

June 2022 Housing Market Report

Dartford

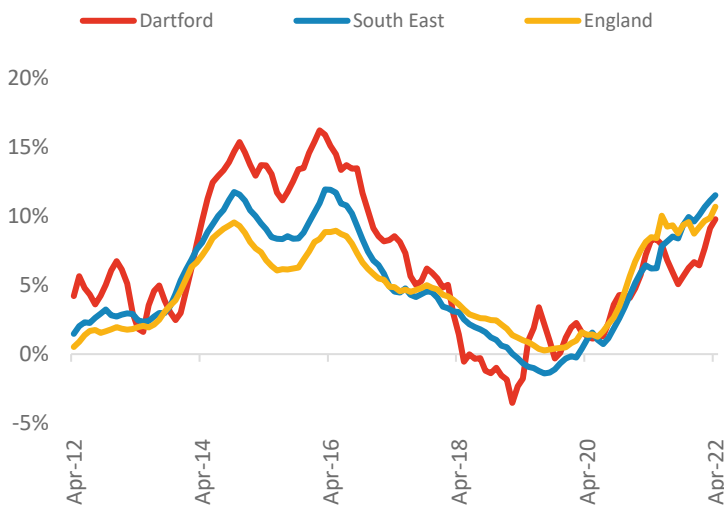


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £351,970 | 5.6% | 9.8% | 20.0% | 90.5% |
| Transactions | 1,789 | -13.0% | 8.2% | -25.3% | 34.0% |

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Dartford grew by 9.8% 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.

Dartford house prices are now 65.7% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 6.4% in 2022 so far, compared to growth of 3.4% over the same period last year.

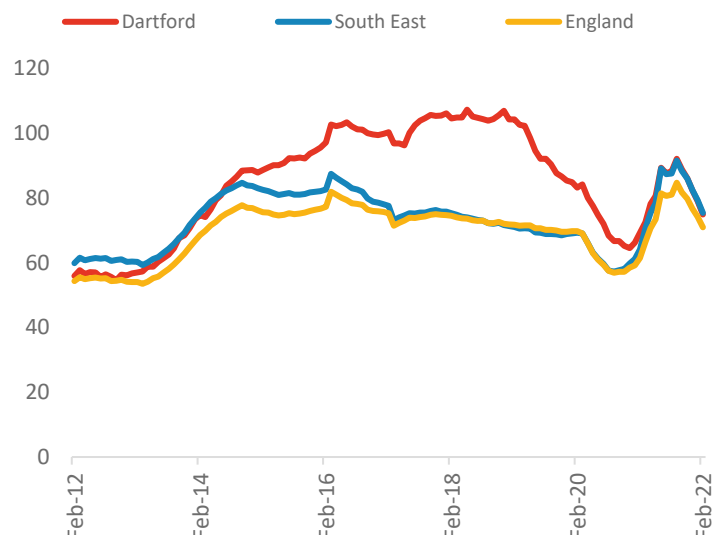
Year-To-Date Change in House Prices, December to April



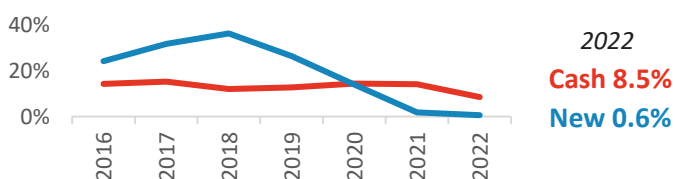
Transactions (February 2022 data)

There were 1,789 transactions in Dartford during the 12 months to February 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Dartford have fallen by 15.5% since 2014, compared to changes of -9.9% for the South East and -7.7% 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.