

## Waltham Forest

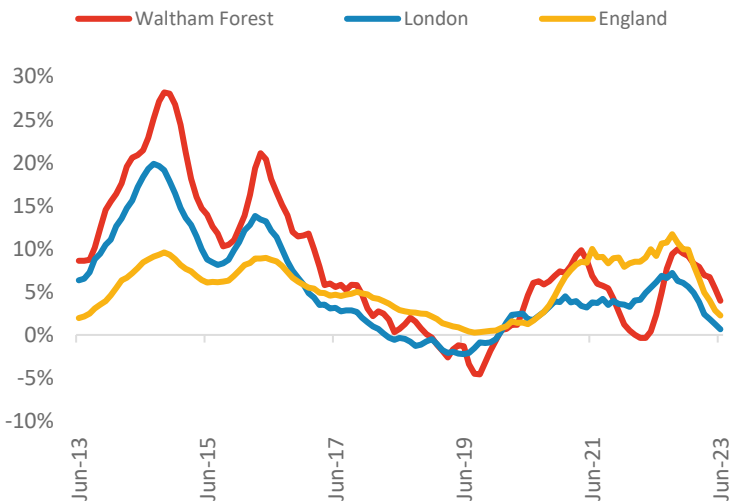


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	Current level	3 month	Annual	5 year	10 year
House prices	£506,476	-0.7%	4.0%	17.3%	103.8%
Transactions	2,537	-6.2%	-14.5%	-5.1%	6.6%

### House Prices (June 2023 data)

#### Annual Change in House Prices



House prices in Waltham Forest grew by 4.0% 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.

Waltham Forest house prices are now 104.5% above their previous peak in 2007, compared to +77.1% for London and +56.6% across England.

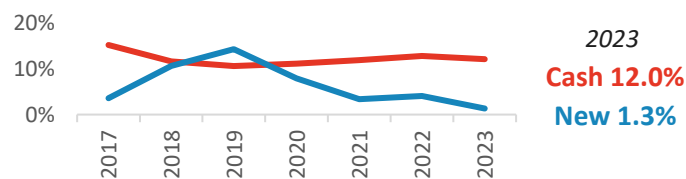
Local prices have fallen by 2.3% in 2023 so far, compared to growth of 2.6% over the same period last year.

### Transactions (April 2023 data)

There were 2,537 transactions in Waltham Forest during the 12 months to April 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Waltham Forest have fallen by 28.9% 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\*

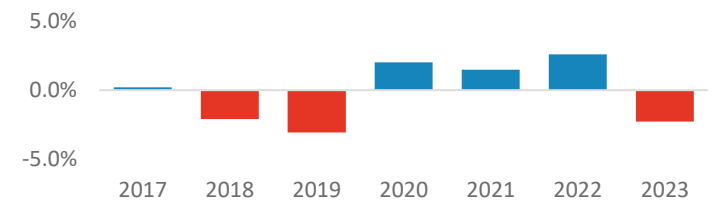


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

