

January 2023 Housing Market Report

Spelthorne

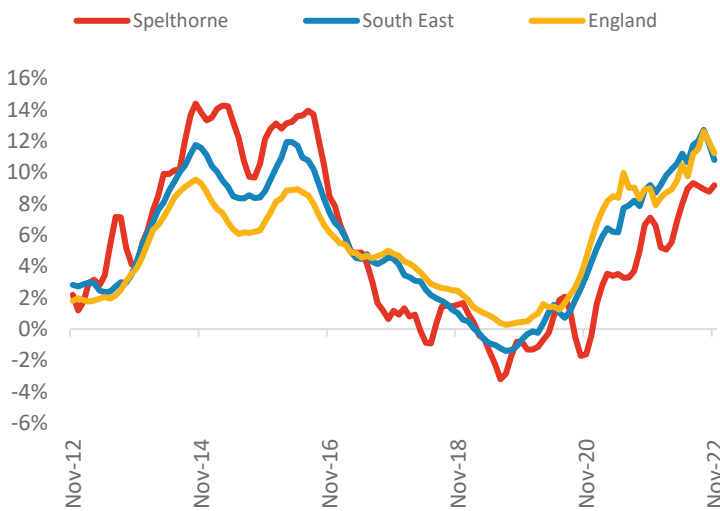
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	Current level	3 month	Annual	5 year	10 year
House prices	£430,438	2.5%	9.2%	15.9%	68.9%
Transactions	1,391	-4.5%	-31.4%	-7.8%	5.1%

House Prices (November 2022 data)

Annual Change in House Prices

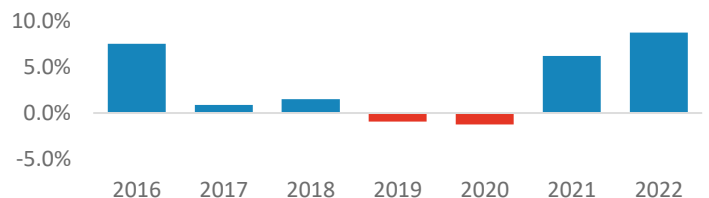


House prices in Spelthorne grew by 9.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South East grew by 10.8% over the same period.

Spelthorne house prices are now 61.6% above their previous peak in 2007, compared to +69.2% for the South East and +61.9% across England.

Local prices have grown by 8.8% 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 November

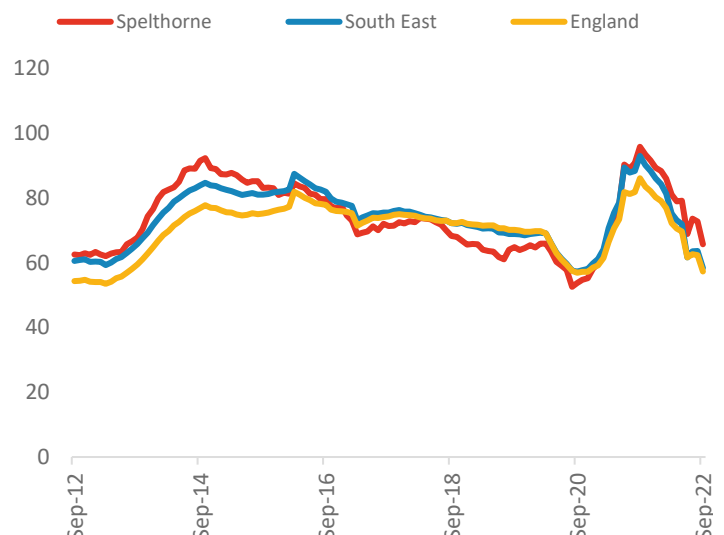


Transactions (September 2022 data)

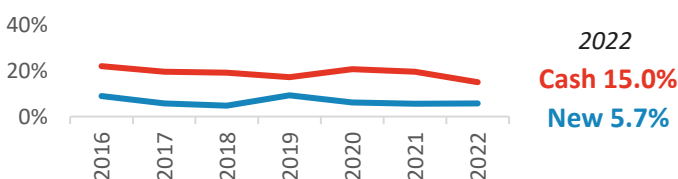
There were 1,391 transactions in Spelthorne during the 12 months to September 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Spelthorne have fallen by 26.1% 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.