

Kingston upon Thames

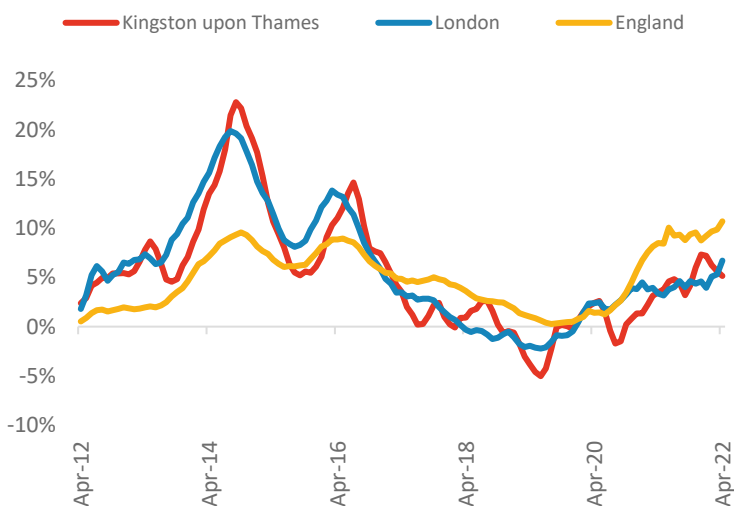


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	Current level	3 month	Annual	5 year	10 year
House prices	£528,433	-0.6%	5.1%	8.2%	68.4%
Transactions	2,437	-11.0%	27.5%	16.2%	8.2%

House Prices (April 2022 data)

Annual Change in House Prices

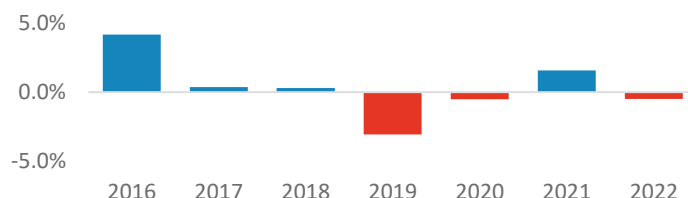


House prices in Kingston upon Thames grew by 5.1% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in London grew by 6.7% over the same period.

Kingston upon Thames house prices are now 62.9% above their previous peak in 2007, compared to +76.7% for London and +52.7% across England.

Local prices have fallen by 0.5% in 2022 so far, compared to growth of 1.6% over the same period last year.

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

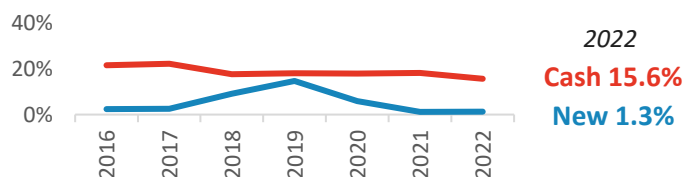


Transactions (February 2022 data)

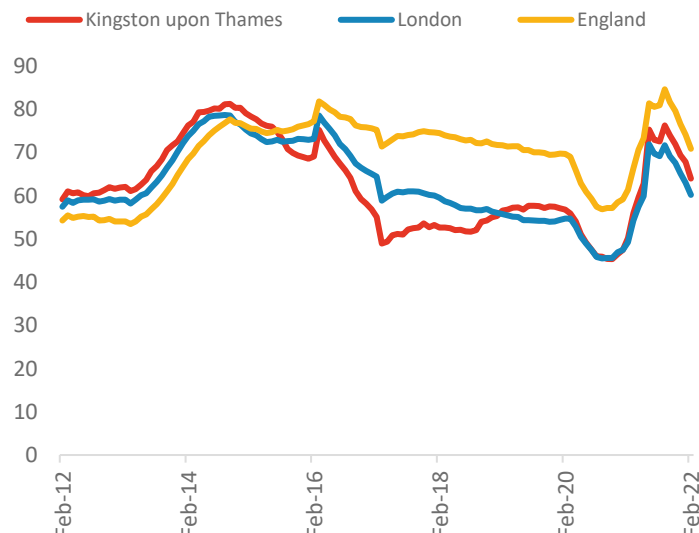
There were 2,437 transactions in Kingston upon Thames during the 12 months to February 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Kingston upon Thames have fallen by 20.3% since 2014, compared to changes of -21.3% for London and -7.7% for England.

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



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



* 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.