

Waltham Forest

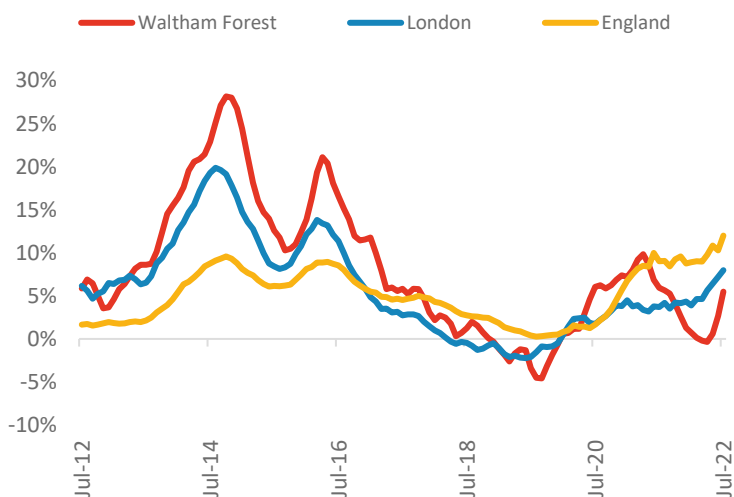
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	Current level	3 month	Annual	5 year	10 year
House prices	£513,085	4.3%	5.5%	15.9%	114.8%
Transactions	2,747	-16.1%	-13.2%	-3.7%	17.2%

House Prices (July 2022 data)

Annual Change in House Prices

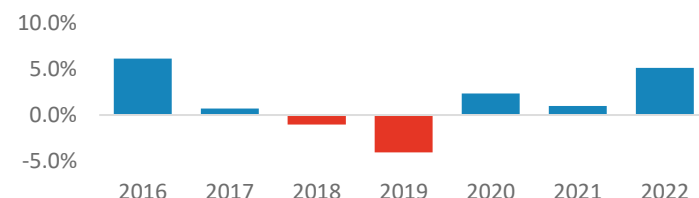


House prices in Waltham Forest grew by 5.5% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in London grew by 8.0% over the same period.

Waltham Forest house prices are now 101.7% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

Local prices have grown by 5.2% in 2022 so far, compared to growth of 1.0% over the same period last year.

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

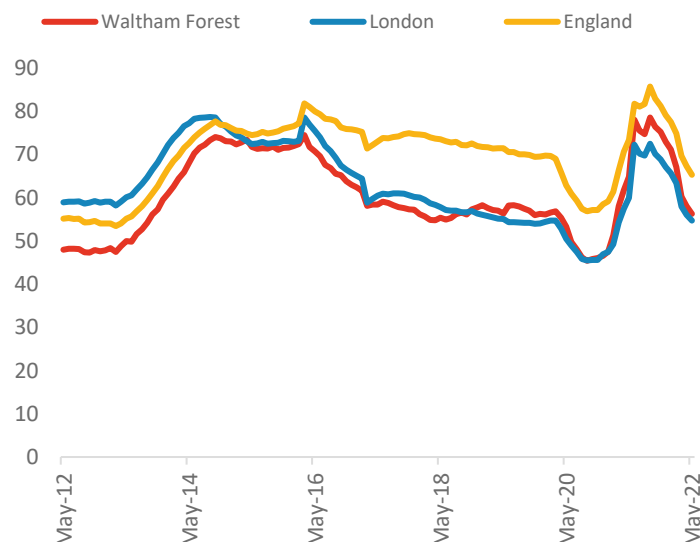


Transactions (May 2022 data)

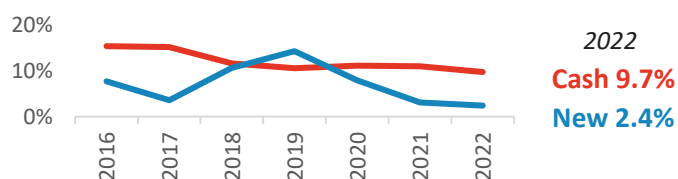
There were 2,747 transactions in Waltham Forest during the 12 months to May 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Waltham Forest have fallen by 23.0% since 2014, compared to changes of -28.5% for London and -14.9% for England.

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.