

November 2022 Housing Market Report

Enfield

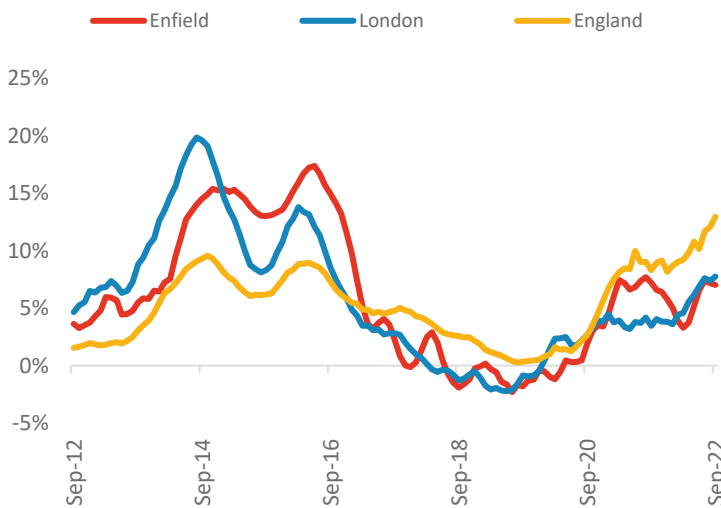
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £457,055 | 1.9% | 7.0% | 12.7% | 81.0% |
| Transactions | 2,454 | -18.1% | -30.8% | -14.7% | -16.5% |

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Enfield grew by 7.0% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in London grew by 7.8% over the same period.

Enfield house prices are now 77.3% above their previous peak in 2007, compared to +82.8% for London and +60.8% across England.

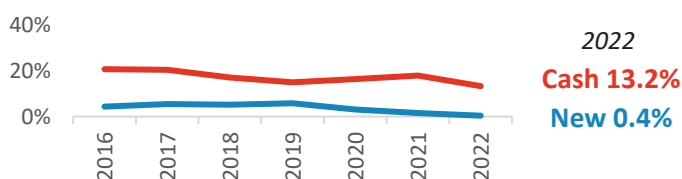
Local prices have grown by 5.4% in 2022 so far, compared to growth of 4.1% over the same period last year.

Transactions (July 2022 data)

There were 2,454 transactions in Enfield during the 12 months to July 2022. This is 38% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Enfield have fallen by 37.1% since 2014, compared to changes of -38.5% for London and -21.9% for England.

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

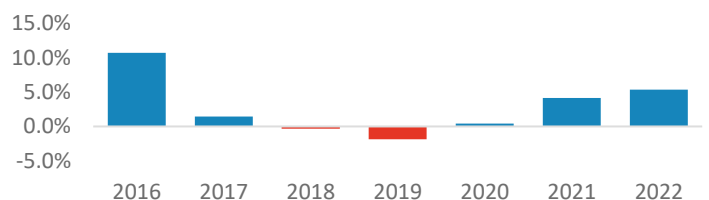


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 September



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

