



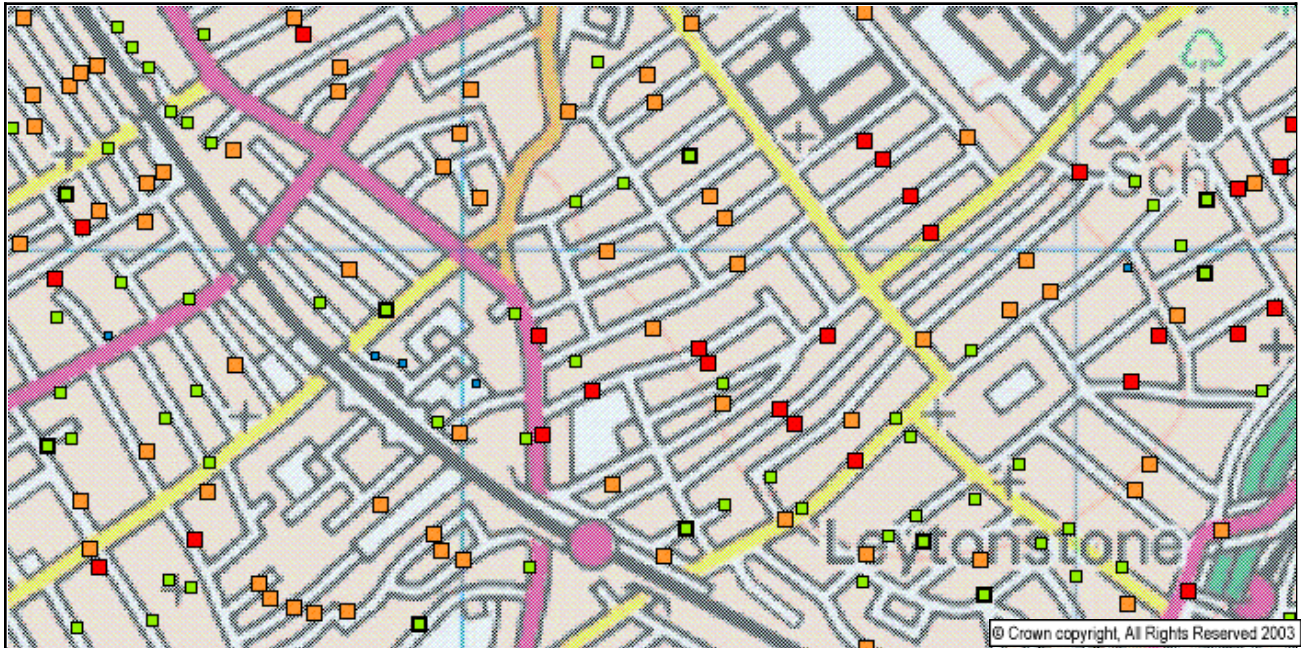
Local Market Analysis near:
'43 COLCHESTER ROAD, LEYTON, LONDON, WALTHAM FOREST, E10 6HB'

Price Information

Property Price Analysis - collated from ALL local sales

Price Distribution Map	A map of all local property sales
Price Analysis	Average prices and percentage change for the last three years
Price Comparison	Average price trends
Property Types	Breakdown of housing stock types
Price Distribution Chart	Number of sales and average price for the past three years
Most Expensive Streets	Most expensive streets in the area
Most Transient Streets	Streets with the highest number of transactions in this area

Price Distribution Map



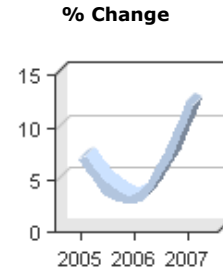
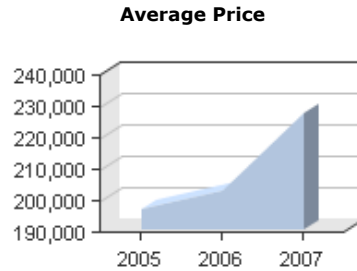
This map shows the 395 sales in the last year analysed & coloured according to the value of the sale.
All subsequent analysis in this report is based on the area shown in the map above.



Price Analysis

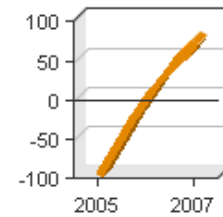
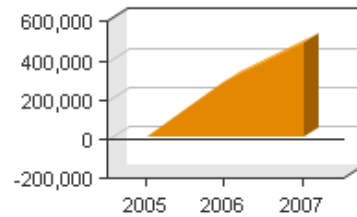
All Property Types

	Average Price	Count	% Change
Year to May 2007	£227,287	395	12.14
Year to May 2006	£202,686	342	3.08
Year to May 2005	£196,638	315	6.89



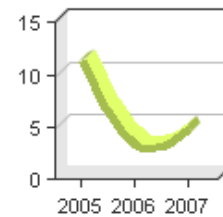
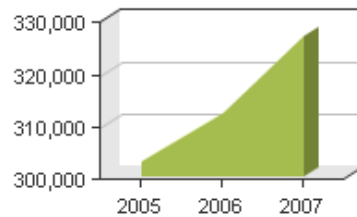
Detached

	Average Price	Count	% Change
Year to May 2007	£478,000	7	69.80
Year to May 2006	£281,500	2	0
Year to May 2005	£0		-100.00



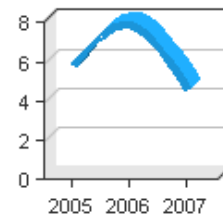
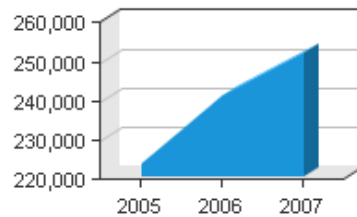
Semi-Detached

	Average Price	Count	% Change
Year to May 2007	£327,073	27	4.73
Year to May 2006	£312,299	20	3.03
Year to May 2005	£303,120	25	11.20



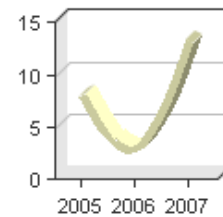
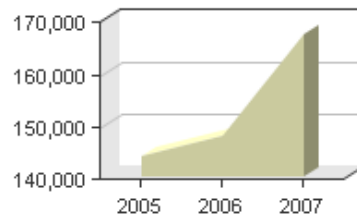
Terraced

	Average Price	Count	% Change
Year to May 2007	£251,684	204	4.46
Year to May 2006	£240,934	163	7.75
Year to May 2005	£223,608	158	5.65

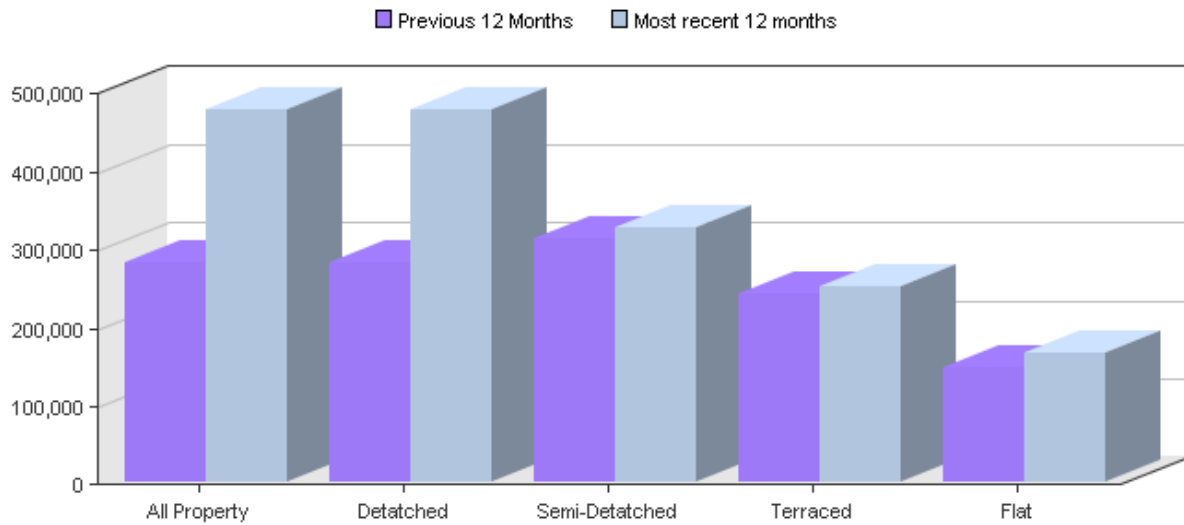


Flat

	Average Price	Count	% Change
Year to May 2007	£167,248	157	13.00
Year to May 2006	£148,009	157	2.65
Year to May 2005	£144,188	132	7.85



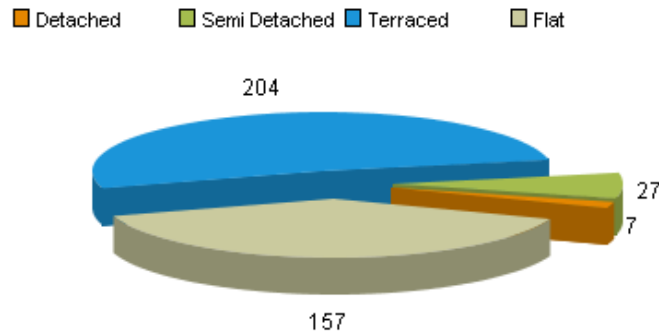
Price Comparisons



	12-24 months ago	Most recent 12 months	% Change
All Property Types	£202,686 (342)	£227,287 (395)	12.14
Detached	£281,500 (2)	£478,000 (7)	69.80
Semi Detached	£312,299 (20)	£327,073 (27)	4.73
Terraced	£240,934 (163)	£251,684 (204)	4.46
Flat	£148,009 (157)	£167,248 (157)	13.00

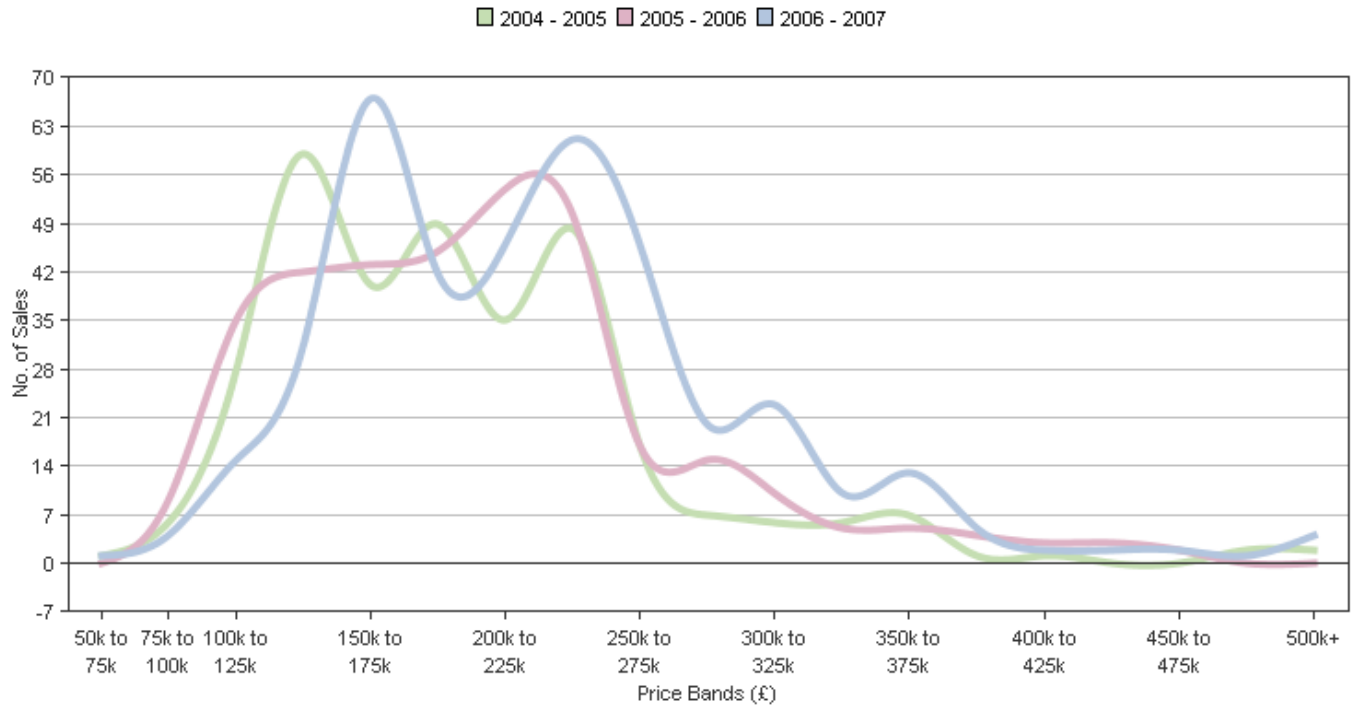
Total value of sales in the year to date: £227,287

Property Types



All	Detached	Semi Detached	Terraced	Flat
395	7 (1.8%)	27 (6.8%)	204 (51.6%)	157 (39.7%)

Price Distribution Chart



	50k to 75k	75k to 100k	100k to 125k	125k to 150k	150k to 175k	200k to 225k	250k to 275k	275k to 300k	325k to 350k	350k to 375k	375k to 400k	400k to 425k	425k to 450k	450k to 475k	475k to 500k	500k+	
2007	1	4	15	31	67	42	46	61	46	20	23	10	13	2	2	2	4
2006	0	9	35	42	43	45	54	50	17	15	10	5	5	3	3	2	0
2005	1	6	28	59	40	49	35	48	17	7	6	6	7	1	0	0	2

Most Expensive Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

Rank	Street	Average Price	No. of Sales	Total Value of Sales
1	FOREST GLADE	-	1	-
2	CHELMSFORD ROAD	-	1	-
3	POPPLETON ROAD	£346,915	6	£2,081,495
4	MAPLE ROAD	£344,712	2	£689,424
5	FOREST DRIVE WEST	£344,500	4	£1,378,000
6	LEA BRIDGE ROAD	£341,333	6	£2,048,000
7	LYTTON ROAD	£334,333	6	£2,006,000
8	CLARE ROAD	-	1	-
9	ABBOTTS PARK ROAD	£322,500	6	£1,935,000
10	SANDRINGHAM ROAD	£307,497	2	£614,995
11	JAMES LANE	£305,333	3	£916,000
12	COLWORTH ROAD	£303,332	6	£1,819,995
13	ESSEX ROAD	£300,500	2	£601,000
14	PETERBOROUGH ROAD	£297,250	4	£1,189,000
15	PERCY ROAD	-	1	-

Most Transient Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

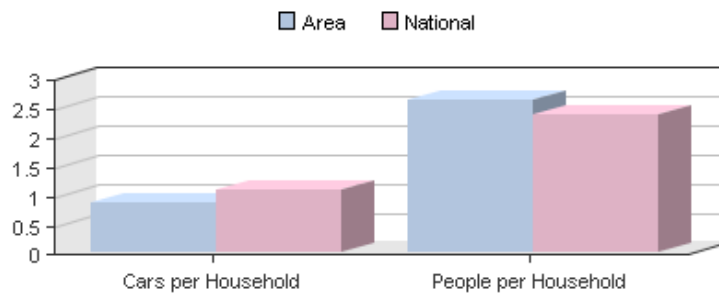
Rank	Street	Average Price	No. of Moves	Total Value of Sales
1	HAINAULT ROAD	£196,404	21	£4,124,500
2	BOUNDARY ROAD	£178,026	19	£3,382,500
3	FAIRLOP ROAD	£219,702	16	£3,515,245
4	WALLWOOD ROAD	£206,273	15	£3,094,095
5	FARMER ROAD	£228,165	12	£2,737,990
6	FOREST ROAD	£202,916	12	£2,434,995
7	CAPWORTH STREET	£203,863	11	£2,242,500
8	COLCHESTER ROAD	£271,699	10	£2,716,990
9	GANDHI CLOSE	£130,999	9	£1,178,995
10	MANOR ROAD	£201,055	9	£1,809,495
11	BELMONT PARK ROAD	£226,142	7	£1,582,995
12	BYRON ROAD	£231,498	7	£1,620,490
13	CLARENDON ROAD	£275,428	7	£1,928,000
14	HIGH ROAD LEYTON	£217,714	7	£1,524,000
15	SKELTONS LANE	£169,928	7	£1,189,500

Local Population Analysis

Local Population Analysis - collated from the 2001 Census

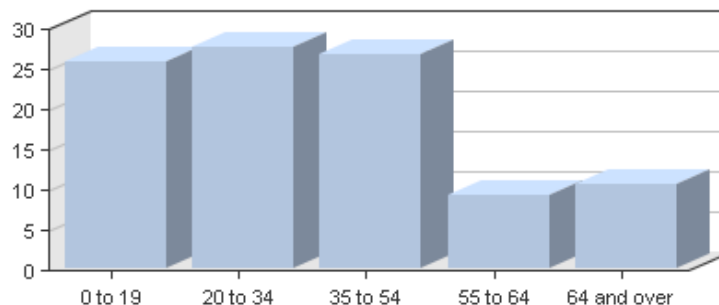
Area Information	Number of households people and cars
Age Groups	Local area age profile
Employment	Local employment profile as against National average
Social Groups	Local area social groups (AB, C1 etc)
Ethnic Origin	Ethnic mix of the local area
Religious Group	Religious mix of the local area
Household Types	Household breakdown by families, single persons, students etc
House Tenure	Local area mix of property by ownership or social and private rent

Area Information



	Number	Per Household (National)	Per Person (National)
Households	2858		
People	7556	2.64 (2.39)	
Cars	2451	0.86 (1.09)	0.32 (0.45)

Age Groups



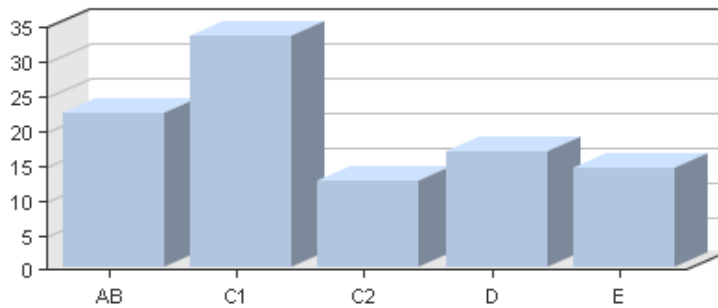
0 to 19	20 to 34	35 to 54	55 to 64	64 and over
25.90%	27.63%	26.80%	9.12%	10.55%

Employment



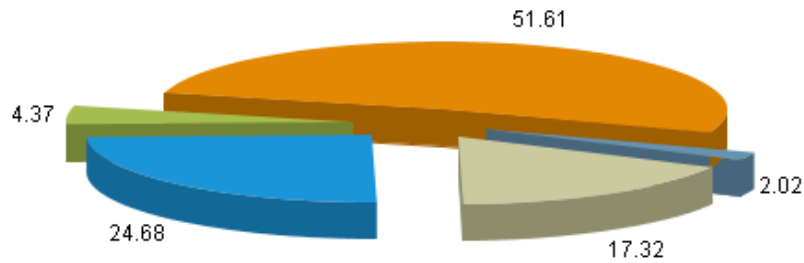
	Employed	Unemployed
Area	95.21%	4.79%
National Average	96.70%	3.30%

Social Groups



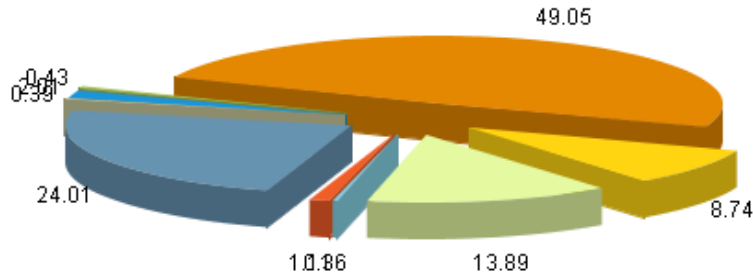
AB	C1	C2	D	E
22.45%	33.62%	12.63%	16.86%	14.44%

Ethnic Origin



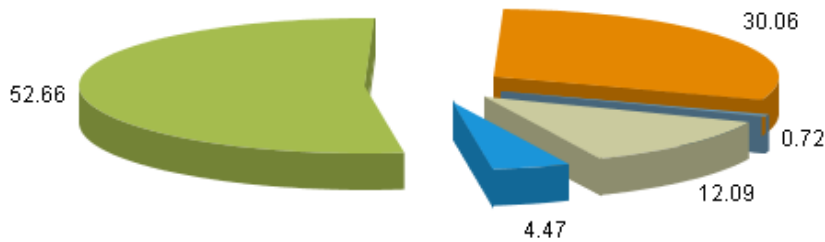
White	Mixed	Asian	Black	Other
51.61%	4.37%	24.68%	17.32%	2.02%

Religious Group



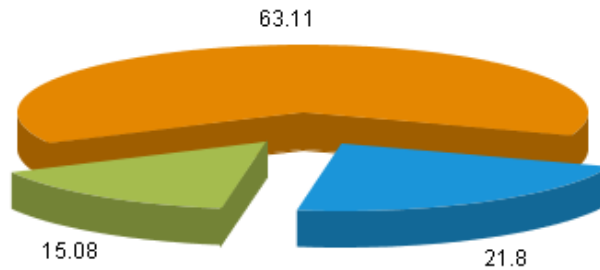
Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other	No Religion	Not Stated
49.05%	0.43%	2.01%	0.39%	24.01%	1.11%	0.36%	13.89%	8.74%

Household Types



	Single Person	Family Home	Pensioners	Lone Parent	Student Only
Area	30.06%	52.66%	4.47%	12.09%	0.72%
National Average	26.96%	56.22%	7.90%	8.56%	0.36%

House Tenure



	Owned	Social Rent	Private Rent
Area	63.11%	15.08%	21.80%
National Average	68.29%	20.13%	11.58%

Contact Details

MyHousePrice
3 Wellgreen Lane
Stirling
FK8 2BS

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