

# February 2023 Housing Market Report

## Brent

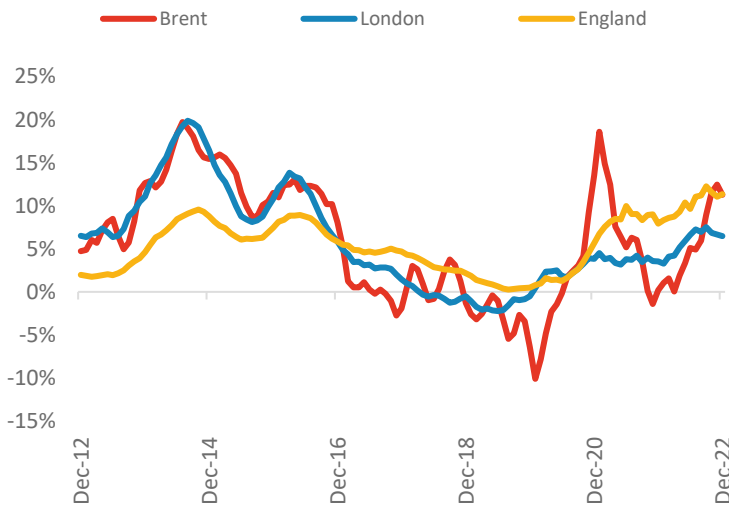
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	Current level	3 month	Annual	5 year	10 year
House prices	£566,795	1.0%	11.3%	16.9%	79.6%
Transactions	1,702	2.2%	-30.4%	-26.0%	-18.0%

### House Prices (December 2022 data)

#### Annual Change in House Prices

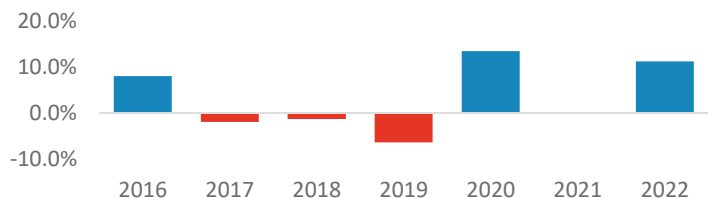


House prices in Brent grew by 11.3% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Brent house prices are now 90.7% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

Local prices have grown by 11.3% in 2022 so far, compared to growth of 0.2% over the same period last year.

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

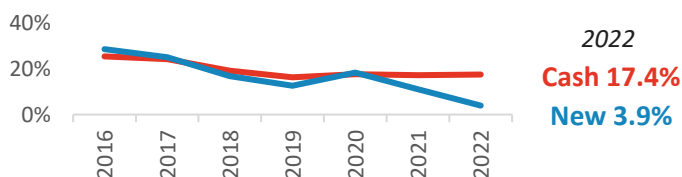


### Transactions (October 2022 data)

There were 1,702 transactions in Brent during the 12 months to October 2022. This is 40% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Brent have fallen by 43.0% since 2014, compared to changes of -35.3% for London and -22.8% 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)

