

# February 2024 Housing Market Report

## Harlow

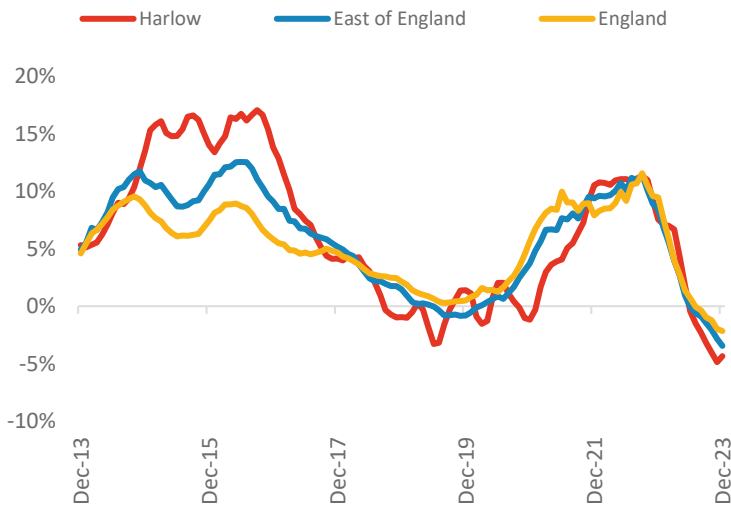
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £316,678      | -0.6%   | -4.3%  | 14.0%  | 73.2%   |
| Transactions | 831           | -12.6%  | -27.0% | -34.0% | -20.0%  |

### House Prices (December 2023 data)

#### Annual Change in House Prices

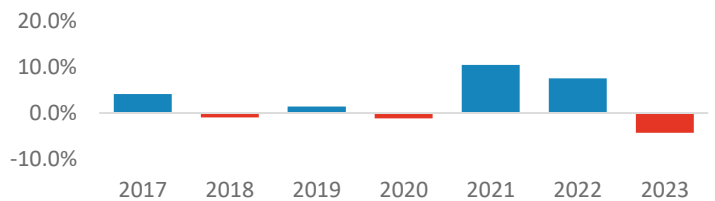


House prices in Harlow fell by 4.3% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the East of England fell by 3.5% over the same period.

Harlow house prices are now 67.9% above their previous peak in 2007, compared to +64.7% for the East of England and +55.8% across England.

Local prices have fallen by 4.3% 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 December

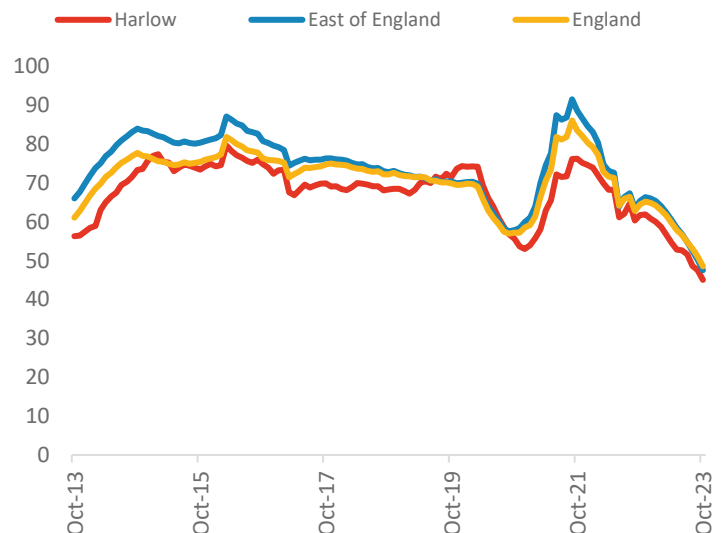


### Transactions (October 2023 data)

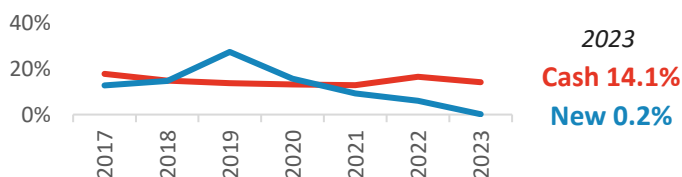
There were 831 transactions in Harlow during the 12 months to October 2023. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harlow have fallen by 40.4% since 2014, compared to changes of -43.0% for the East of England and -36.8% 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.