

# June 2022 Housing Market Report

## Woking

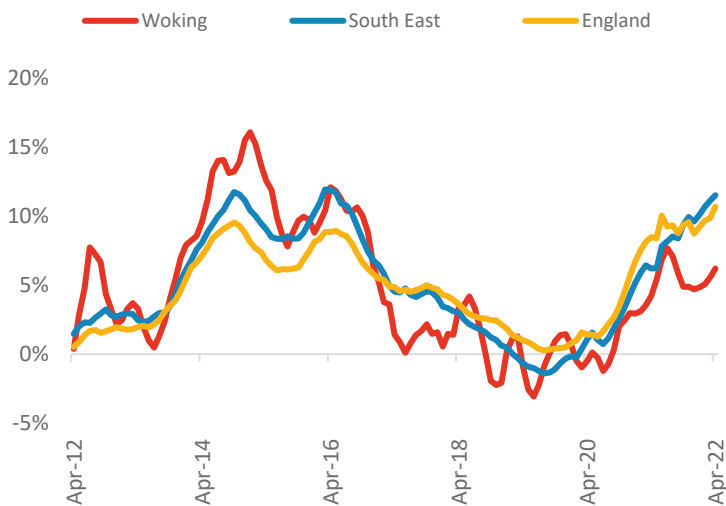


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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £457,720      | 1.2%    | 6.2%   | 12.8%  | 63.6%   |
| Transactions | 1,740         | -12.0%  | 34.1%  | -1.2%  | 9.0%    |

### House Prices (April 2022 data)

#### Annual Change in House Prices

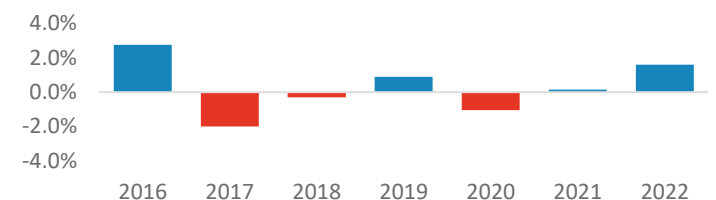


House prices in Woking grew by 6.2% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

Woking house prices are now 54.8% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 1.6% in 2022 so far, compared to growth of 0.1% over the same period last year.

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

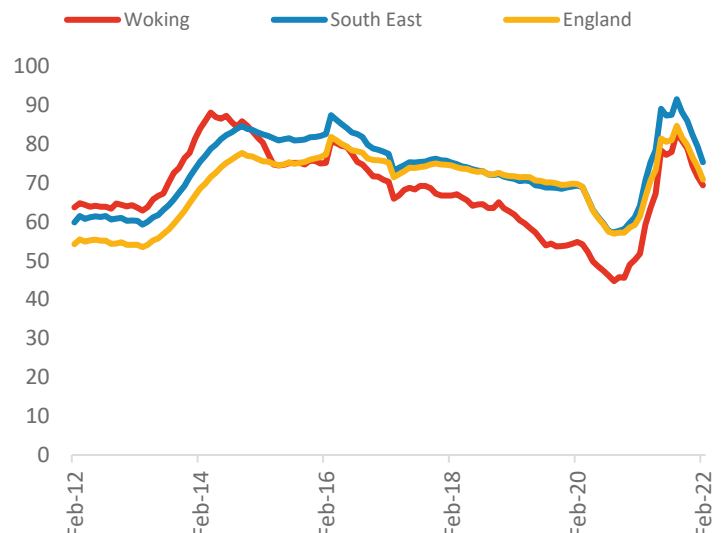


### Transactions (February 2022 data)

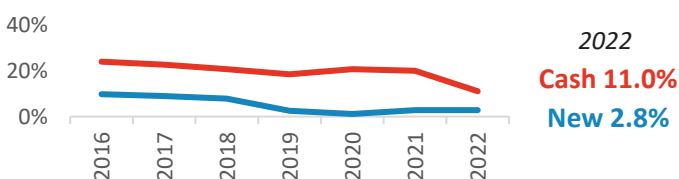
There were 1,740 transactions in Woking during the 12 months to February 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Woking have fallen by 16.6% 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.