

# June 2022 Housing Market Report

## Gravesham

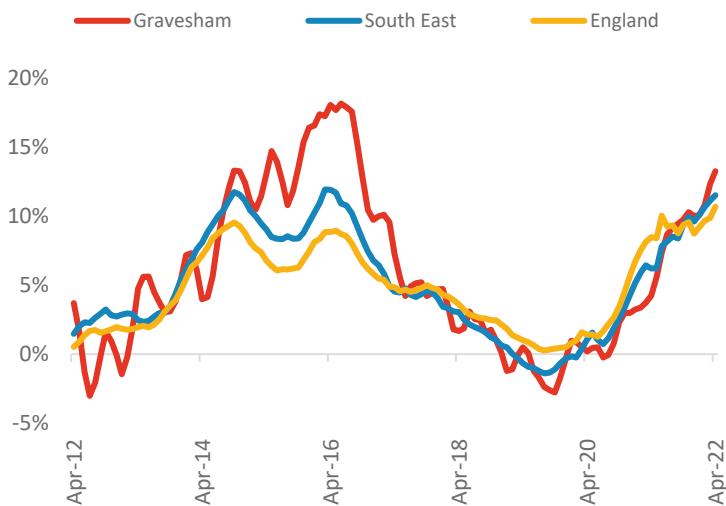
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	Current level	3 month	Annual	5 year	10 year
House prices	£332,627	3.2%	13.3%	20.9%	88.5%
Transactions	1,368	-12.0%	21.3%	-0.7%	32.4%

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in Gravesham grew by 13.3% 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.

Gravesham house prices are now 66.0% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

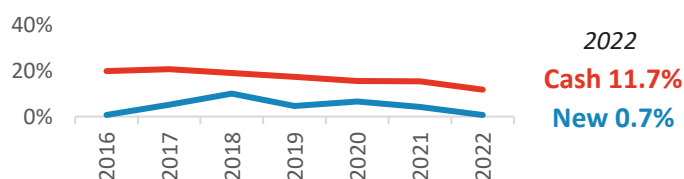
Local prices have grown by 4.3% in 2022 so far, compared to growth of 1.3% over the same period last year.

### Transactions (February 2022 data)

There were 1,368 transactions in Gravesham during the 12 months to February 2022. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gravesham have fallen by 11.9% since 2014, compared to changes of -9.9% for the South East and -7.7% for England.

#### Cash and New Build Sales as % of Total, by Year\*

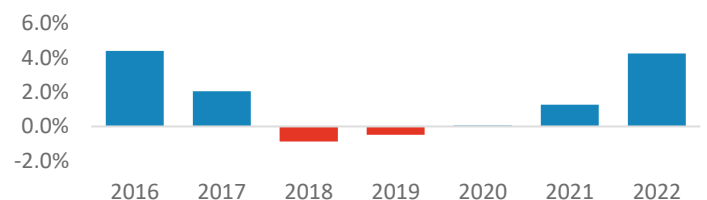


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



#### Annual Transactions, Indexed (2001-05 average = 100)

