

July 2022 Housing Market Report

Crawley

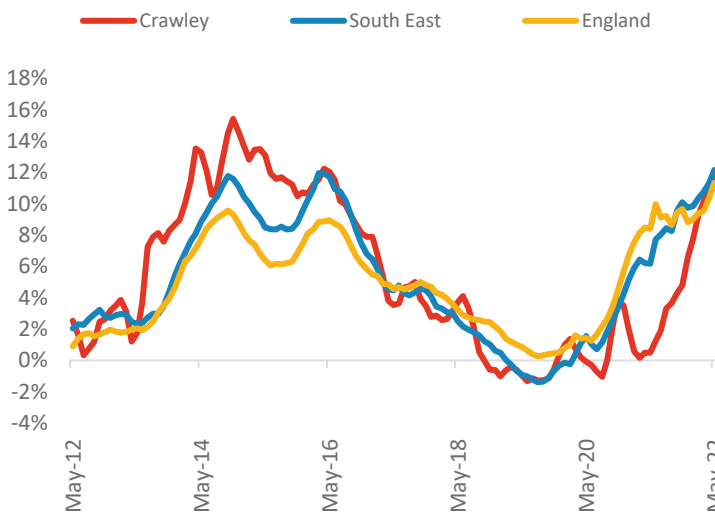
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	Current level	3 month	Annual	5 year	10 year
House prices	£315,718	1.3%	11.7%	15.2%	74.2%
Transactions	1,405	-12.9%	20.9%	-10.3%	9.2%

House Prices (May 2022 data)

Annual Change in House Prices

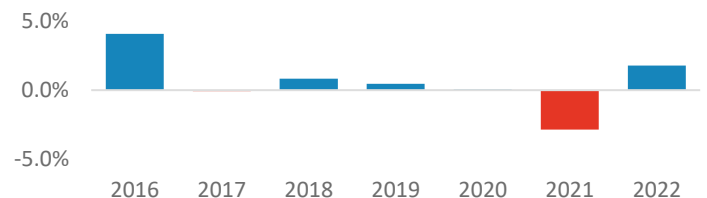


House prices in Crawley grew by 11.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Crawley house prices are now 55.9% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 1.8% in 2022 so far, compared to a fall of 2.9% over the same period last year.

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

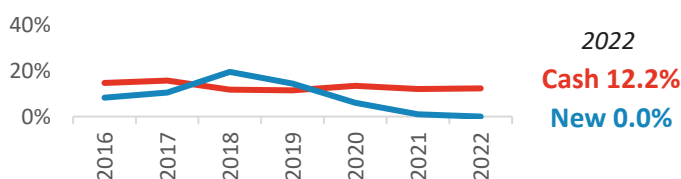


Transactions (March 2022 data)

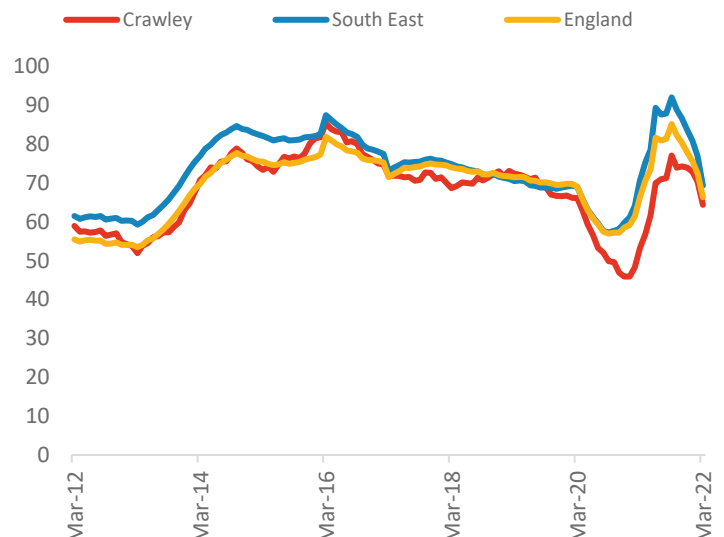
There were 1,405 transactions in Crawley during the 12 months to March 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Crawley have fallen by 15.4% since 2014, compared to changes of -17.1% for the South East and -13.6% 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.