

November 2022 Housing Market Report

Maidstone

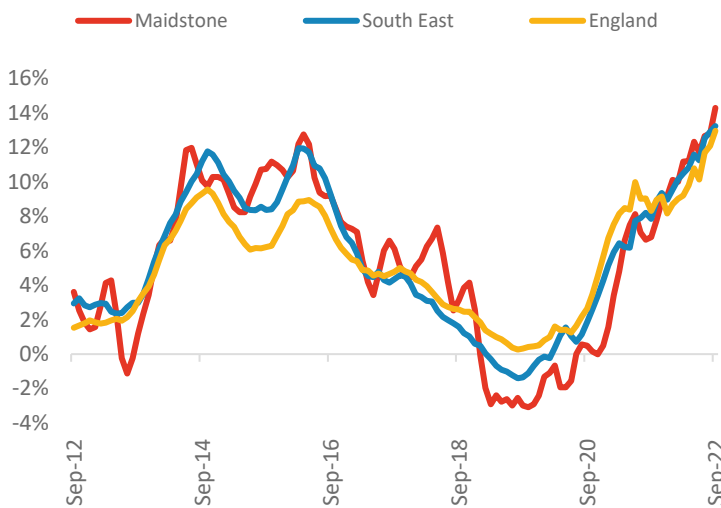
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £363,180 | 4.0% | 14.3% | 22.7% | 75.4% |
| Transactions | 2,559 | -18.4% | -33.2% | -19.1% | 13.1% |

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Maidstone grew by 14.3% 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.

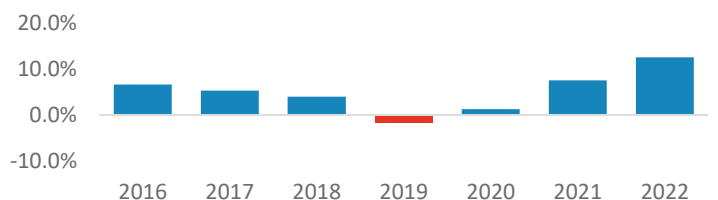
Maidstone house prices are now 60.0% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 12.6% in 2022 so far, compared to growth of 7.6% over the same period last year.

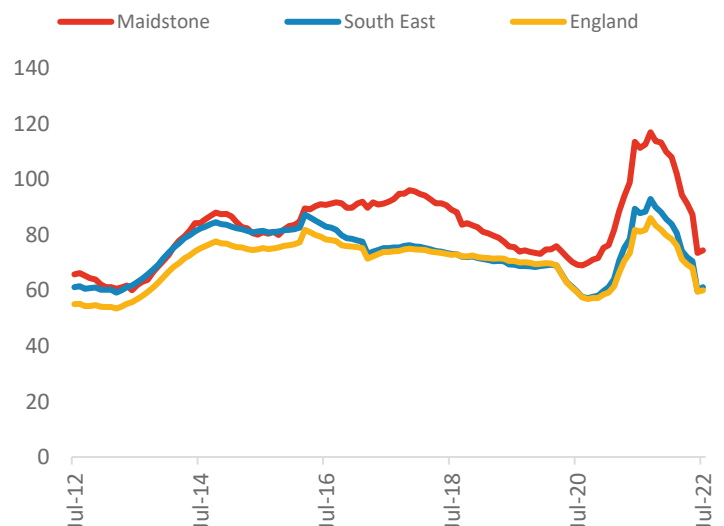
Transactions (July 2022 data)

There were 2,559 transactions in Maidstone during the 12 months to July 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Maidstone have fallen by 15.0% since 2014, compared to changes of -26.9% for the South East and -21.9% for England.

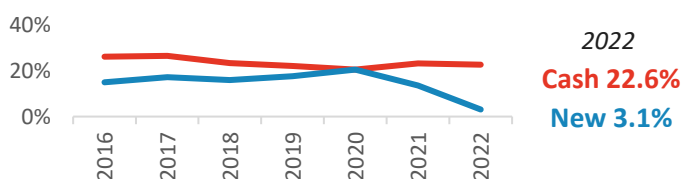
Year-To-Date Change in House Prices, December to September



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.