

November 2022 Housing Market Report

Waverley

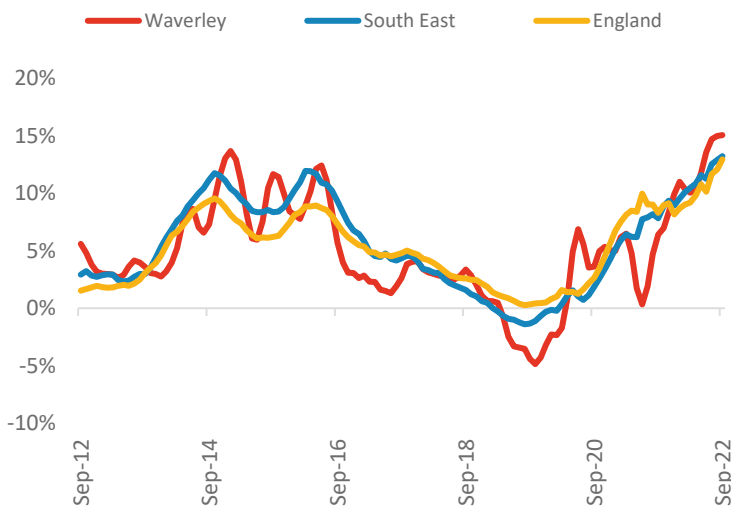
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	Current level	3 month	Annual	5 year	10 year
House prices	£584,419	6.3%	15.1%	25.4%	68.9%
Transactions	1,844	-12.0%	-31.0%	-4.9%	2.7%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Waverley grew by 15.1% 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 South East grew by 13.2% over the same period.

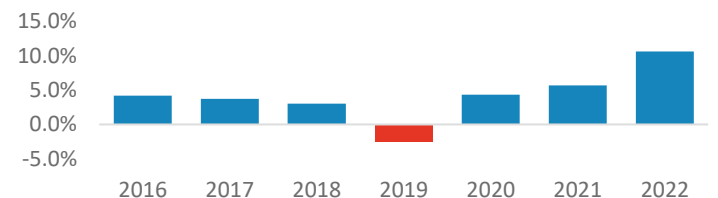
Waverley house prices are now 69.0% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 10.7% in 2022 so far, compared to growth of 5.7% over the same period last year.

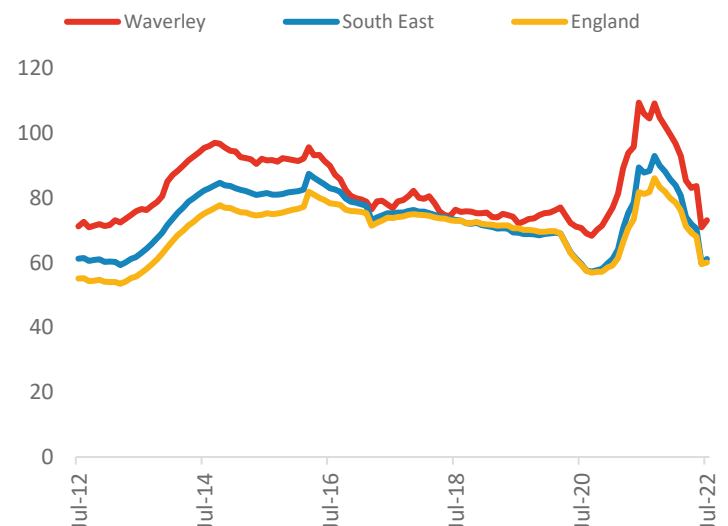
Transactions (July 2022 data)

There were 1,844 transactions in Waverley during the 12 months to July 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Waverley have fallen by 22.7% since 2014, compared to changes of -26.9% for the South East and -21.9% for England.

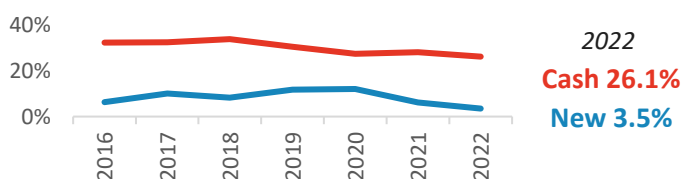
Year-To-Date Change in House Prices, December to September



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.