

September 2022 Housing Market Report

Havering

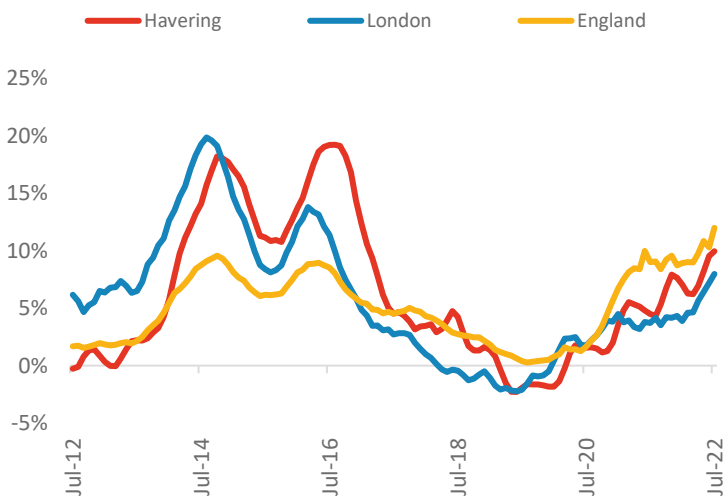
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	Current level	3 month	Annual	5 year	10 year
House prices	£426,908	3.5%	10.0%	19.3%	92.8%
Transactions	3,467	-18.7%	-16.3%	-3.9%	18.5%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Havering grew by 10.0% 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.

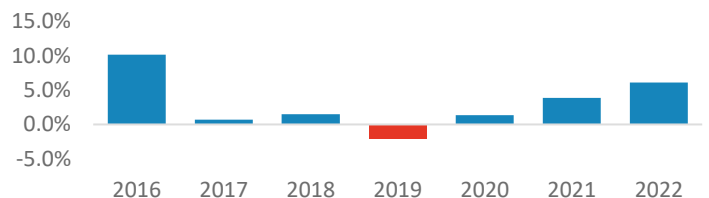
Havering house prices are now 74.4% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

Local prices have grown by 6.1% in 2022 so far, compared to growth of 3.9% over the same period last year.

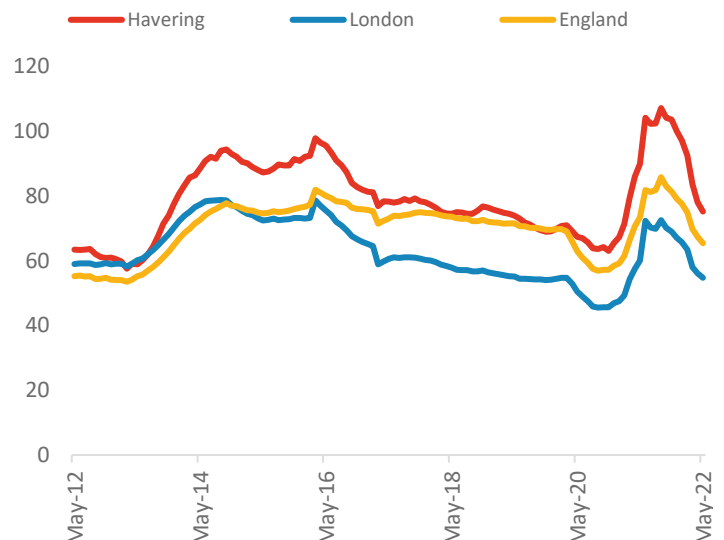
Transactions (May 2022 data)

There were 3,467 transactions in Havering during the 12 months to May 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Havering have fallen by 18.3% since 2014, compared to changes of -28.5% for London and -14.9% for England.

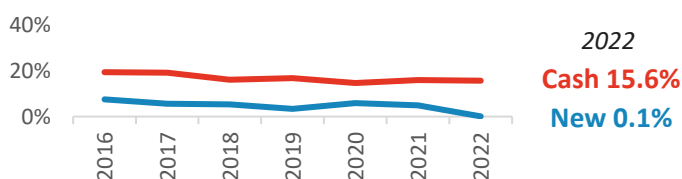
Year-To-Date Change in House Prices, December to July



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.