

## Elmbridge

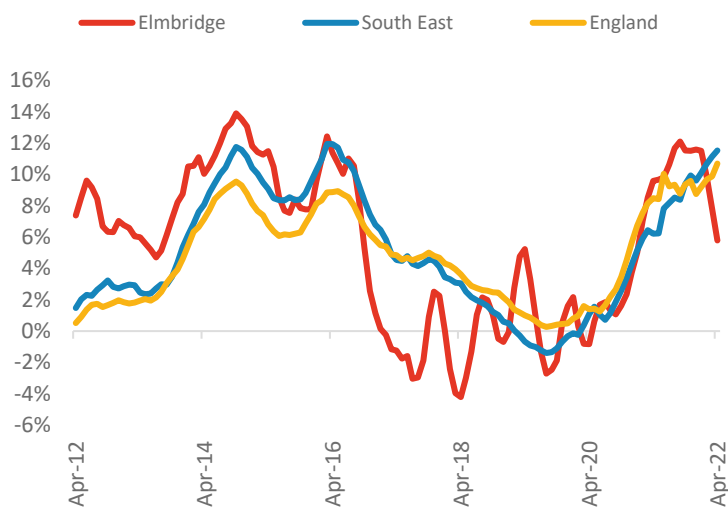


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	Current level	3 month	Annual	5 year	10 year
House prices	£667,118	-2.1%	5.8%	15.9%	65.8%
Transactions	2,713	-13.2%	18.0%	23.2%	10.6%

### House Prices (April 2022 data)

#### Annual Change in House Prices

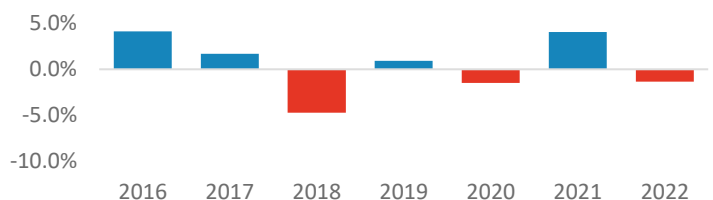


House prices in Elmbridge grew by 5.8% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

Elmbridge house prices are now 64.2% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have fallen by 1.3% in 2022 so far, compared to growth of 4.1% over the same period last year.

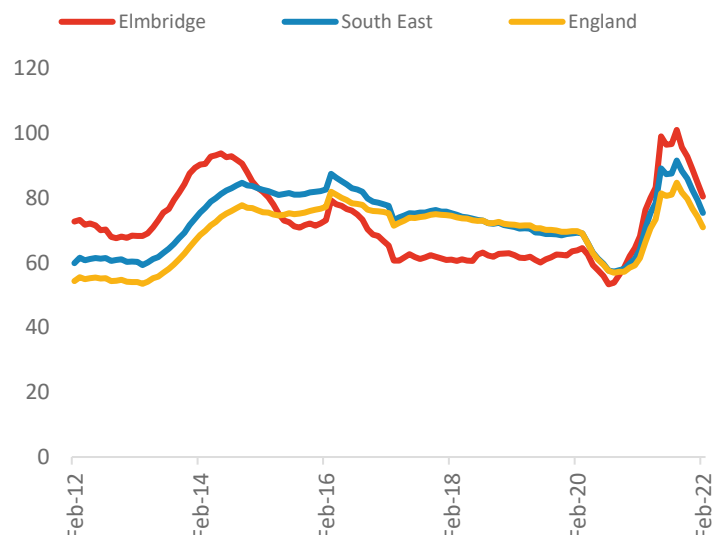
#### Year-To-Date Change in House Prices, December to April



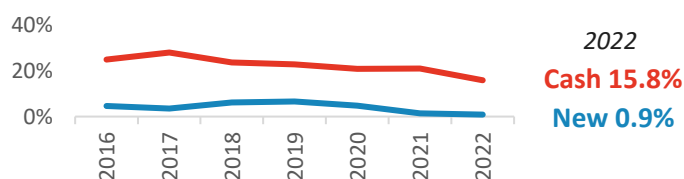
### Transactions (February 2022 data)

There were 2,713 transactions in Elmbridge during the 12 months to February 2022. This is 80% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Elmbridge have fallen by 5.4% 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.