

# January 2024 Housing Market Report

## Havering

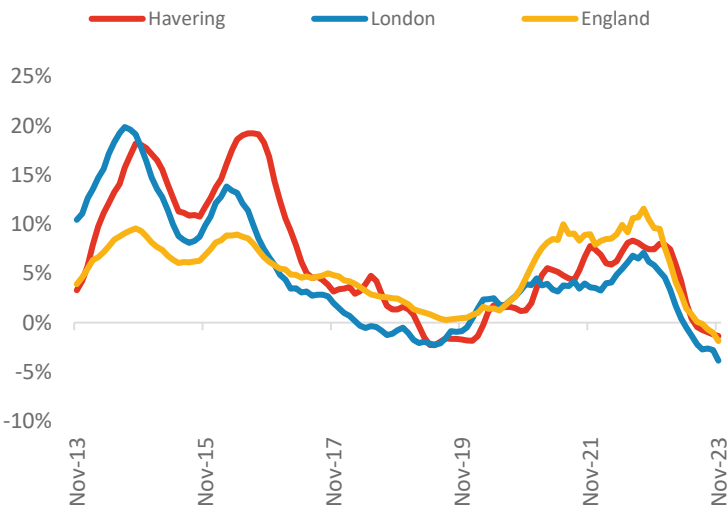
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	Current level	3 month	Annual	5 year	10 year
House prices	£426,530	1.5%	-1.4%	13.7%	83.2%
Transactions	2,565	-11.3%	-17.1%	-25.3%	-17.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

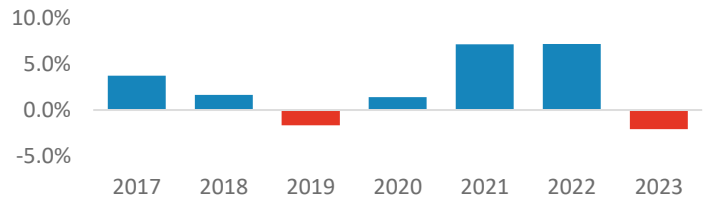


House prices in Havering fell by 1.4% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 3.9% over the same period.

Havering house prices are now 73.5% above their previous peak in 2007, compared to +73.6% for London and +56.6% across England.

Local prices have fallen by 2.1% in 2023 so far, compared to growth of 7.2% over the same period in 2022.

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

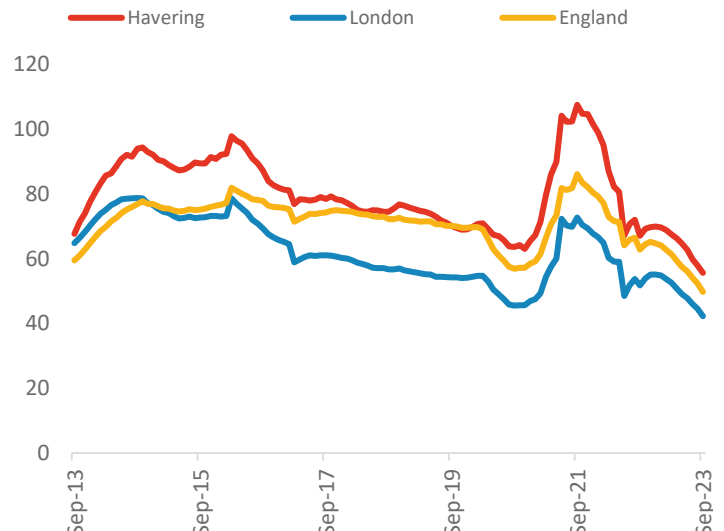


### Transactions (September 2023 data)

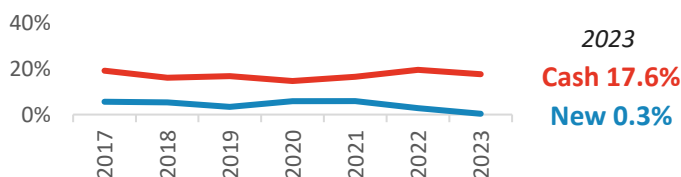
There were 2,565 transactions in Havering during the 12 months to September 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Havering have fallen by 39.6% since 2014, compared to changes of -44.8% for London and -35.3% 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.