

## Tunbridge Wells

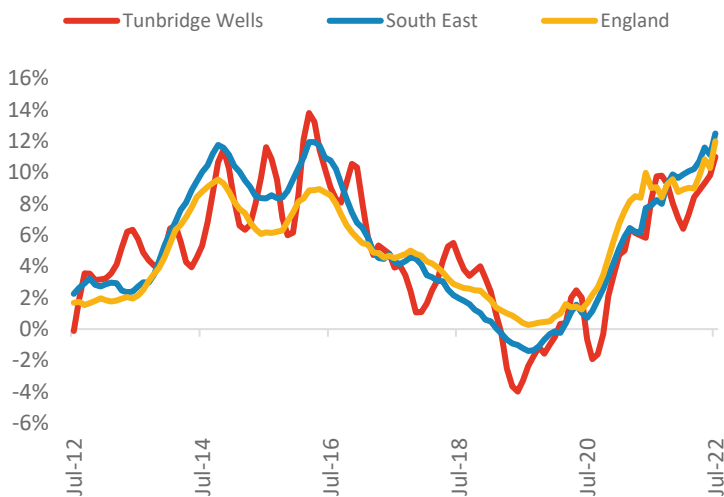
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	Current level	3 month	Annual	5 year	10 year
House prices	£461,727	2.0%	11.0%	20.7%	70.1%
Transactions	1,968	-13.8%	-11.6%	3.6%	18.0%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Tunbridge Wells grew by 11.0% 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.

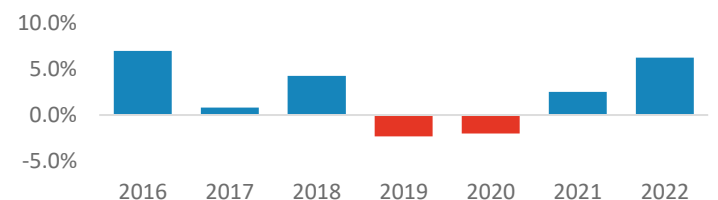
Tunbridge Wells house prices are now 62.5% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

Local prices have grown by 6.3% in 2022 so far, compared to growth of 2.5% over the same period last year.

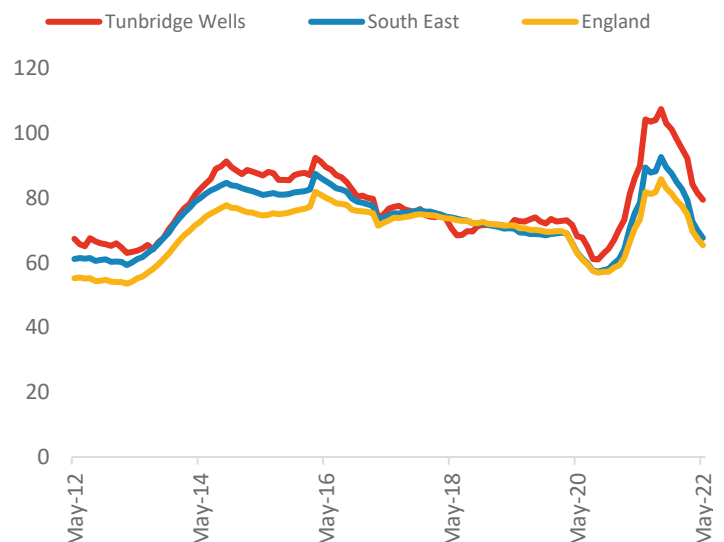
### Transactions (May 2022 data)

There were 1,968 transactions in Tunbridge Wells during the 12 months to May 2022. This is 79% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Tunbridge Wells have fallen by 10.1% since 2014, compared to changes of -19.1% for the South East and -14.9% for England.

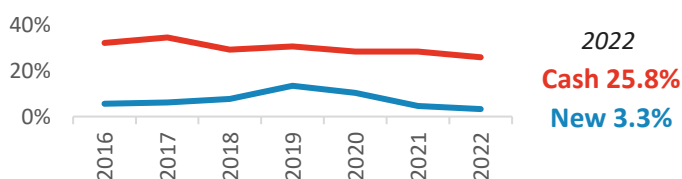
#### Year-To-Date Change in House Prices, December to July



#### 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.