

# September 2022 Housing Market Report

## Canterbury

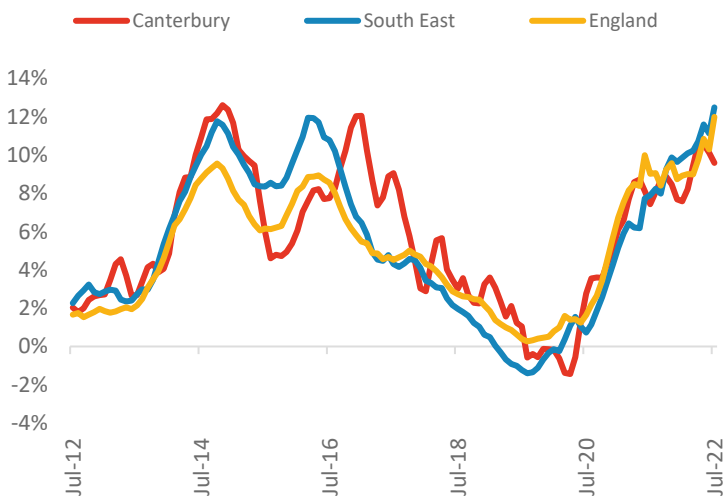


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	Current level	3 month	Annual	5 year	10 year
House prices	£365,201	1.7%	9.6%	26.0%	78.7%
Transactions	2,294	-16.4%	-15.1%	-2.5%	0.4%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Canterbury grew by 9.6% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South East grew by 12.5% over the same period.

Canterbury house prices are now 71.1% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

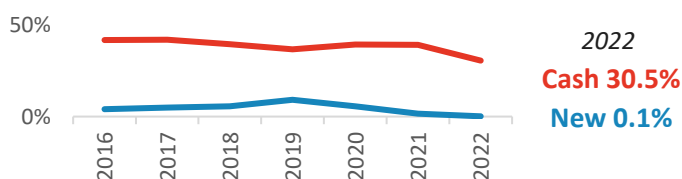
Local prices have grown by 7.1% in 2022 so far, compared to growth of 5.2% over the same period last year.

### Transactions (May 2022 data)

There were 2,294 transactions in Canterbury during the 12 months to May 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Canterbury have fallen by 26.1% since 2014, compared to changes of -19.1% for the South East and -14.9% for England.

#### Cash and New Build Sales as % of Total, by Year\*

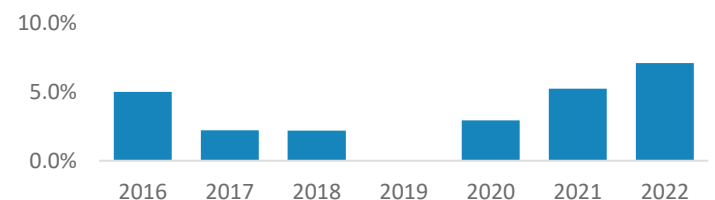


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 July



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

