

## Epping Forest

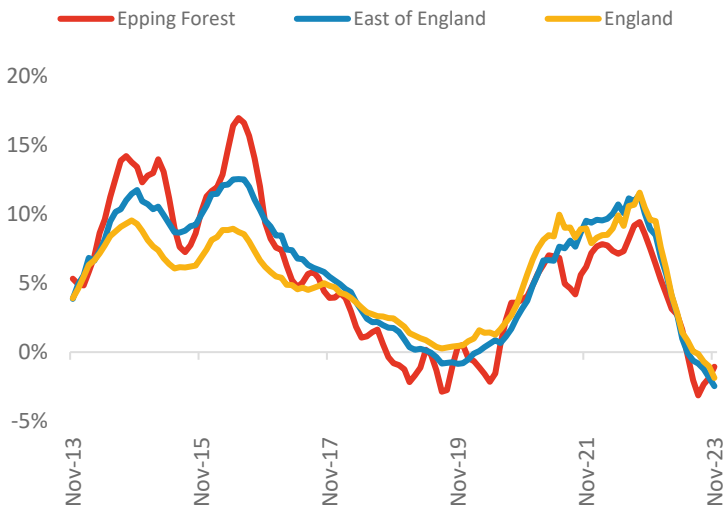
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£537,159	3.3%	-1.1%	17.7%	65.9%
Transactions	1,279	-15.4%	-24.8%	-33.7%	-29.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

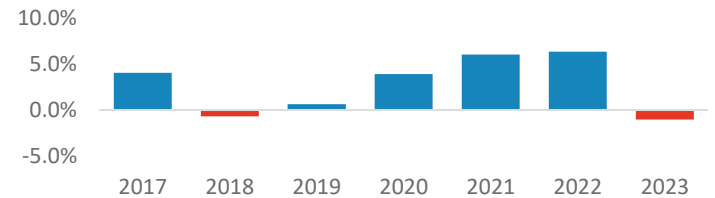


House prices in Epping Forest fell by 1.1% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.5% over the same period.

Epping Forest house prices are now 72.8% above their previous peak in 2007, compared to +66.6% for the East of England and +56.6% across England.

Local prices have fallen by 1.1% in 2023 so far, compared to growth of 6.4% over the same period in 2022.

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

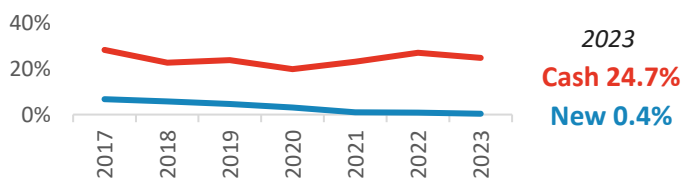


### Transactions (September 2023 data)

There were 1,279 transactions in Epping Forest during the 12 months to September 2023. This is 44% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Epping Forest have fallen by 46.5% since 2014, compared to changes of -41.3% for the East of England and -35.3% 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)

