

# January 2023 Housing Market Report

## Ashford

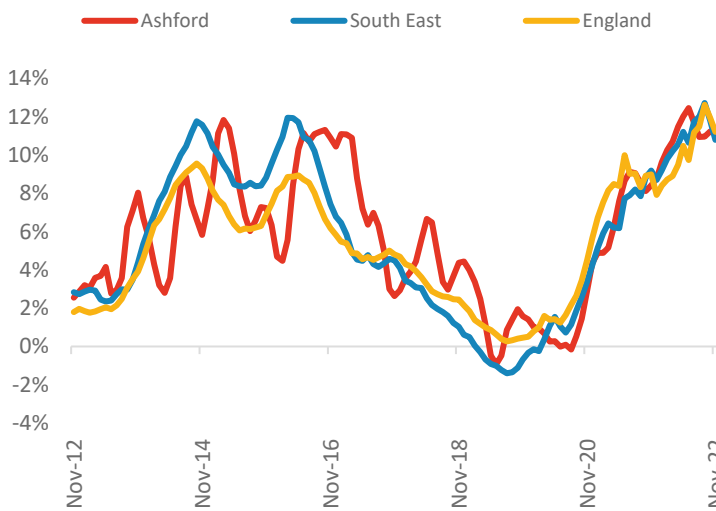
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	Current level	3 month	Annual	5 year	10 year
House prices	£374,201	3.6%	11.2%	31.6%	83.7%
Transactions	1,701	-13.6%	-42.3%	-26.6%	0.2%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Ashford grew by 11.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South East grew by 10.8% over the same period.

Ashford house prices are now 66.0% above their previous peak in 2007, compared to +69.2% for the South East and +61.9% across England.

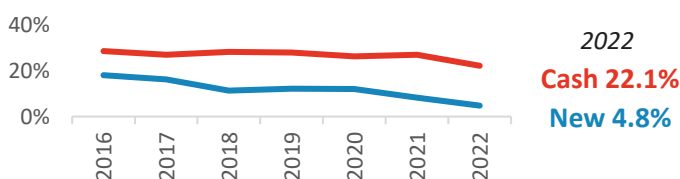
Local prices have grown by 9.6% in 2022 so far, compared to growth of 7.2% over the same period last year.

### Transactions (September 2022 data)

There were 1,701 transactions in Ashford during the 12 months to September 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashford have fallen by 24.5% since 2014, compared to changes of -30.2% for the South East and -25.4% for England.

#### Cash and New Build Sales as % of Total, by Year\*

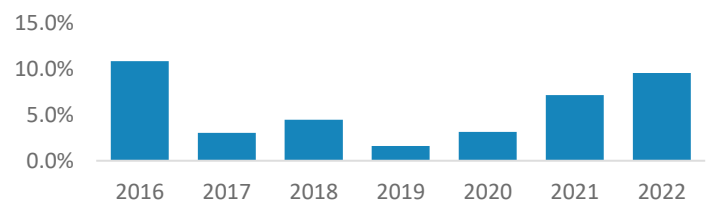


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



#### Annual Transactions, Indexed (2001-05 average = 100)

