

January 2023 Housing Market Report

Haringey

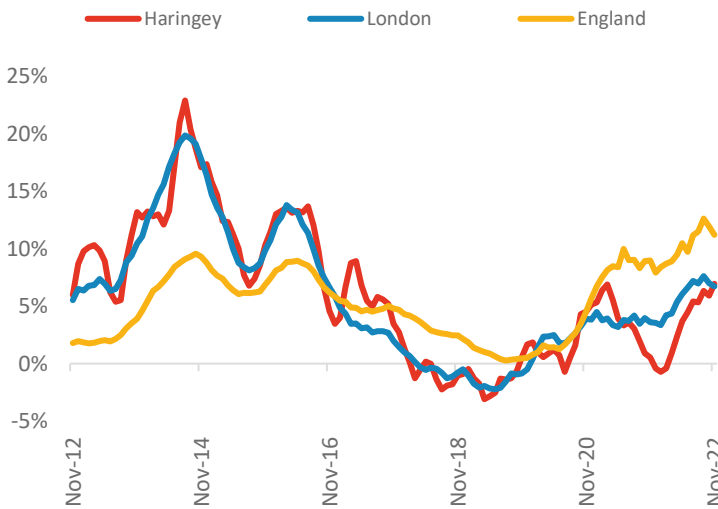


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	Current level	3 month	Annual	5 year	10 year
House prices	£627,515	4.7%	7.0%	11.9%	76.9%
Transactions	1,804	6.2%	-38.9%	-5.5%	-25.1%

House Prices (November 2022 data)

Annual Change in House Prices

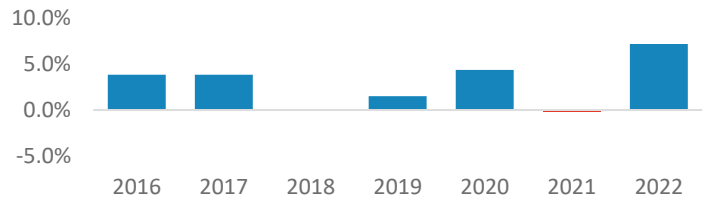


House prices in Haringey grew by 7.0% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in London grew by 6.7% over the same period.

Haringey house prices are now 91.2% above their previous peak in 2007, compared to +82.2% for London and +61.9% across England.

Local prices have grown by 7.2% in 2022 so far, compared to a fall of 0.2% over the same period last year.

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

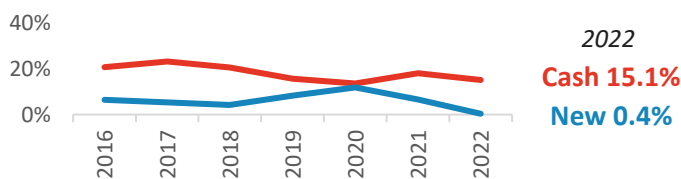


Transactions (September 2022 data)

There were 1,804 transactions in Haringey during the 12 months to September 2022. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Haringey have fallen by 38.3% 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.

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

