

July 2022 Housing Market Report

Gravesham

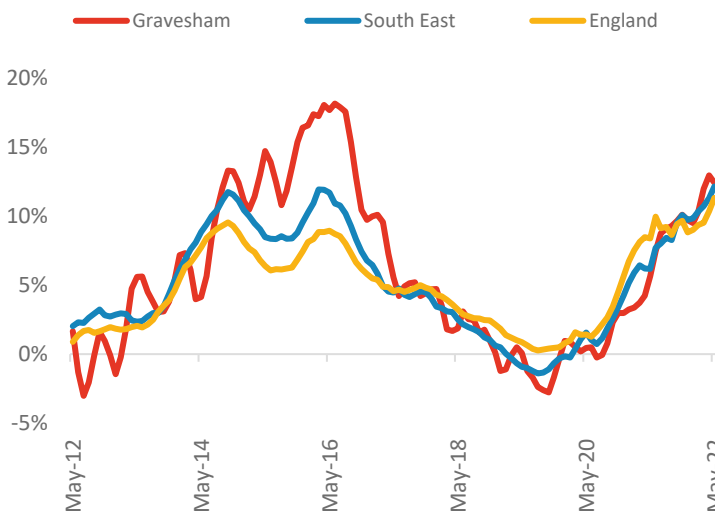
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	Current level	3 month	Annual	5 year	10 year
House prices	£332,480	3.5%	12.4%	21.7%	90.8%
Transactions	1,281	-15.8%	6.1%	-1.8%	20.2%

House Prices (May 2022 data)

Annual Change in House Prices

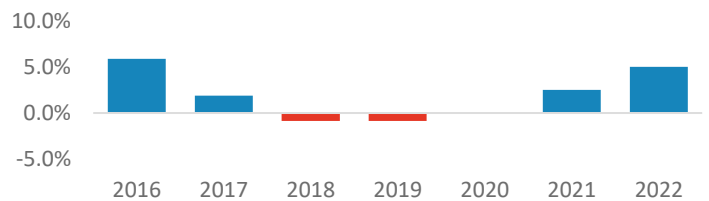


House prices in Gravesham grew by 12.4% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Gravesham house prices are now 66.8% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 5.1% in 2022 so far, compared to growth of 2.5% over the same period last year.

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

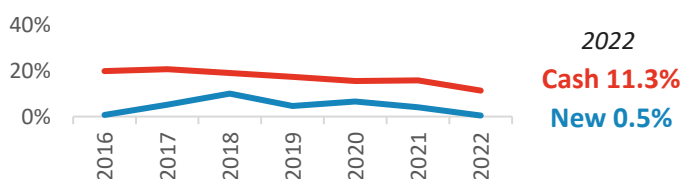


Transactions (March 2022 data)

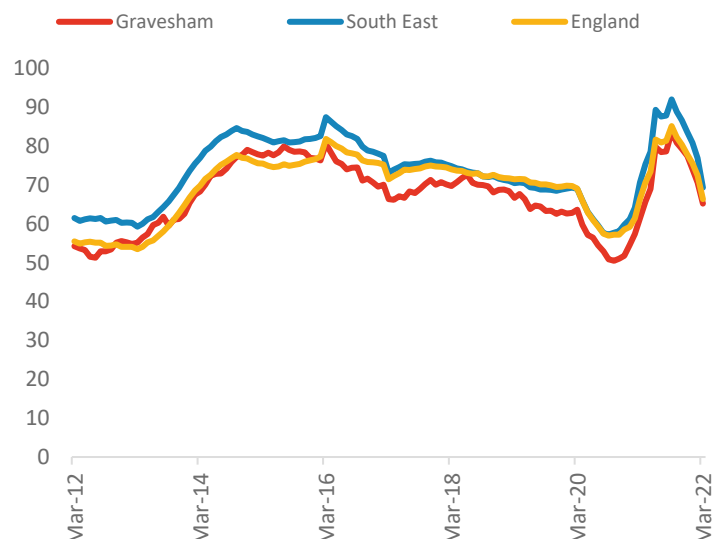
There were 1,281 transactions in Gravesham during the 12 months to March 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gravesham have fallen by 17.5% 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.