

## Folkestone and Hythe

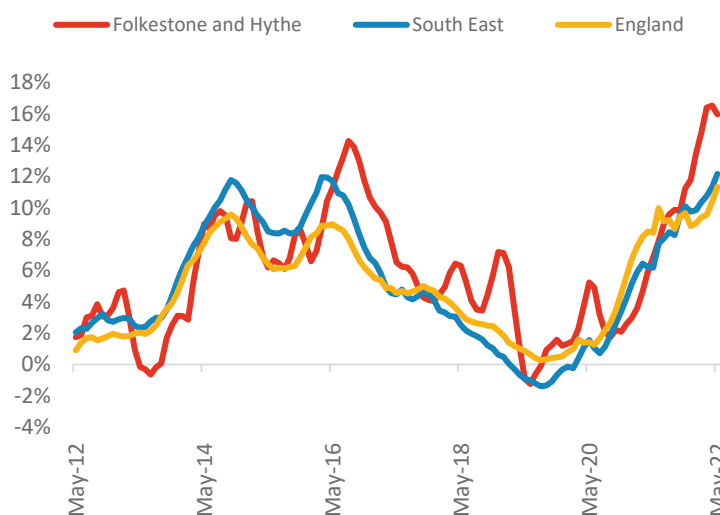
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	Current level	3 month	Annual	5 year	10 year
House prices	£322,797	2.7%	16.0%	37.4%	88.1%
Transactions	2,109	-14.4%	10.6%	0.6%	38.0%

### House Prices (May 2022 data)

#### Annual Change in House Prices

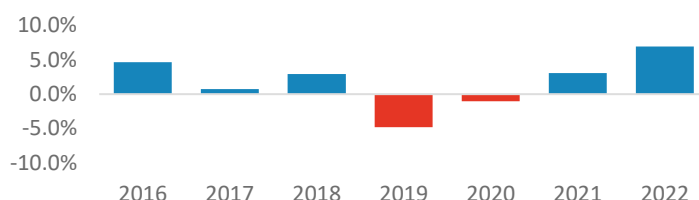


House prices in Folkestone and Hythe grew by 16.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Folkestone and Hythe house prices are now 62.3% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 7.0% in 2022 so far, compared to growth of 3.1% over the same period last year.

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

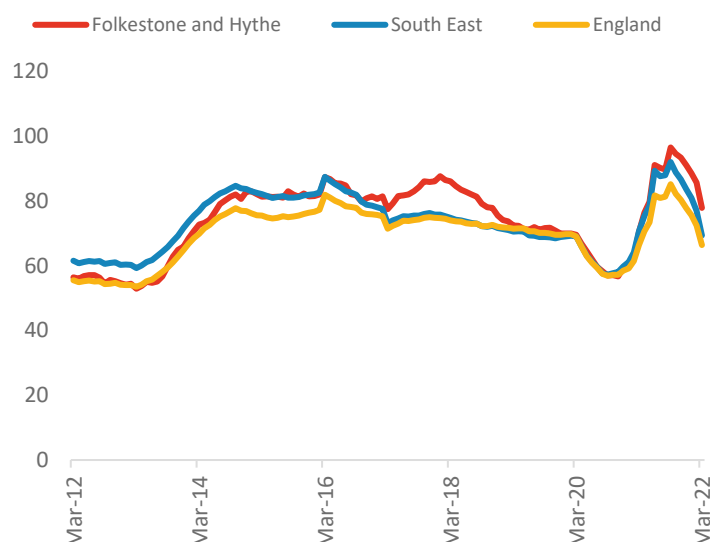


### Transactions (March 2022 data)

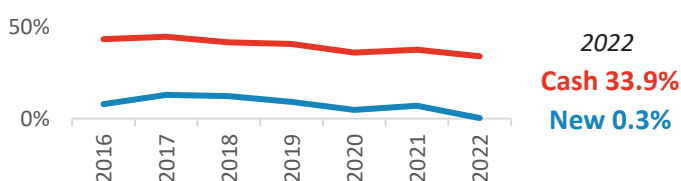
There were 2,109 transactions in Folkestone and Hythe during the 12 months to March 2022. This is 78% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Folkestone and Hythe have fallen by 5.9% since 2014, compared to changes of -17.1% for the South East and -13.6% 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.