

Richmond upon Thames

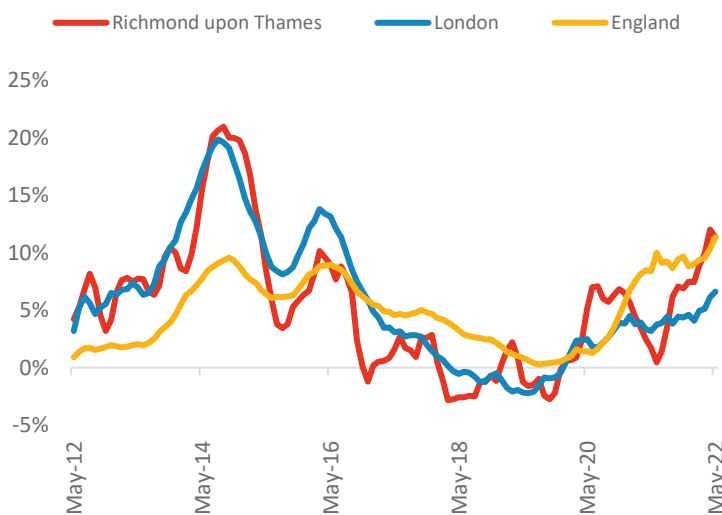
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	Current level	3 month	Annual	5 year	10 year
House prices	£754,011	2.3%	11.3%	14.6%	71.3%
Transactions	2,871	-17.0%	0.3%	9.5%	-8.7%

House Prices (May 2022 data)

Annual Change in House Prices

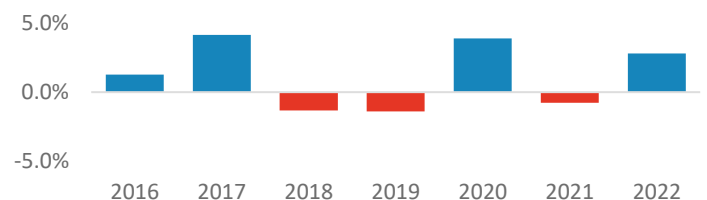


House prices in Richmond upon Thames grew by 11.3% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.6% over the same period.

Richmond upon Thames house prices are now 76.8% above their previous peak in 2007, compared to +76.1% for London and +53.6% across England.

Local prices have grown by 2.8% in 2022 so far, compared to a fall of 0.8% over the same period last year.

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

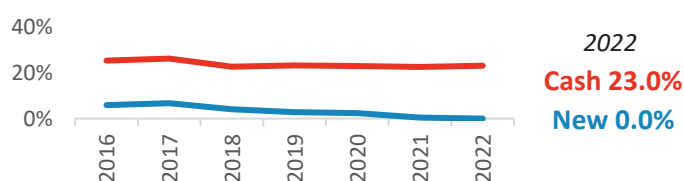


Transactions (March 2022 data)

There were 2,871 transactions in Richmond upon Thames during the 12 months to March 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Richmond upon Thames have fallen by 17.2% since 2014, compared to changes of -27.7% for London and -13.6% for England.

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.

Annual Transactions, Indexed (2001-05 average = 100)

