

# February 2023 Housing Market Report

## Ealing

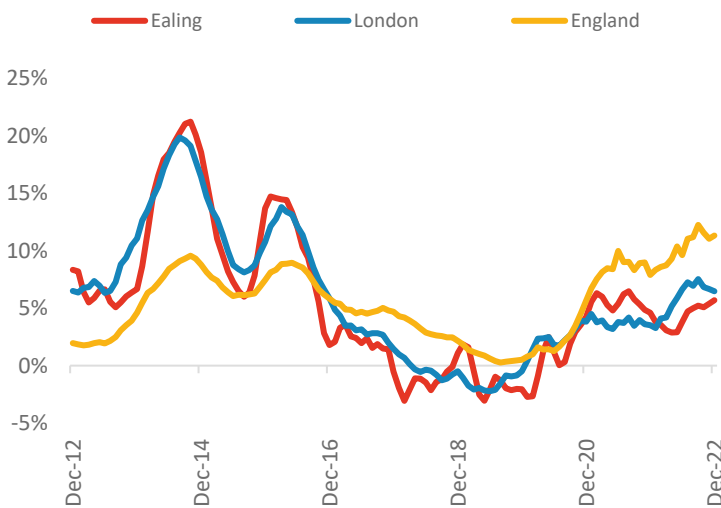
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£548,034	1.4%	5.7%	14.2%	66.2%
Transactions	2,639	-3.0%	-28.4%	-7.7%	-17.0%

### House Prices (December 2022 data)

#### Annual Change in House Prices

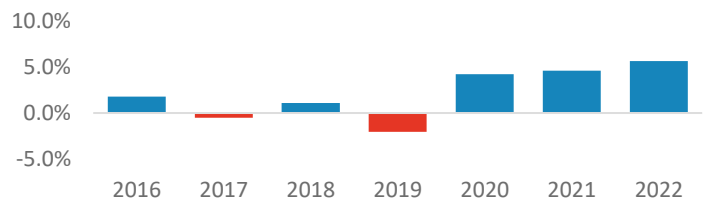


House prices in Ealing grew by 5.7% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Ealing house prices are now 75.9% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

Local prices have grown by 5.7% in 2022 so far, compared to growth of 4.6% over the same period last year.

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

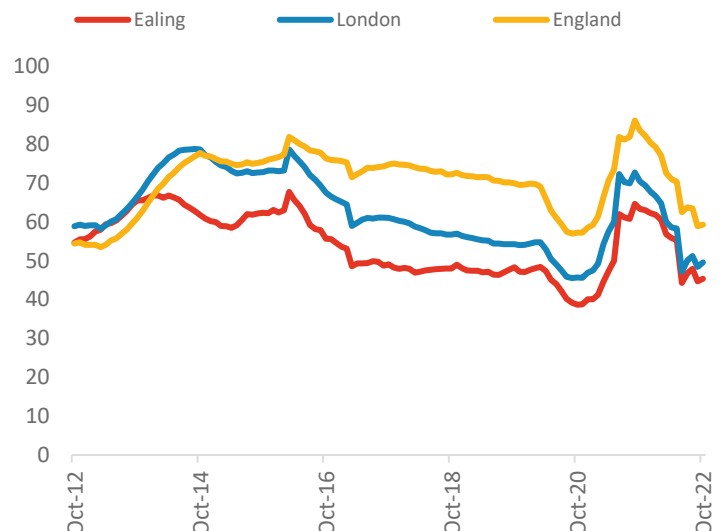


### Transactions (October 2022 data)

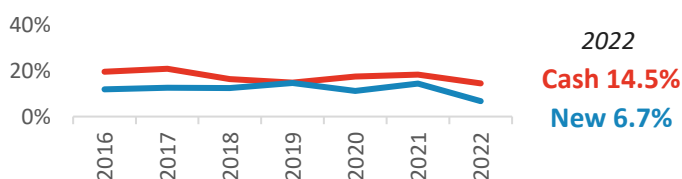
There were 2,639 transactions in Ealing during the 12 months to October 2022. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ealing have fallen by 24.6% since 2014, compared to changes of -35.3% for London and -22.8% for England.

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



#### 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.