

June 2022 Housing Market Report

Adur

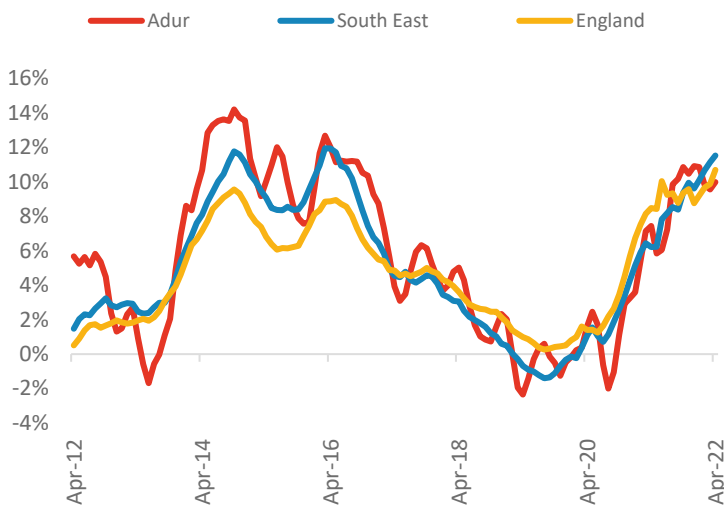
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	Current level	3 month	Annual	5 year	10 year
House prices	£376,157	1.0%	10.0%	23.2%	76.2%
Transactions	1,015	-13.2%	9.0%	-7.1%	-0.4%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Adur grew by 10.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

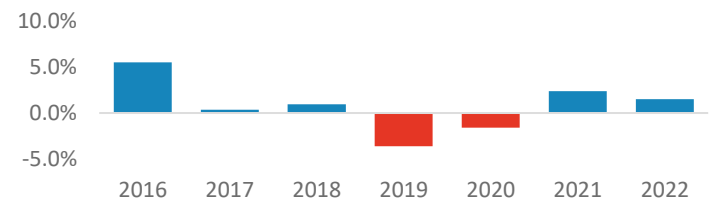
Adur house prices are now 61.8% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 1.5% in 2022 so far, compared to growth of 2.4% over the same period last year.

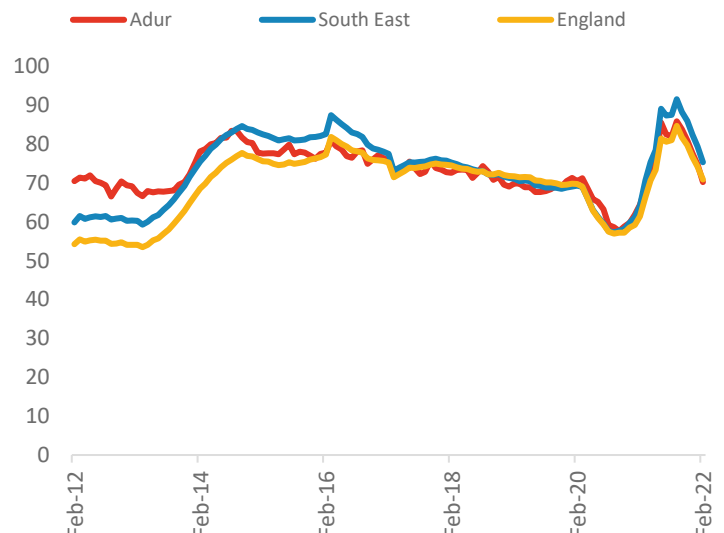
Transactions (February 2022 data)

There were 1,015 transactions in Adur during the 12 months to February 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Adur have fallen by 12.5% since 2014, compared to changes of -9.9% for the South East and -7.7% for England.

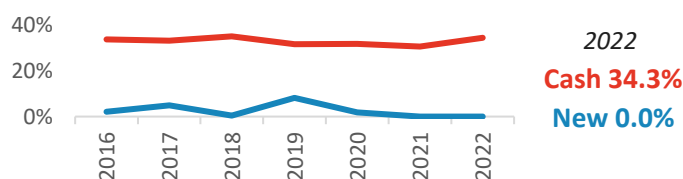
Year-To-Date Change in House Prices, December to April



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.