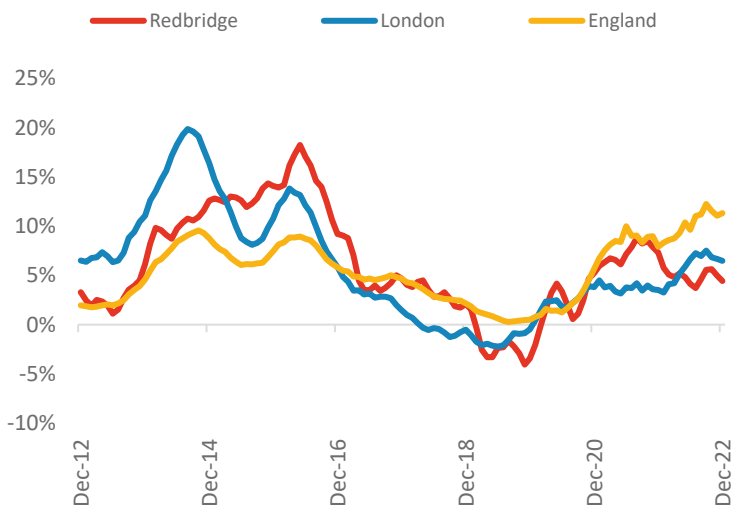




	Current level	3 month	Annual	5 year	10 year
House prices	£487,457	1.6%	4.4%	16.3%	81.4%
Transactions	2,185	-3.0%	-31.2%	-21.1%	-10.6%

House Prices (December 2022 data)

Annual Change in House Prices

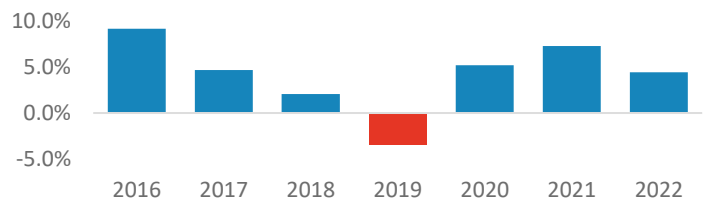


House prices in Redbridge grew by 4.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Redbridge house prices are now 76.3% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

Local prices have grown by 4.4% in 2022 so far, compared to growth of 7.3% over the same period last year.

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

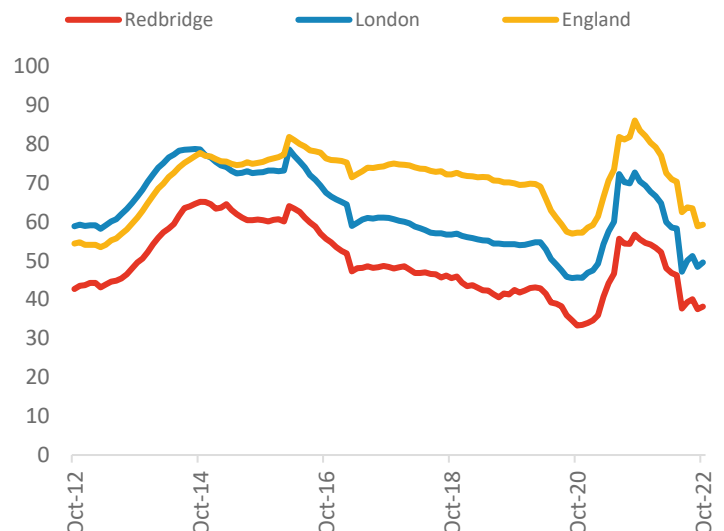


Transactions (October 2022 data)

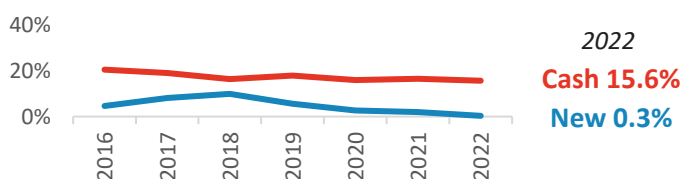
There were 2,185 transactions in Redbridge during the 12 months to October 2022. This is 38% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Redbridge have fallen by 40.8% 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.