

October 2023 Housing Market Report

Enfield

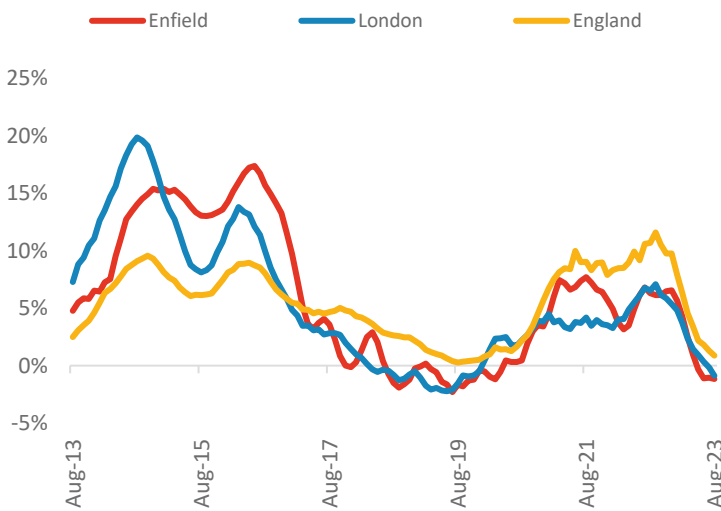
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £443,892 | 1.0% | -1.2% | 11.8% | 70.1% |
| Transactions | 2,240 | -12.7% | -10.9% | -15.0% | -18.2% |

House Prices (August 2023 data)

Annual Change in House Prices

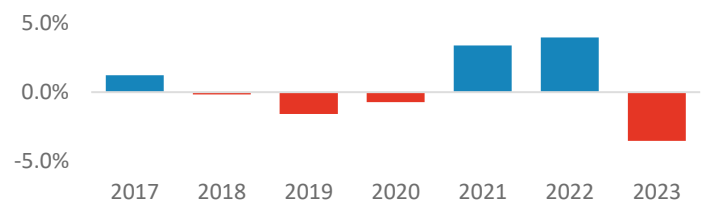


House prices in Enfield fell by 1.2% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 0.9% over the same period.

Enfield house prices are now 72.9% above their previous peak in 2007, compared to +78.7% for London and +58.4% across England.

Local prices have fallen by 3.6% in 2023 so far, compared to growth of 4.0% over the same period last year.

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

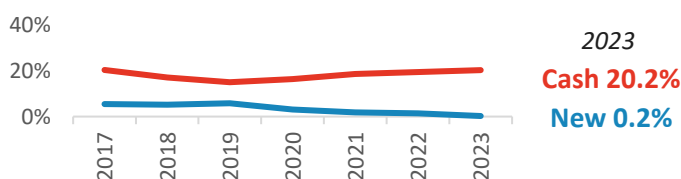


Transactions (June 2023 data)

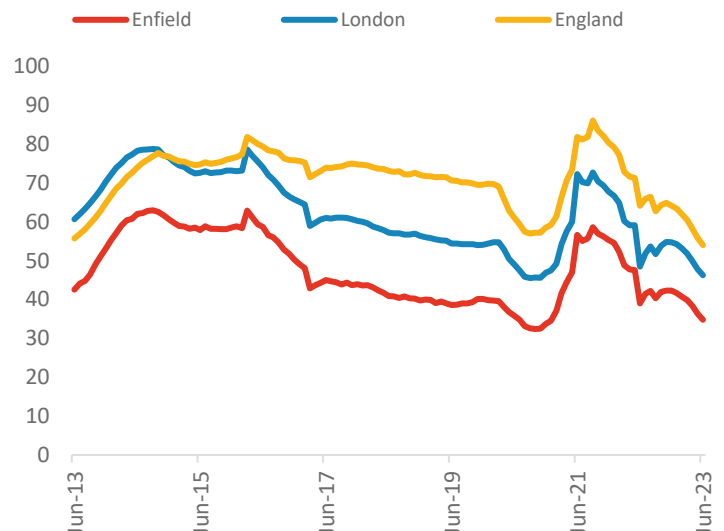
There were 2,240 transactions in Enfield during the 12 months to June 2023. This is 35% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Enfield have fallen by 42.6% since 2014, compared to changes of -39.6% for London and -29.7% for England.

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



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



* 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.