

Folkestone and Hythe

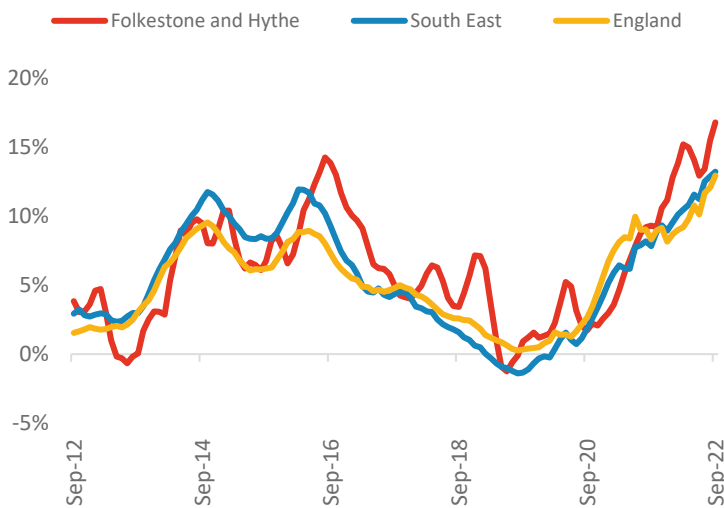
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	Current level	3 month	Annual	5 year	10 year
House prices	£336,335	4.9%	16.8%	35.6%	89.7%
Transactions	1,746	-19.1%	-28.7%	-21.4%	12.9%

House Prices (September 2022 data)

Annual Change in House Prices

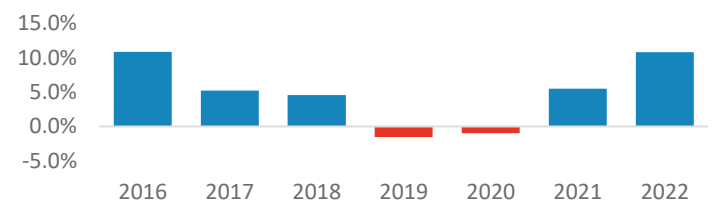


House prices in Folkestone and Hythe grew by 16.8% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South East grew by 13.2% over the same period.

Folkestone and Hythe house prices are now 67.3% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 10.8% in 2022 so far, compared to growth of 5.5% over the same period last year.

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

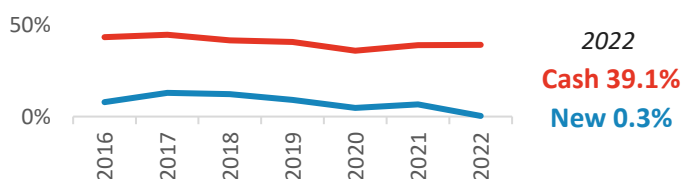


Transactions (July 2022 data)

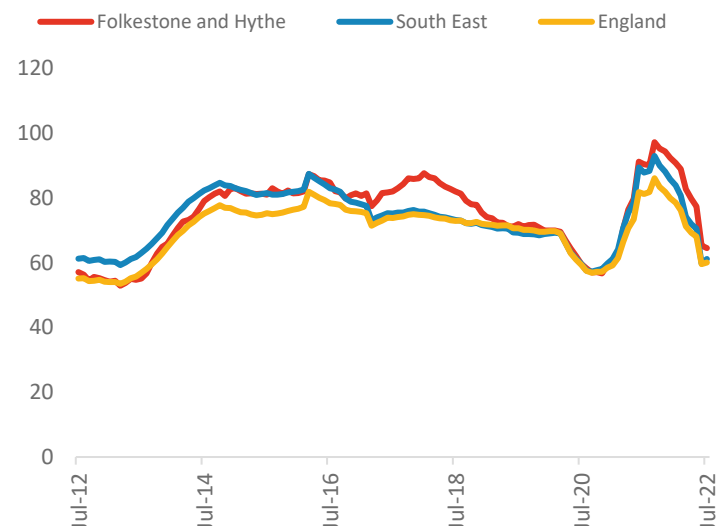
There were 1,746 transactions in Folkestone and Hythe during the 12 months to July 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Folkestone and Hythe have fallen by 22.1% 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.