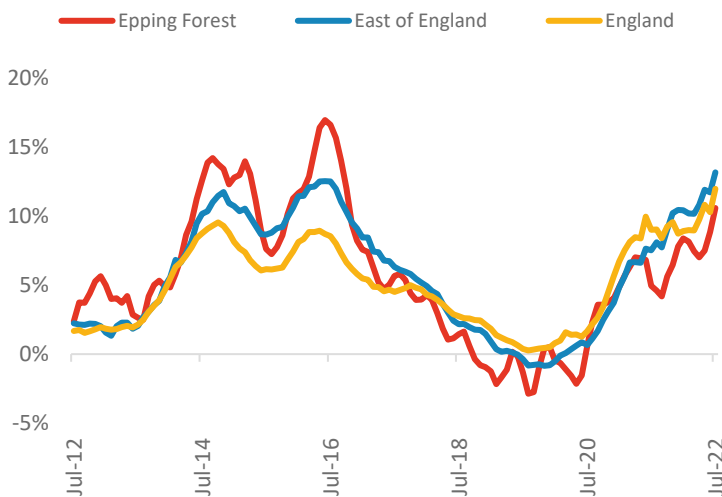
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	Current level	3 month	Annual	5 year	10 year
House prices	£545,523	4.5%	10.6%	16.9%	79.3%
Transactions	1,873	-15.8%	-15.6%	3.8%	2.8%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Epping Forest grew by 10.6% 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 the East of England grew by 13.2% over the same period.

Epping Forest house prices are now 73.4% above their previous peak in 2007, compared to +69.4% for the East of England and +57.1% across England.

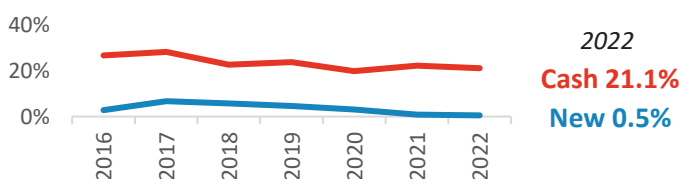
Local prices have grown by 5.0% in 2022 so far, compared to growth of 2.3% over the same period last year.

### Transactions (May 2022 data)

There were 1,873 transactions in Epping Forest during the 12 months to May 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Epping Forest have fallen by 21.6% since 2014, compared to changes of -20.3% for the East of England and -14.9% for England.

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

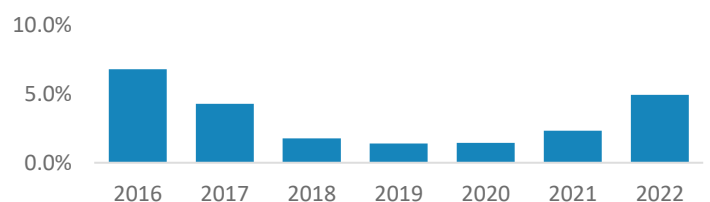


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 July



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

