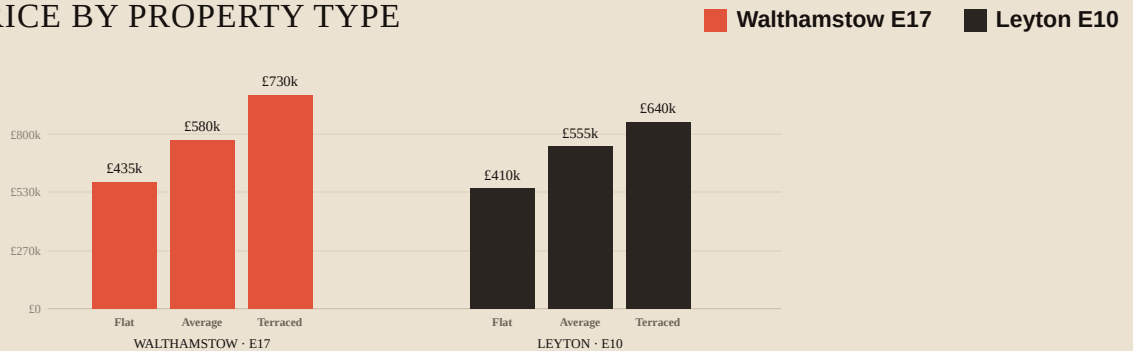


## YOUR MONTHLY LOCAL MARKET UPDATE

YOU'RE SITTING ON **MORE EQUITY** THAN THE HEADLINES ADMIT

## AVERAGE SOLD PRICE BY PROPERTY TYPE



Source: HM Land Registry sold-price data, cross-checked with Rightmove & Zoopla. Figures rounded.

There's a quiet assumption among a lot of homeowners that the market has gone flat. The national headlines don't help — they talk about "the UK market" as if Walthamstow, Leyton and Land's End all move together. They don't. And on our streets, the local picture is brighter than the gloom suggests.

Take Walthamstow. The average property across E17 now sits at around **£580,000** — but averages flatten the real story. If you own a terraced home, the classic E17 Victorian two-up-two-down, you're stronger still, with terraced houses averaging **over £730,000**.

+13% VS THE 2023 PEAK IN E17

Down the road in Leyton, the story rhymes: an average around **£555,000**, terraced homes near **£640,000**, and roughly **9%** annual growth — steady, dependable, the kind that quietly builds equity.

### So what does this mean if you're thinking of selling?

Three things. First, the equity in your home has very likely grown more than the national headlines imply. Second, the gap between a flat and a terraced house has widened — so the *type* of home you own matters more than ever when pricing it. Third, accuracy matters more in a steady market than a booming one: overprice and your home goes stale; price it right and well-presented East London homes are still finding committed buyers.

## WELCOME

SM

**Sarah Mitchell**

Mitchell &amp; Rowe, E17

I write this each month to cut through the national noise and tell you what's really happening on our streets. If a neighbour would find it useful, do pass it on.

## SARAH

- 01 Why terraced owners are quietly winning
- 02 What 9% growth means for Leyton sellers
- 03 The pricing trap that costs thousands