

October 2023 Housing Market Report

Epping Forest

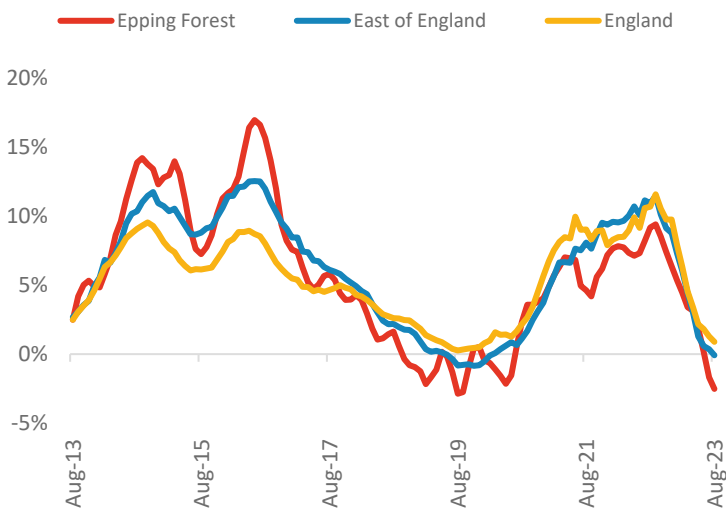
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	Current level	3 month	Annual	5 year	10 year
House prices	£528,706	-0.6%	-2.5%	10.7%	68.3%
Transactions	1,465	-10.2%	-9.7%	-26.8%	-13.4%

House Prices (August 2023 data)

Annual Change in House Prices

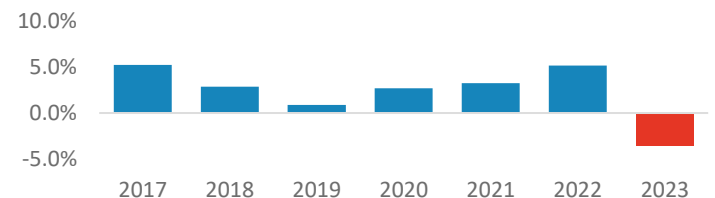


House prices in Epping Forest fell by 2.5% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England fell by 0.1% over the same period.

Epping Forest house prices are now 68.4% above their previous peak in 2007, compared to +67.9% for the East of England and +58.4% across England.

Local prices have fallen by 3.6% in 2023 so far, compared to growth of 5.2% over the same period last year.

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

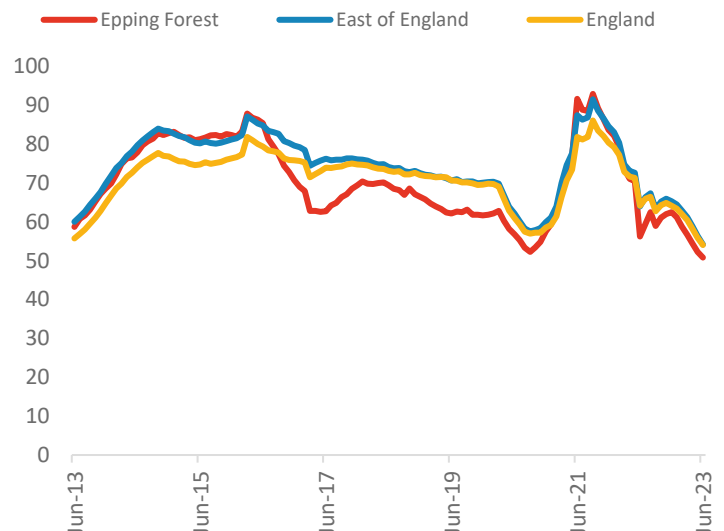


Transactions (June 2023 data)

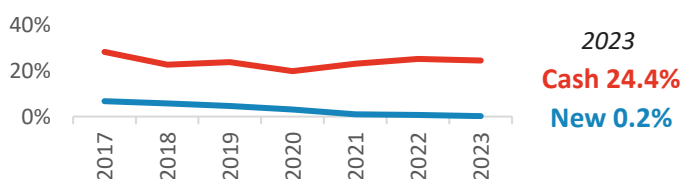
There were 1,465 transactions in Epping Forest during the 12 months to June 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Epping Forest have fallen by 38.7% since 2014, compared to changes of -35.0% for the East of England and -29.7% 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.