

January 2023 Housing Market Report

Elmbridge

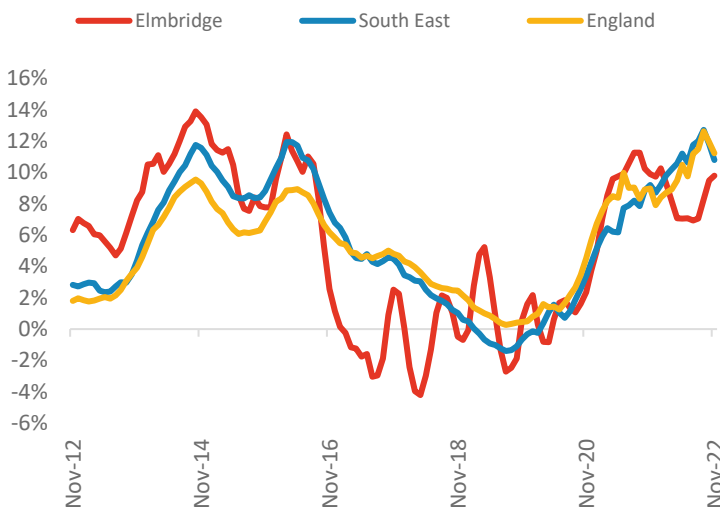


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£740,435	5.0%	9.8%	23.6%	72.1%
Transactions	2,072	0.7%	-39.7%	-0.2%	-9.5%

House Prices (November 2022 data)

Annual Change in House Prices

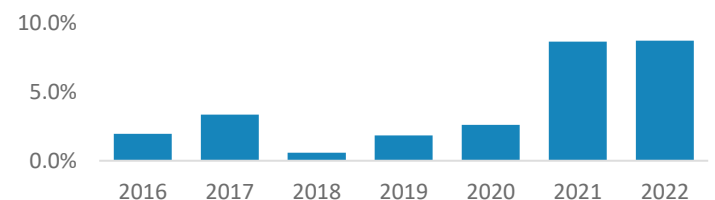


House prices in Elmbridge grew by 9.8% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South East grew by 10.8% over the same period.

Elmbridge house prices are now 78.0% above their previous peak in 2007, compared to +69.2% for the South East and +61.9% across England.

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

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

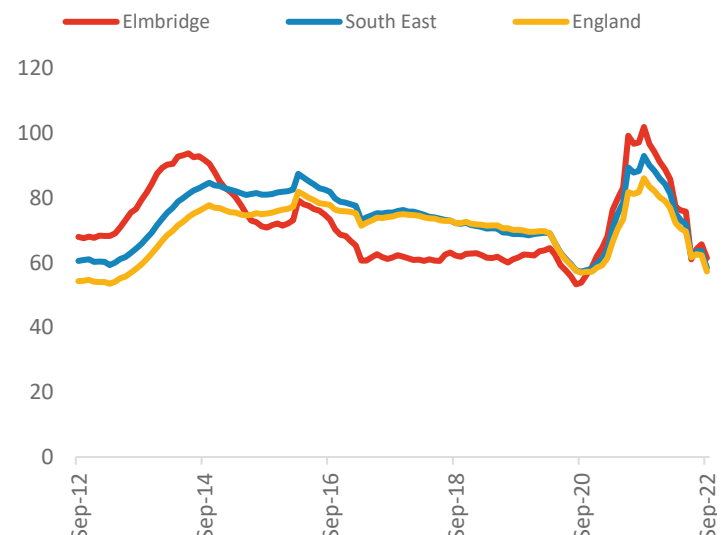


Transactions (September 2022 data)

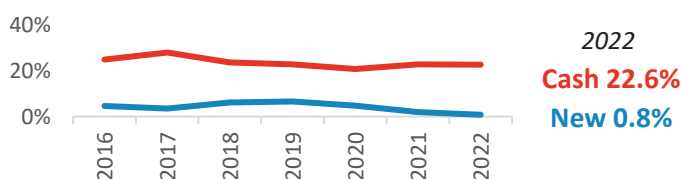
There were 2,072 transactions in Elmbridge during the 12 months to September 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Elmbridge have fallen by 27.8% since 2014, compared to changes of -30.2% for the South East and -25.4% 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.