

# May 2023 Housing Market Report

## Enfield

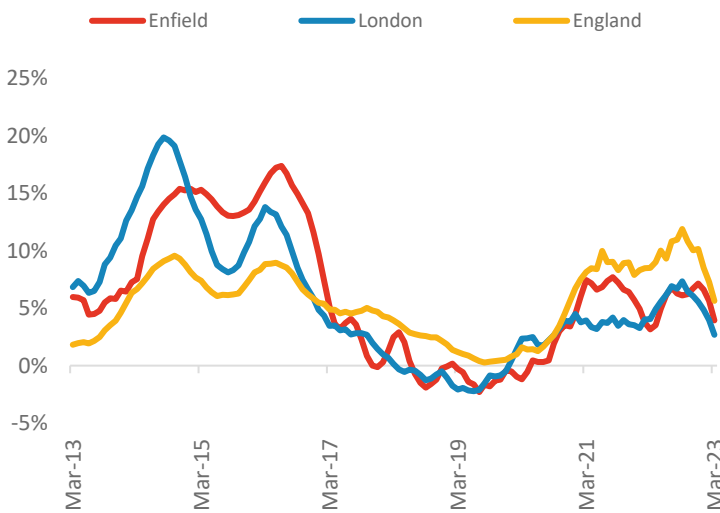
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	Current level	3 month	Annual	5 year	10 year
House prices	£444,670	-2.6%	4.0%	13.5%	76.0%
Transactions	2,560	-4.0%	-27.1%	-8.8%	-7.7%

### House Prices (March 2023 data)

#### Annual Change in House Prices



House prices in Enfield grew by 4.0% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in London grew by 2.7% over the same period.

Enfield house prices are now 75.6% above their previous peak in 2007, compared to +77.9% for London and +57.9% across England.

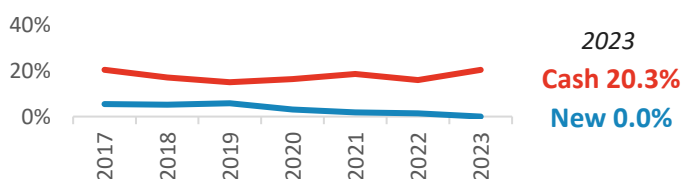
Local prices have fallen by 2.6% in 2023 so far, compared to growth of 0.4% over the same period last year.

### Transactions (January 2023 data)

There were 2,560 transactions in Enfield during the 12 months to January 2023. This is 40% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Enfield have fallen by 34.4% since 2014, compared to changes of -33.0% for London and -22.4% for England.

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

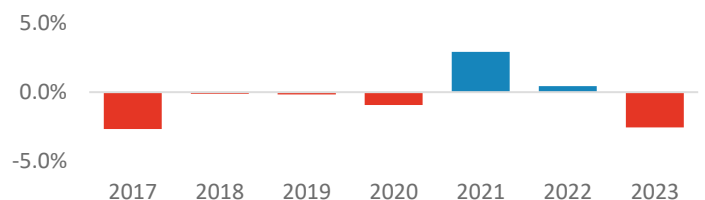


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 March



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

