

Richmond upon Thames

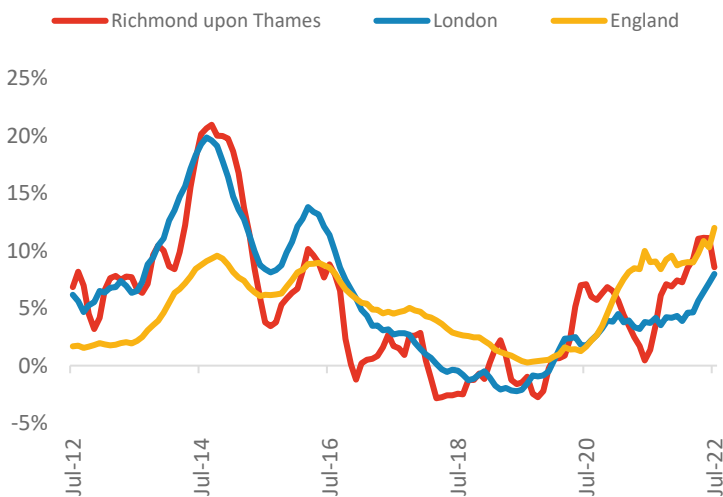


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	Current level	3 month	Annual	5 year	10 year
House prices	£754,361	1.2%	8.6%	13.3%	66.7%
Transactions	2,875	-11.9%	-8.2%	6.7%	-9.8%

House Prices (July 2022 data)

Annual Change in House Prices

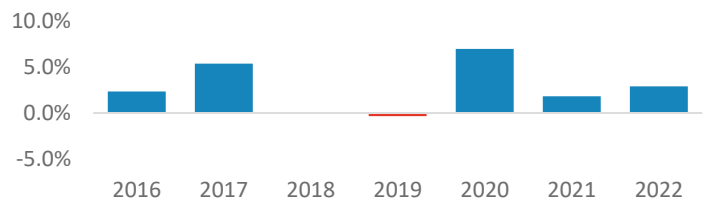


House prices in Richmond upon Thames grew by 8.6% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in London grew by 8.0% over the same period.

Richmond upon Thames house prices are now 76.9% above their previous peak in 2007, compared to +79.9% for London and +57.1% across England.

Local prices have grown by 2.9% 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

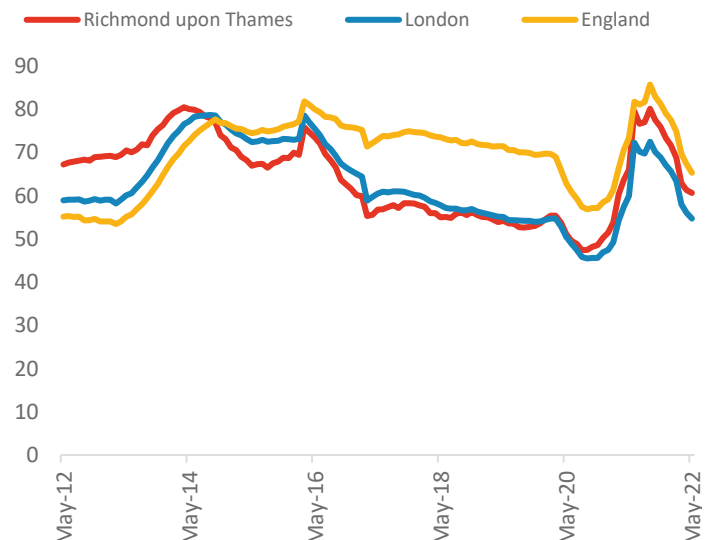


Transactions (May 2022 data)

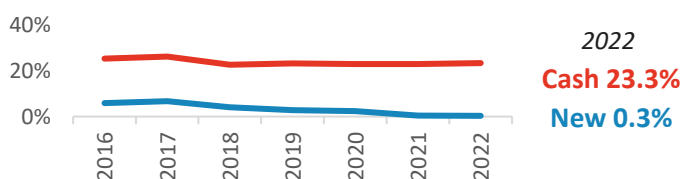
There were 2,875 transactions in Richmond upon Thames during the 12 months to May 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Richmond upon Thames have fallen by 17.1% since 2014, compared to changes of -28.5% for London 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.