

October 2023 Housing Market Report

Harlow

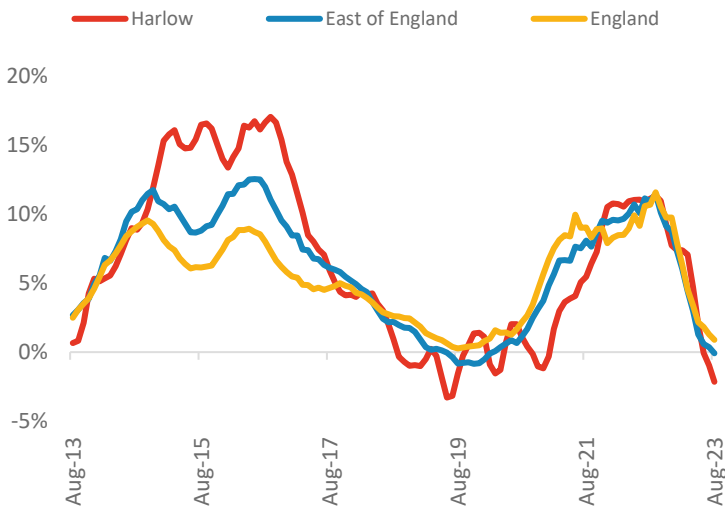


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £309,847 | -1.8% | -2.2% | 14.2% | 80.8% |
| Transactions | 929 | -10.1% | -17.6% | -27.6% | 0.5% |

House Prices (August 2023 data)

Annual Change in House Prices

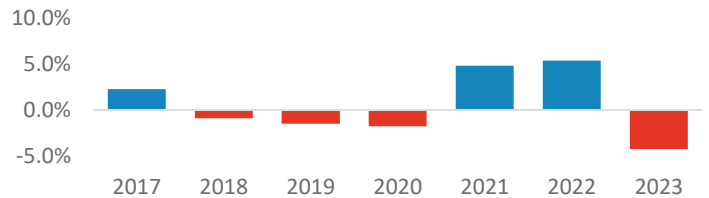


House prices in Harlow fell by 2.2% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England fell by 0.1% over the same period.

Harlow house prices are now 68.3% 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 4.3% in 2023 so far, compared to growth of 5.4% over the same period last year.

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

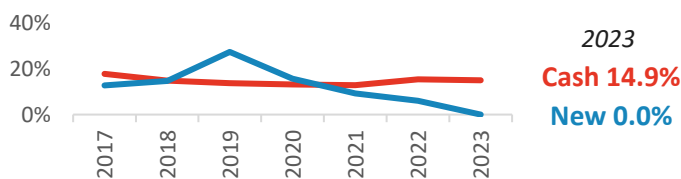


Transactions (June 2023 data)

There were 929 transactions in Harlow during the 12 months to June 2023. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harlow have fallen by 33.4% since 2014, compared to changes of -35.0% for the East of England and -29.7% 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)

