

September 2022 Housing Market Report

Harrow

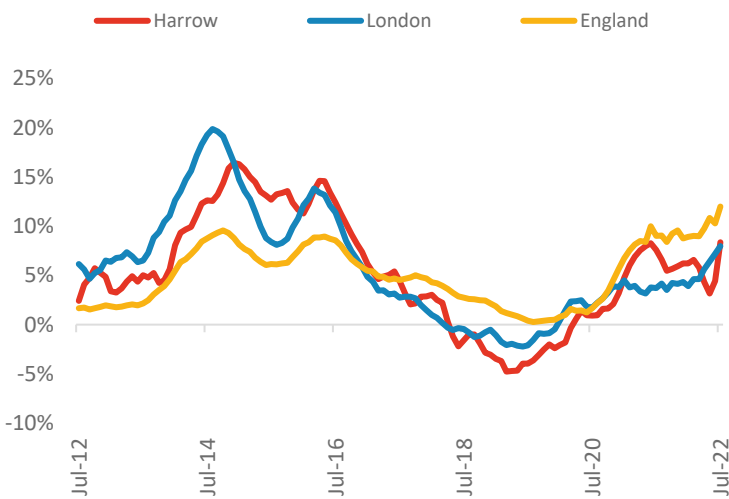
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	Current level	3 month	Annual	5 year	10 year
House prices	£546,597	3.6%	8.4%	11.2%	74.1%
Transactions	1,962	-12.6%	-9.2%	-5.9%	-12.9%

House Prices (July 2022 data)

Annual Change in House Prices

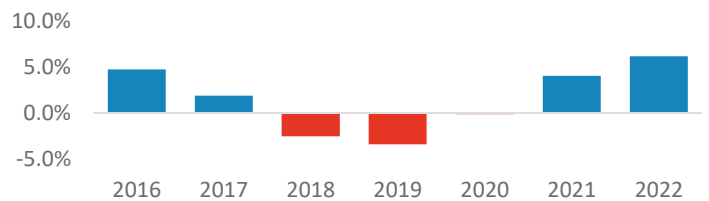


House prices in Harrow grew by 8.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in London grew by 8.0% over the same period.

Harrow house prices are now 71.2% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

Local prices have grown by 6.2% in 2022 so far, compared to growth of 4.1% over the same period last year.

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

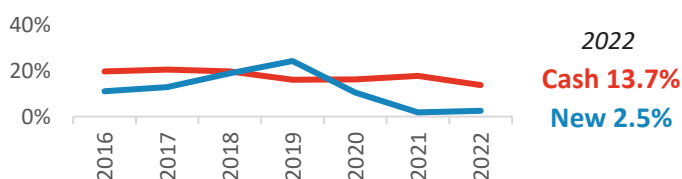


Transactions (May 2022 data)

There were 1,962 transactions in Harrow during the 12 months to May 2022. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harrow have fallen by 30.0% 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*



* 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)

