

January 2023 Housing Market Report

Harrow

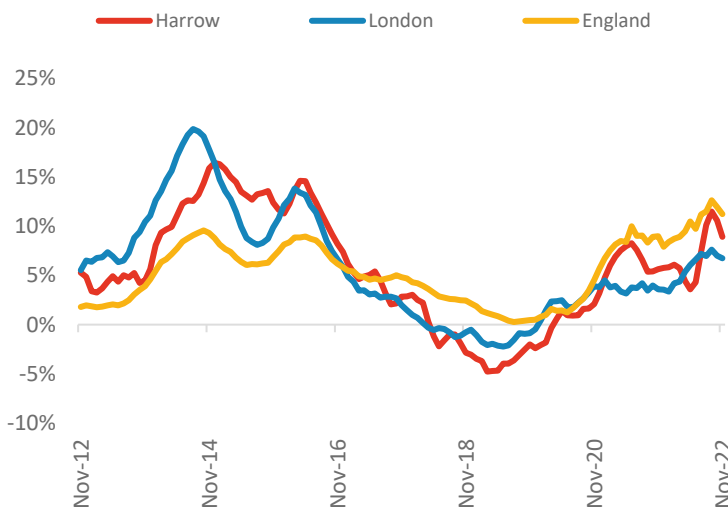
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £526,806 | 0.2% | 8.9% | 11.8% | 69.4% |
| Transactions | 1,738 | 5.1% | -32.3% | -17.6% | -21.6% |

House Prices (November 2022 data)

Annual Change in House Prices

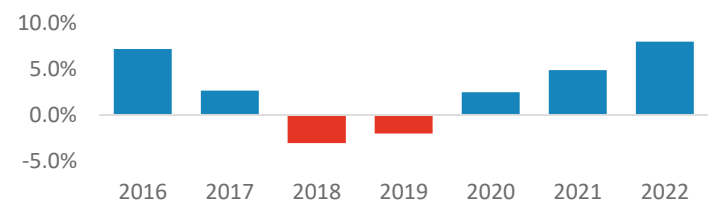


House prices in Harrow grew by 8.9% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in London grew by 6.7% over the same period.

Harrow house prices are now 73.4% above their previous peak in 2007, compared to +82.2% for London and +61.9% across England.

Local prices have grown by 8.0% in 2022 so far, compared to growth of 4.9% over the same period last year.

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

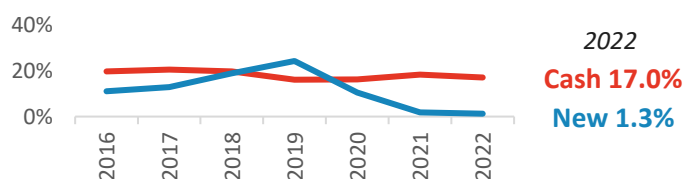


Transactions (September 2022 data)

There were 1,738 transactions in Harrow during the 12 months to September 2022. This is 42% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harrow have fallen by 38.0% 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)

