

January 2023 Housing Market Report

Maidstone

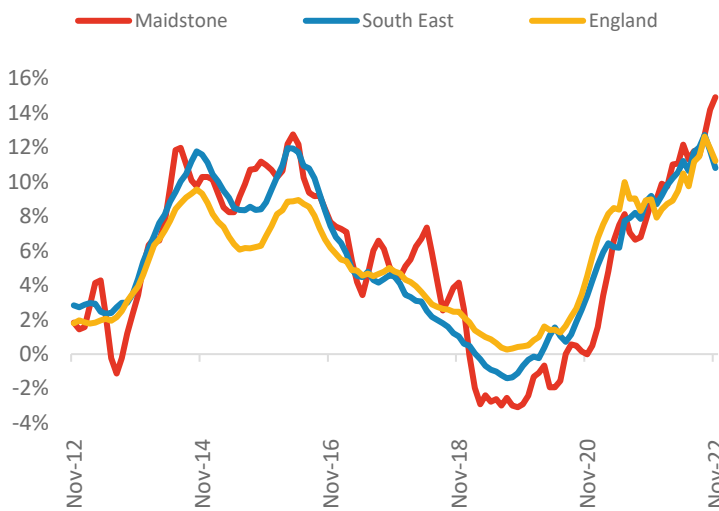
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	Current level	3 month	Annual	5 year	10 year
House prices	£364,329	5.3%	14.9%	26.4%	80.1%
Transactions	2,432	-6.6%	-39.6%	-25.4%	8.2%

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Maidstone grew by 14.9% 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.

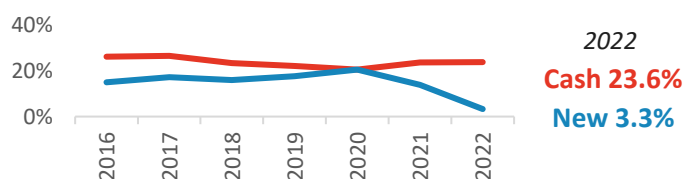
Maidstone house prices are now 63.3% above their previous peak in 2007, compared to +69.2% for the South East and +61.9% across England.

Local prices have grown by 15.2% in 2022 so far, compared to growth of 9.2% over the same period last year.

Transactions (September 2022 data)

There were 2,432 transactions in Maidstone during the 12 months to September 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Maidstone have fallen by 19.3% 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*

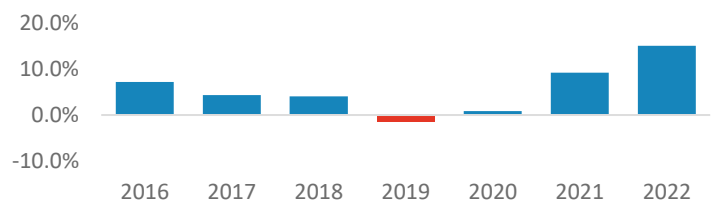


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

