

# November 2022 Housing Market Report

# Hart

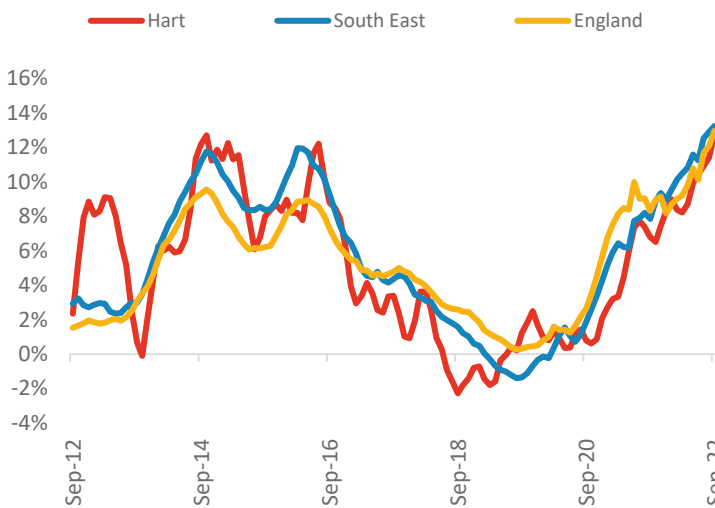
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	Current level	3 month	Annual	5 year	10 year
House prices	£500,334	2.7%	12.7%	20.0%	64.8%
Transactions	1,440	-9.8%	-30.5%	-19.3%	14.0%

## House Prices (September 2022 data)

### Annual Change in House Prices



House prices in Hart grew by 12.7% 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.

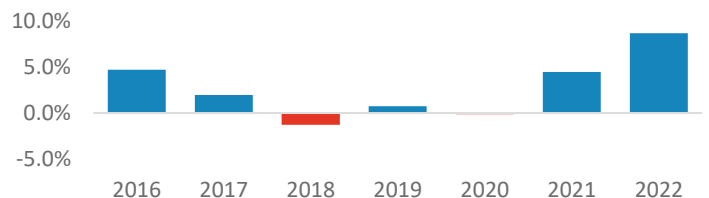
Hart house prices are now 69.1% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 8.7% in 2022 so far, compared to growth of 4.5% over the same period last year.

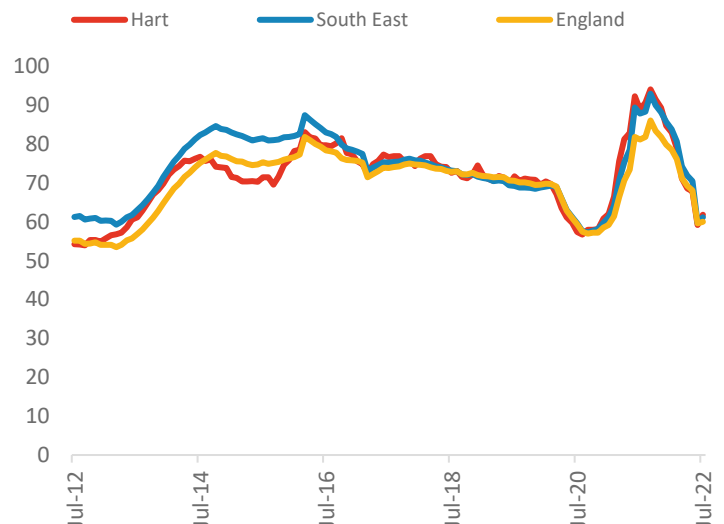
## Transactions (July 2022 data)

There were 1,440 transactions in Hart during the 12 months to July 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hart have fallen by 16.2% since 2014, compared to changes of -26.9% for the South East and -21.9% for England.

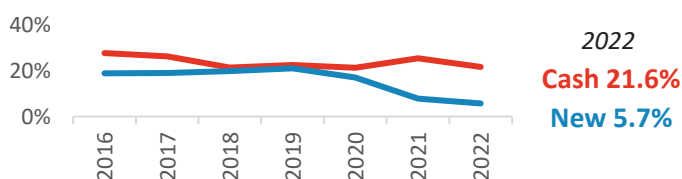
### Year-To-Date Change in House Prices, December to September



### 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.