

Richmond upon Thames

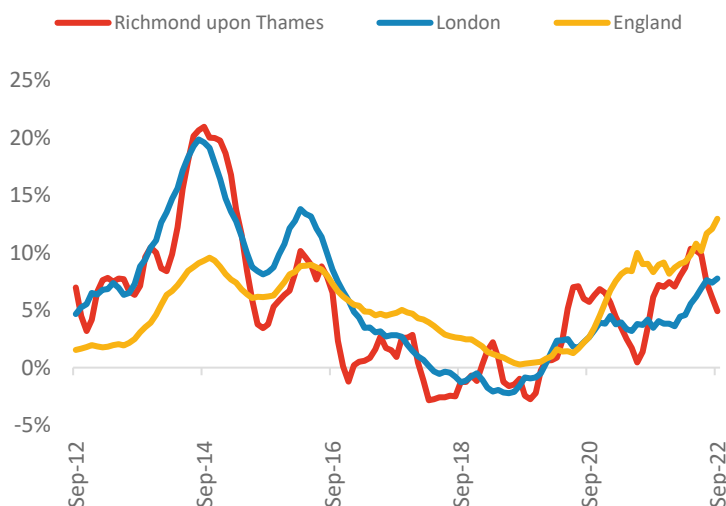


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	Current level	3 month	Annual	5 year	10 year
House prices	£780,053	1.4%	4.9%	13.4%	64.0%
Transactions	2,528	-14.3%	-30.5%	-7.1%	-21.5%

House Prices (September 2022 data)

Annual Change in House Prices

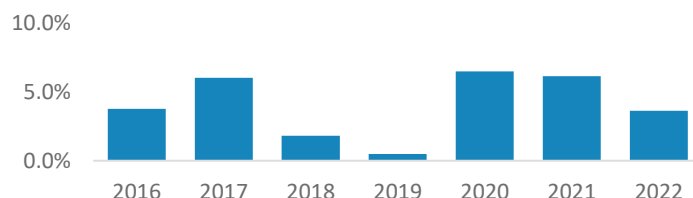


House prices in Richmond upon Thames grew by 4.9% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in London grew by 7.8% over the same period.

Richmond upon Thames house prices are now 78.2% above their previous peak in 2007, compared to +82.8% for London and +60.8% across England.

Local prices have grown by 3.7% 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

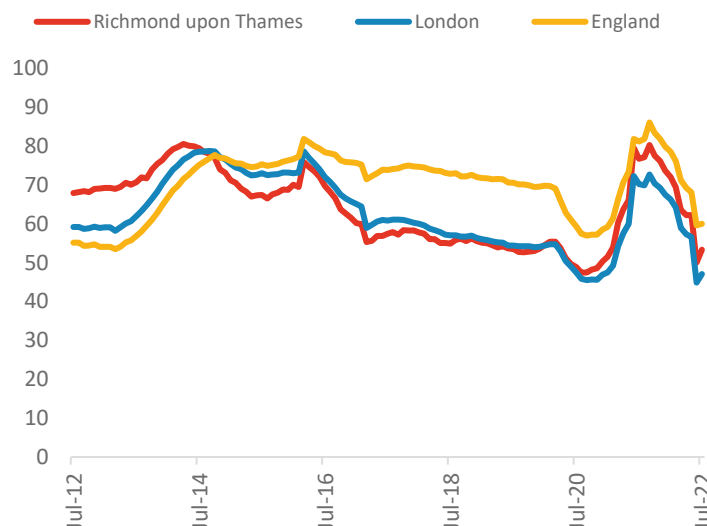


Transactions (July 2022 data)

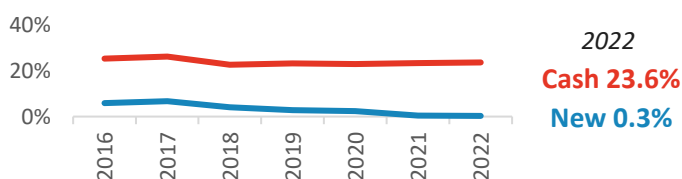
There were 2,528 transactions in Richmond upon Thames during the 12 months to July 2022. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Richmond upon Thames have fallen by 27.1% since 2014, compared to changes of -38.5% for London and -21.9% for England.

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.