

June 2022 Housing Market Report

Maidstone

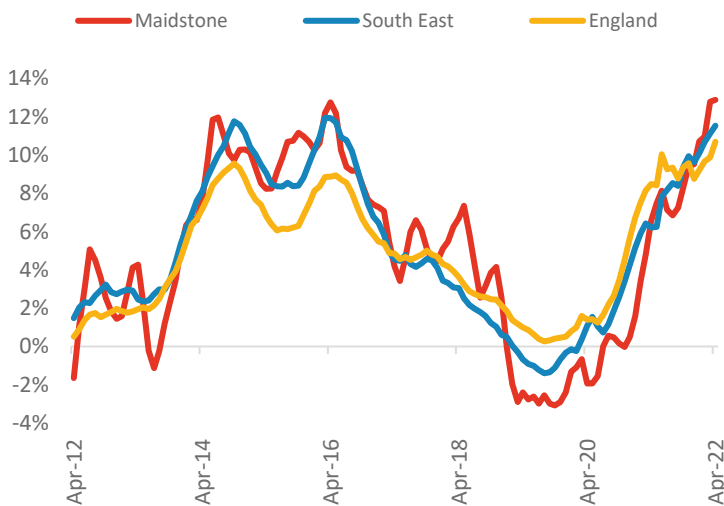
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	Current level	3 month	Annual	5 year	10 year
House prices	£343,626	6.0%	12.9%	22.9%	75.4%
Transactions	3,203	-14.3%	14.0%	1.2%	48.8%

House Prices (April 2022 data)

Annual Change in House Prices

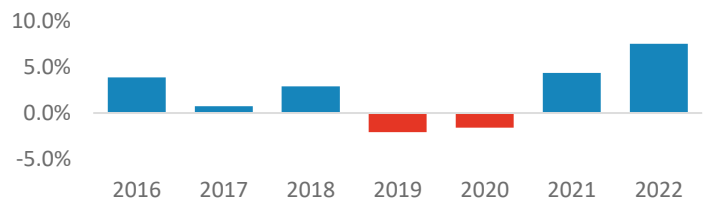


House prices in Maidstone grew by 12.9% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

Maidstone house prices are now 53.2% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 7.6% in 2022 so far, compared to growth of 4.4% over the same period last year.

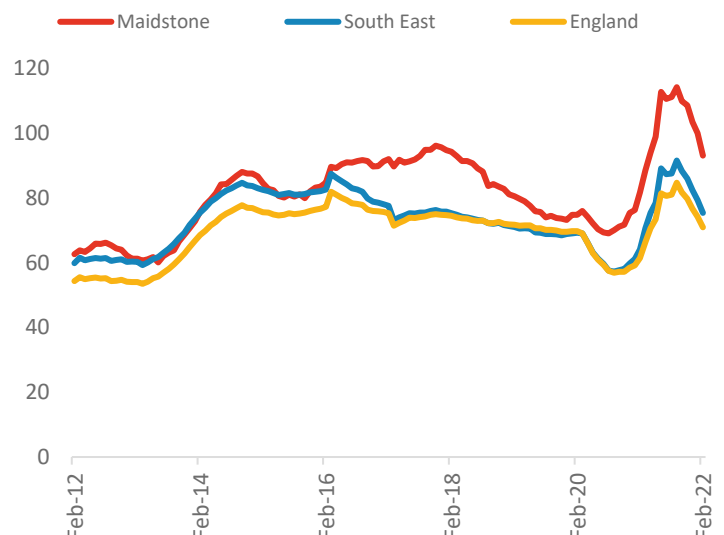
Year-To-Date Change in House Prices, December to April



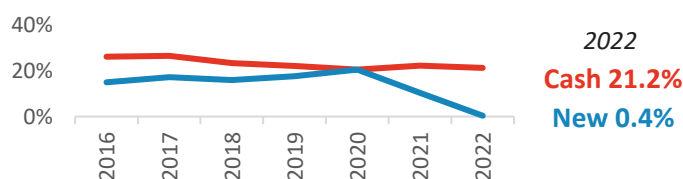
Transactions (February 2022 data)

There were 3,203 transactions in Maidstone during the 12 months to February 2022. This is 93% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Maidstone have grown by 6.3% 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.