

September 2022 Housing Market Report

Watford

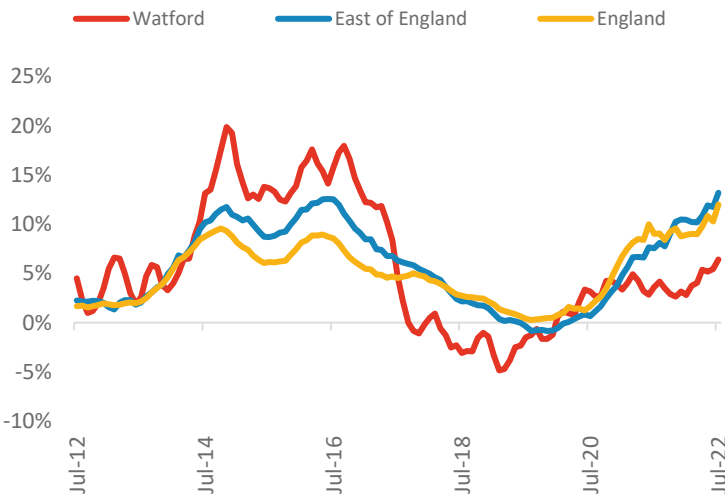
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	Current level	3 month	Annual	5 year	10 year
House prices	£402,447	3.1%	6.4%	8.6%	73.8%
Transactions	1,191	-15.4%	-7.2%	-9.8%	-15.7%

House Prices (July 2022 data)

Annual Change in House Prices

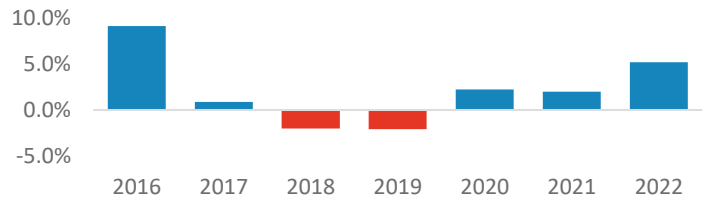


House prices in Watford grew by 6.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Watford house prices are now 66.2% 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 5.2% in 2022 so far, compared to growth of 2.0% over the same period last year.

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

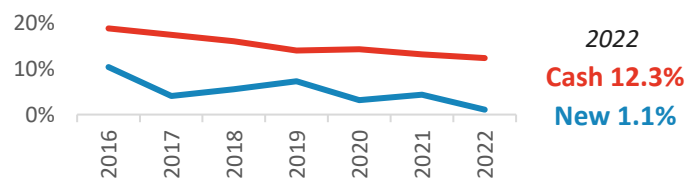


Transactions (May 2022 data)

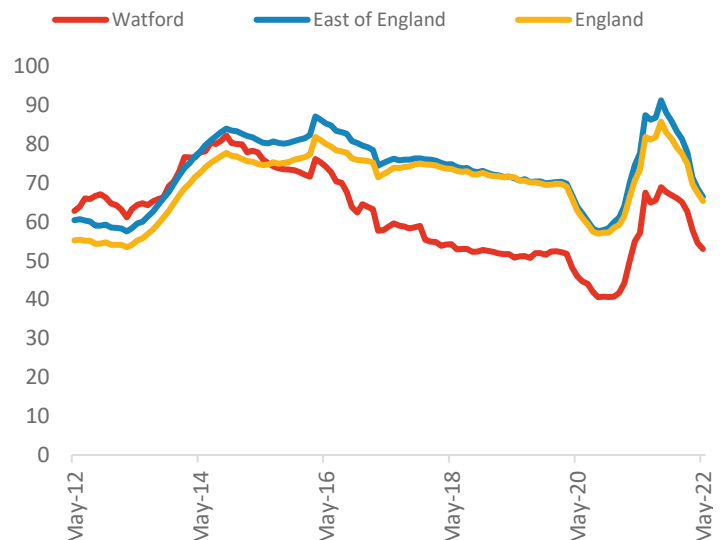
There were 1,191 transactions in Watford during the 12 months to May 2022. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 33.8% 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*



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.