

# November 2022 Housing Market Report

## Dacorum

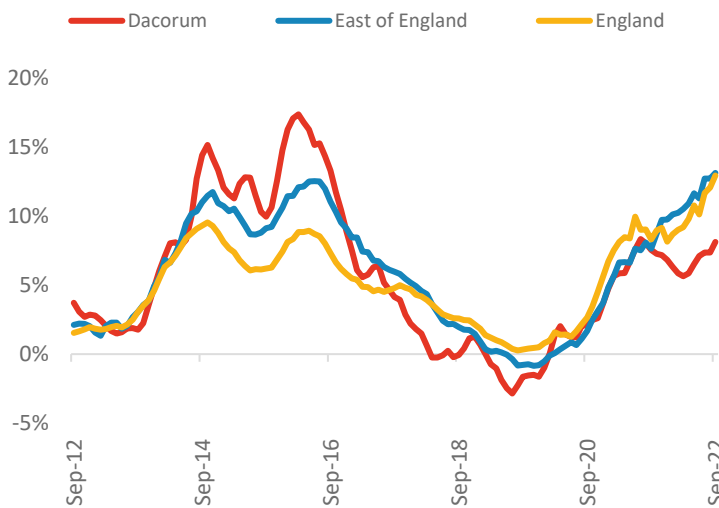
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	Current level	3 month	Annual	5 year	10 year
House prices	£478,924	3.0%	8.1%	16.7%	76.5%
Transactions	1,969	-17.4%	-32.8%	-18.2%	-8.2%

### House Prices (September 2022 data)

#### Annual Change in House Prices

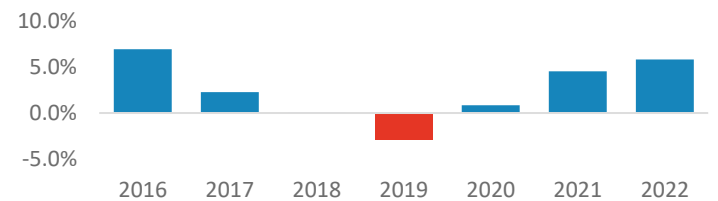


House prices in Dacorum grew by 8.1% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East of England grew by 13.2% over the same period.

Dacorum house prices are now 71.7% above their previous peak in 2007, compared to +72.3% for the East of England and +60.8% across England.

Local prices have grown by 5.8% 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 September

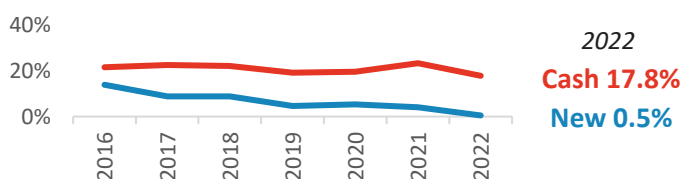


### Transactions (July 2022 data)

There were 1,969 transactions in Dacorum during the 12 months to July 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dacorum have fallen by 33.5% since 2014, compared to changes of -27.9% for the East of England and -21.9% for England.

#### 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.

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

