

Watford

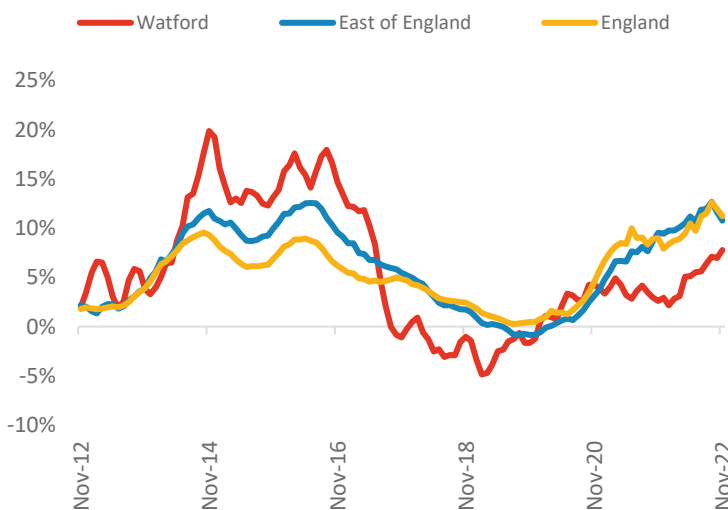
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £405,152 | 1.6% | 7.8% | 12.2% | 79.3% |
| Transactions | 1,026 | -0.5% | -33.8% | -21.6% | -31.6% |

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Watford grew by 7.8% 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 the East of England grew by 10.8% over the same period.

Watford house prices are now 69.5% above their previous peak in 2007, compared to +73.7% for the East of England and +61.9% across England.

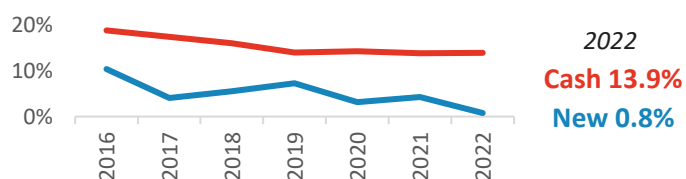
Local prices have grown by 7.6% in 2022 so far, compared to growth of 2.7% over the same period last year.

Transactions (September 2022 data)

There were 1,026 transactions in Watford during the 12 months to September 2022. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Watford have fallen by 42.9% since 2014, compared to changes of -31.1% for the East of England and -25.4% for England.

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

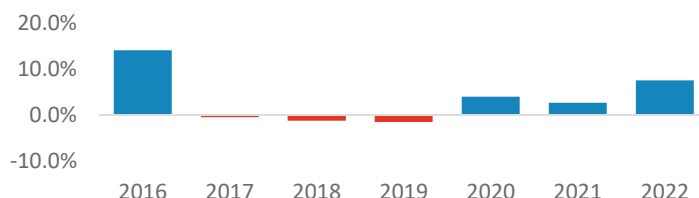


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

