

# July 2022 Housing Market Report

## Swale

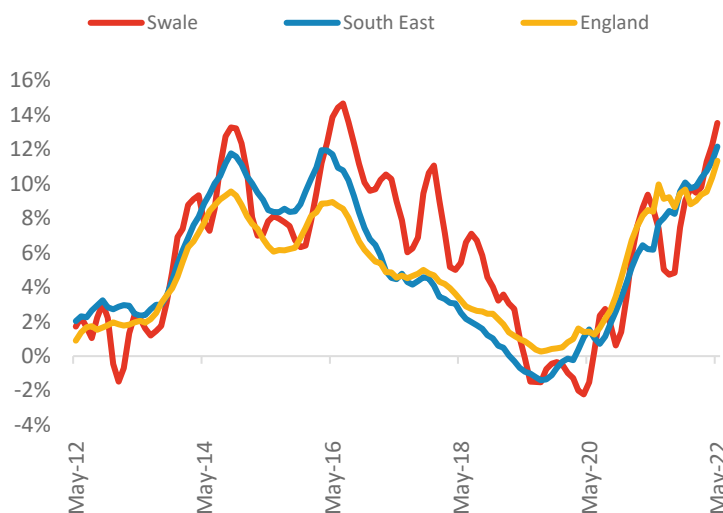
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	Current level	3 month	Annual	5 year	10 year
House prices	£303,351	2.9%	13.6%	27.8%	88.5%
Transactions	2,212	-17.4%	-7.6%	-11.2%	24.5%

### House Prices (May 2022 data)

#### Annual Change in House Prices



House prices in Swale grew by 13.6% 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.

Swale house prices are now 65.2% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

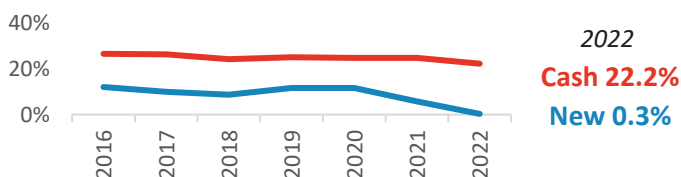
Local prices have grown by 4.6% in 2022 so far, compared to growth of 1.1% over the same period last year.

### Transactions (March 2022 data)

There were 2,212 transactions in Swale during the 12 months to March 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Swale have fallen by 14.4% 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\*

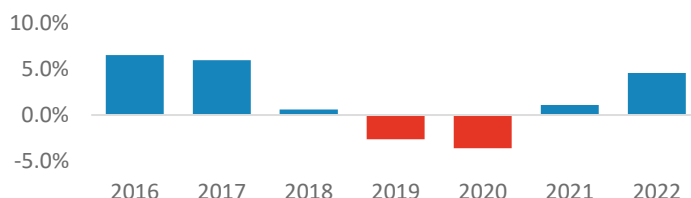


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

