

# November 2022 Housing Market Report

## Canterbury

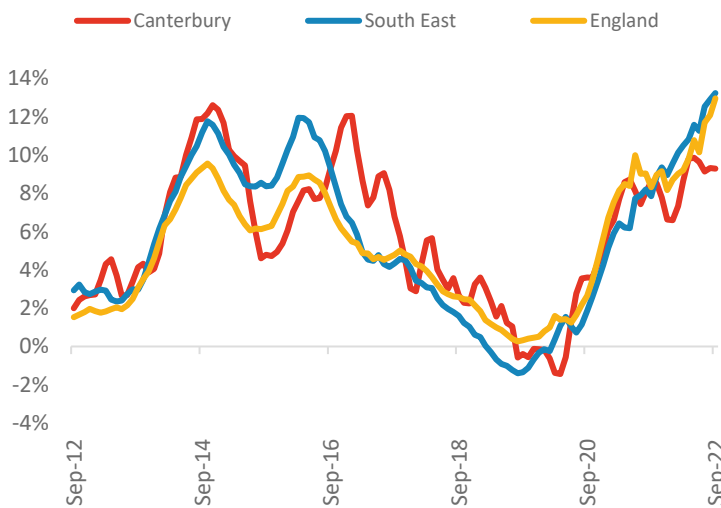
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£365,660	1.2%	9.3%	25.8%	79.3%
Transactions	2,109	-15.7%	-29.4%	-11.5%	-10.3%

### House Prices (September 2022 data)

#### Annual Change in House Prices

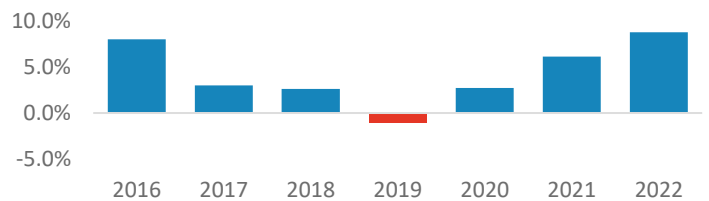


House prices in Canterbury grew by 9.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South East grew by 13.2% over the same period.

Canterbury house prices are now 72.1% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 8.8% in 2022 so far, compared to growth of 6.2% over the same period last year.

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

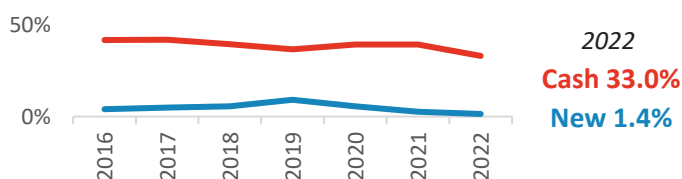


### Transactions (July 2022 data)

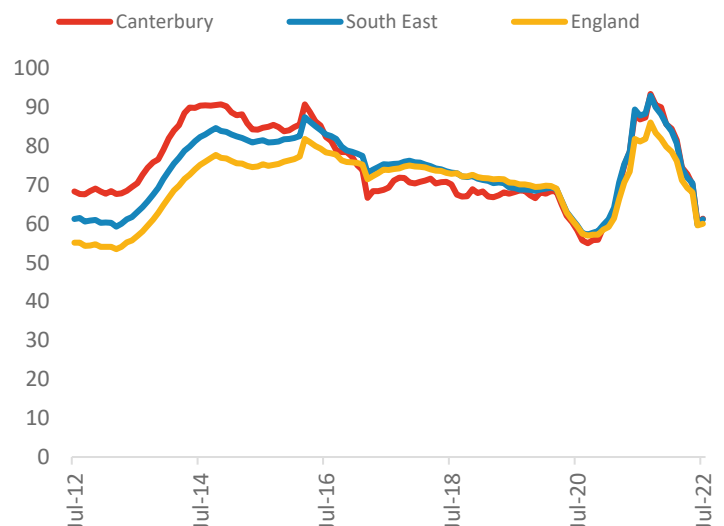
There were 2,109 transactions in Canterbury during the 12 months to July 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Canterbury have fallen by 32.0% since 2014, compared to changes of -26.9% for the South East and -21.9% for England.

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



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



\* 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.