

September 2022 Housing Market Report

Guildford

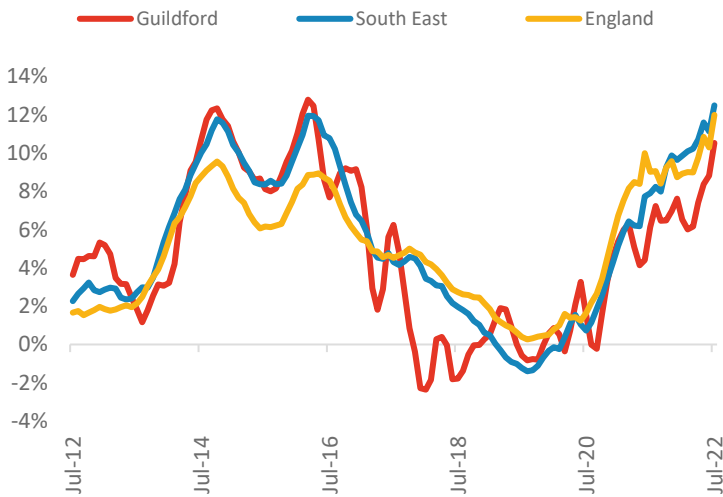


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	Current level	3 month	Annual	5 year	10 year
House prices	£537,182	3.1%	10.5%	16.3%	62.2%
Transactions	2,092	-13.8%	-6.4%	2.2%	5.1%

House Prices (July 2022 data)

Annual Change in House Prices

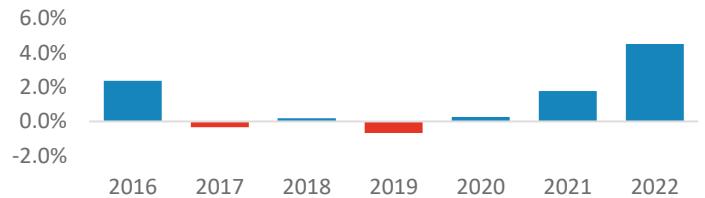


House prices in Guildford grew by 10.5% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South East grew by 12.5% over the same period.

Guildford house prices are now 63.3% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

Local prices have grown by 4.5% in 2022 so far, compared to growth of 1.8% over the same period last year.

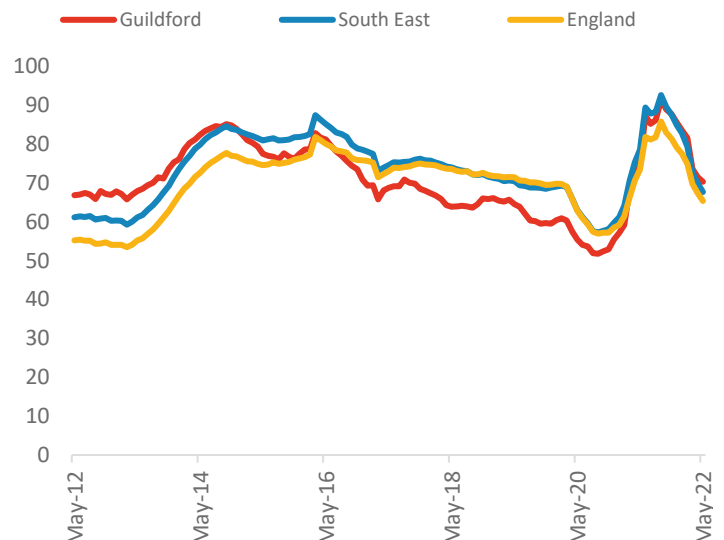
Year-To-Date Change in House Prices, December to July



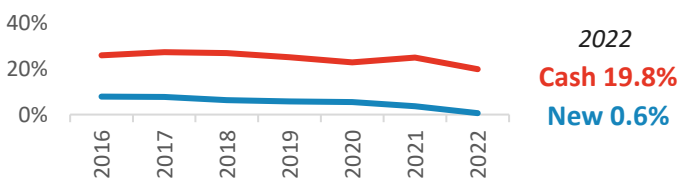
Transactions (May 2022 data)

There were 2,092 transactions in Guildford during the 12 months to May 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Guildford have fallen by 16.2% 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.