

# January 2023 Housing Market Report

## Brent

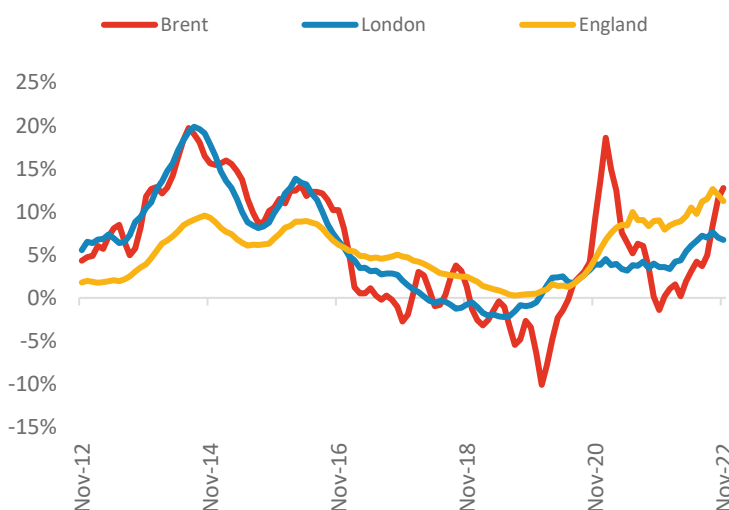
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	Current level	3 month	Annual	5 year	10 year
House prices	£576,103	6.4%	12.8%	18.7%	81.7%
Transactions	1,595	4.2%	-37.6%	-33.9%	-24.3%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Brent grew by 12.8% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in London grew by 6.7% over the same period.

Brent house prices are now 93.2% above their previous peak in 2007, compared to +82.2% for London and +61.9% across England.

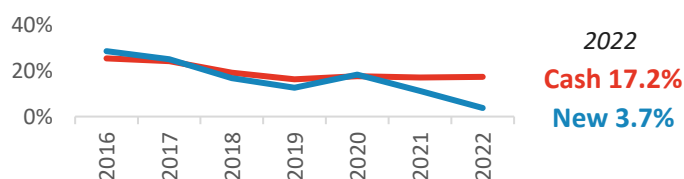
Local prices have grown by 12.7% in 2022 so far, compared to growth of 0.2% over the same period last year.

### Transactions (September 2022 data)

There were 1,595 transactions in Brent during the 12 months to September 2022. This is 37% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Brent have fallen by 46.5% since 2014, compared to changes of -38.5% for London and -25.4% for England.

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

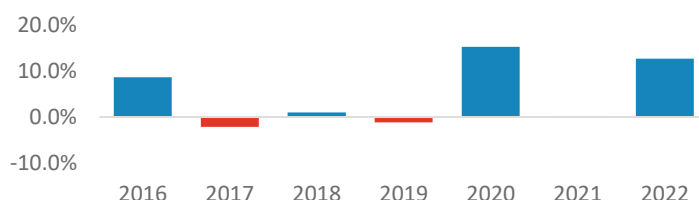


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

