

Waltham Forest

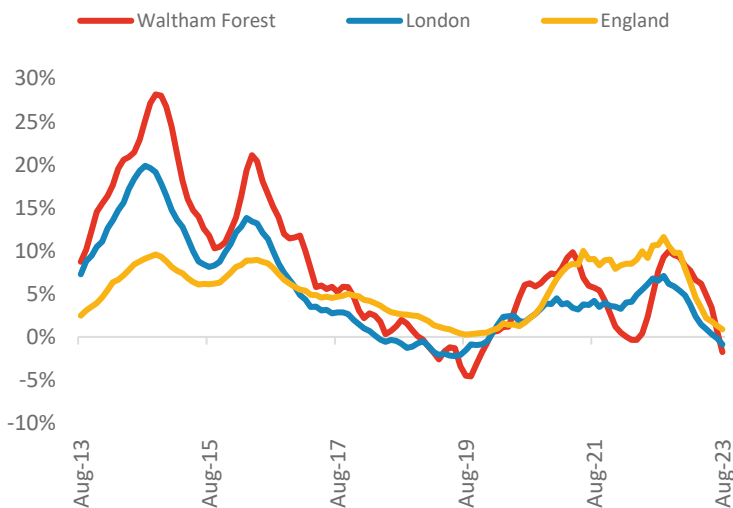


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	Current level	3 month	Annual	5 year	10 year
House prices	£501,675	-0.8%	-1.7%	13.4%	96.0%
Transactions	2,449	-8.9%	4.4%	-8.7%	0.7%

House Prices (August 2023 data)

Annual Change in House Prices



House prices in Waltham Forest fell by 1.7% 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.

Waltham Forest house prices are now 102.1% above their previous peak in 2007, compared to +78.7% for London and +58.4% across England.

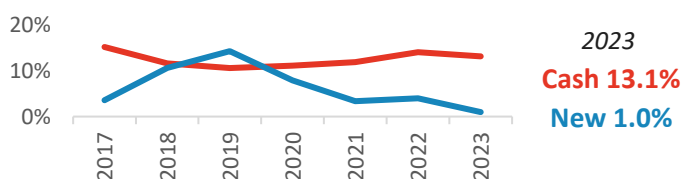
Local prices have fallen by 3.5% in 2023 so far, compared to growth of 7.3% over the same period last year.

Transactions (June 2023 data)

There were 2,449 transactions in Waltham Forest 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 Waltham Forest have fallen by 31.3% 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*

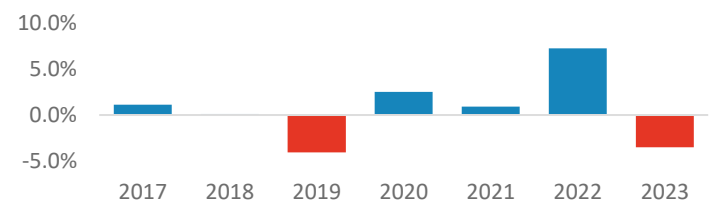


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 August



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

