

# September 2022 Housing Market Report

## Dartford

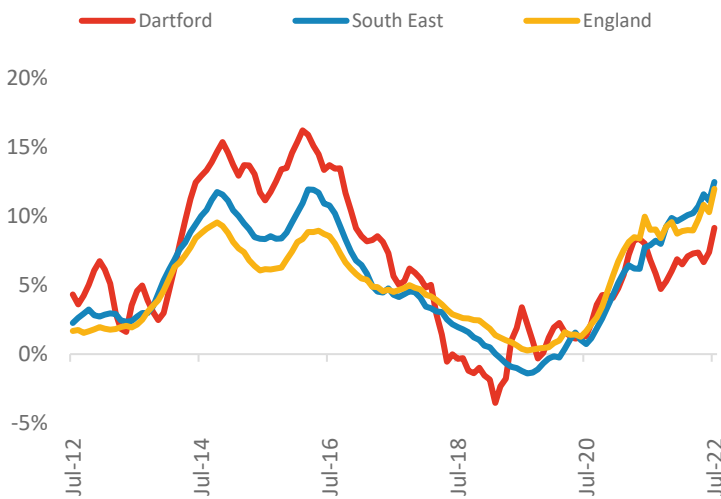
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £362,035      | 2.9%    | 9.2%   | 21.8%  | 92.2%   |
| Transactions | 1,608         | -17.0%  | -16.6% | -30.0% | 18.0%   |

### House Prices (July 2022 data)

#### Annual Change in House Prices

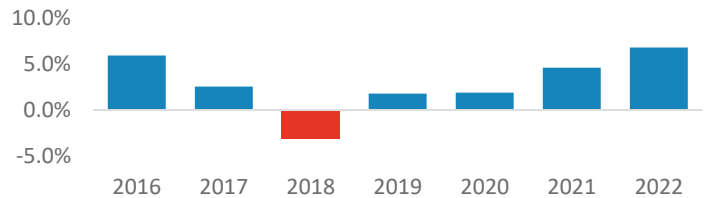


House prices in Dartford grew by 9.2% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South East grew by 12.5% over the same period.

Dartford house prices are now 66.7% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

Local prices have grown by 6.8% in 2022 so far, compared to growth of 4.6% over the same period last year.

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

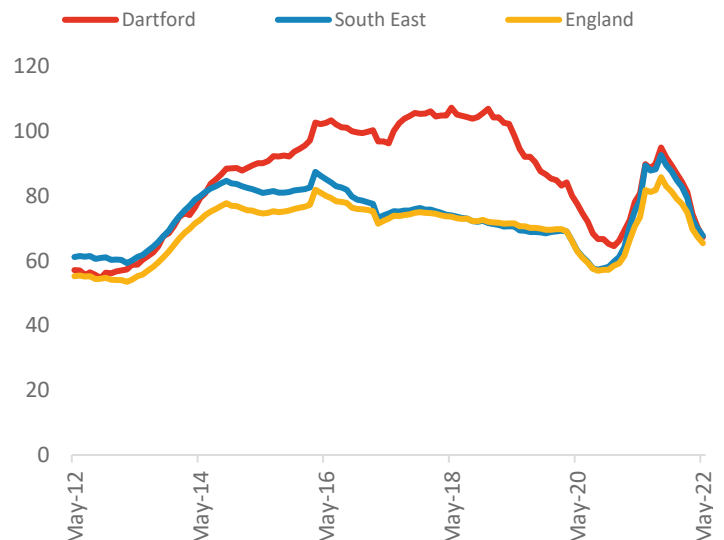


### Transactions (May 2022 data)

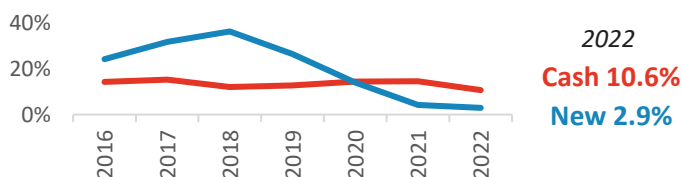
There were 1,608 transactions in Dartford during the 12 months to May 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dartford have fallen by 24.0% since 2014, compared to changes of -19.1% for the South East and -14.9% 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.