

# January 2024 Housing Market Report

## Hounslow

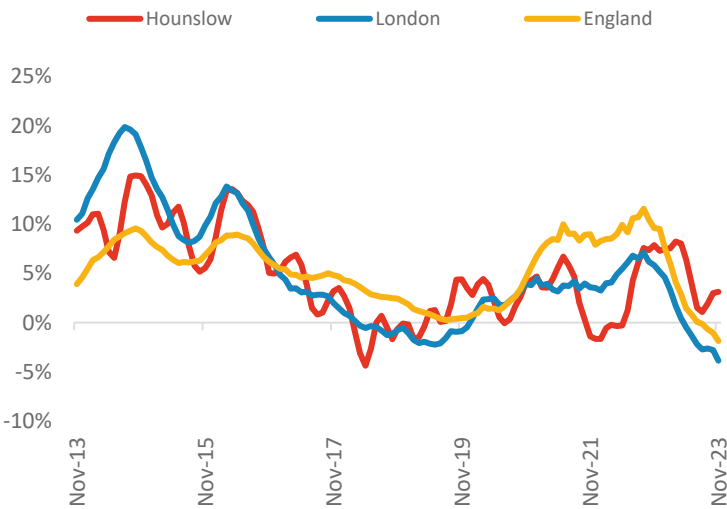


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	Current level	3 month	Annual	5 year	10 year
House prices	£468,360	4.0%	3.1%	19.2%	55.6%
Transactions	1,585	-11.9%	-16.6%	-37.0%	-38.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

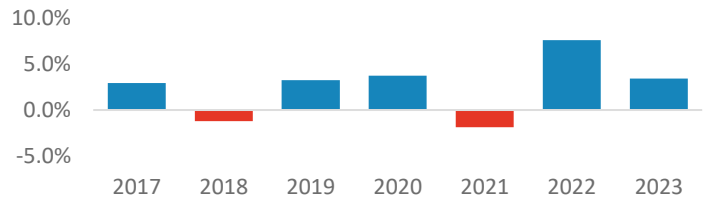


House prices in Hounslow grew by 3.1% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 3.9% over the same period.

Hounslow house prices are now 71.8% above their previous peak in 2007, compared to +73.6% for London and +56.6% across England.

Local prices have grown by 3.4% in 2023 so far, compared to growth of 7.6% over the same period in 2022.

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

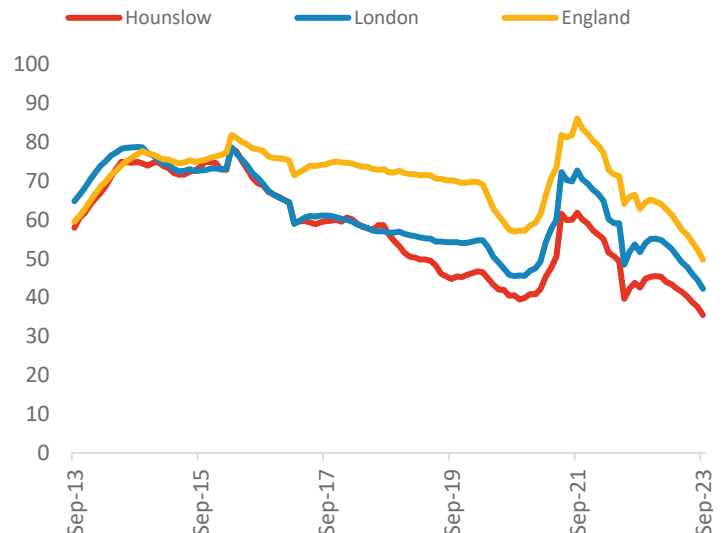


### Transactions (September 2023 data)

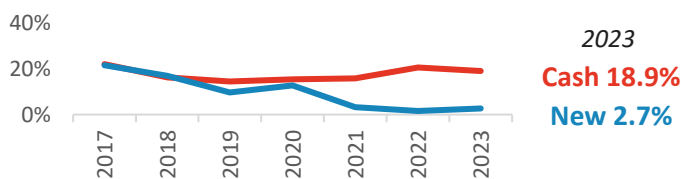
There were 1,585 transactions in Hounslow during the 12 months to September 2023. This is 35% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hounslow have fallen by 52.5% 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.