

November 2022 Housing Market Report

Redbridge

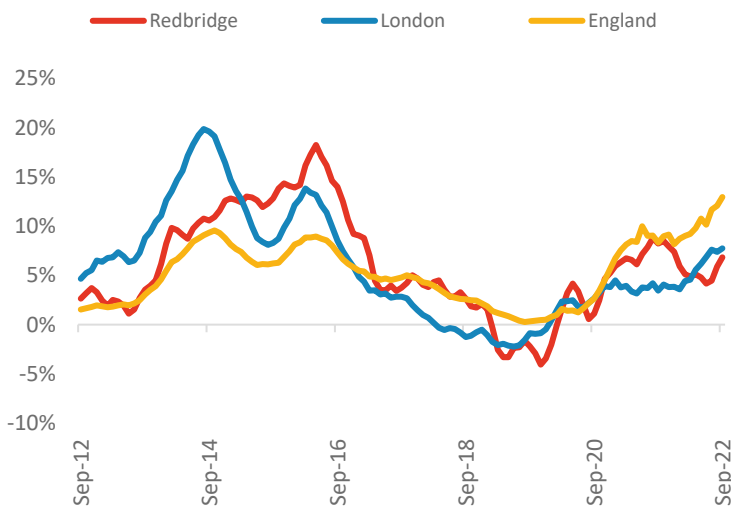
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £486,291 | 4.2% | 6.8% | 17.4% | 79.4% |
| Transactions | 2,141 | -18.5% | -31.2% | -22.2% | -15.8% |

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Redbridge grew by 6.8% 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.

Redbridge house prices are now 75.6% above their previous peak in 2007, compared to +82.8% for London and +60.8% across England.

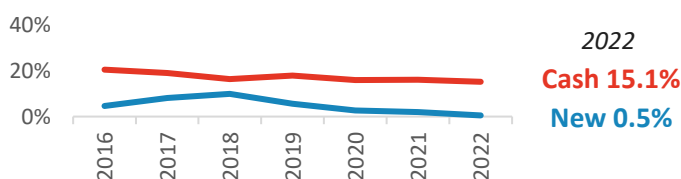
Local prices have grown by 3.9% in 2022 so far, compared to growth of 4.5% over the same period last year.

Transactions (July 2022 data)

There were 2,141 transactions in Redbridge during the 12 months to July 2022. This is 37% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Redbridge have fallen by 42.0% 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*

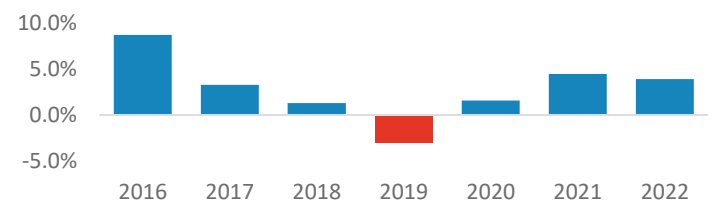


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

