

# August 2023 Housing Market Report

## Newham

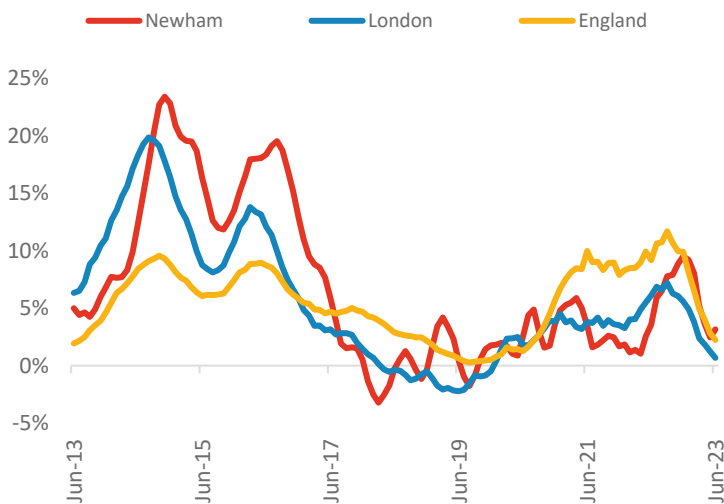
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	Current level	3 month	Annual	5 year	10 year
House prices	£419,603	-0.4%	3.1%	13.7%	86.0%
Transactions	1,563	-12.1%	-22.5%	-57.2%	-10.5%

### House Prices (June 2023 data)

#### Annual Change in House Prices

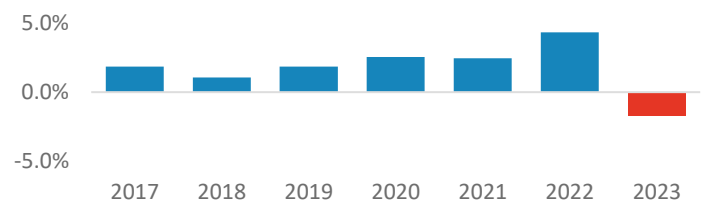


House prices in Newham grew by 3.1% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in London grew by 0.7% over the same period.

Newham house prices are now 75.1% above their previous peak in 2007, compared to +77.1% for London and +56.6% across England.

Local prices have fallen by 1.7% in 2023 so far, compared to growth of 4.4% over the same period last year.

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

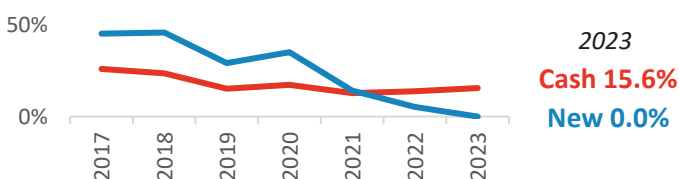


### Transactions (April 2023 data)

There were 1,563 transactions in Newham during the 12 months to April 2023. This is 31% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Newham have fallen by 48.7% since 2014, compared to changes of -36.4% for London and -26.4% 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.

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

