

February 2023 Housing Market Report

Adur

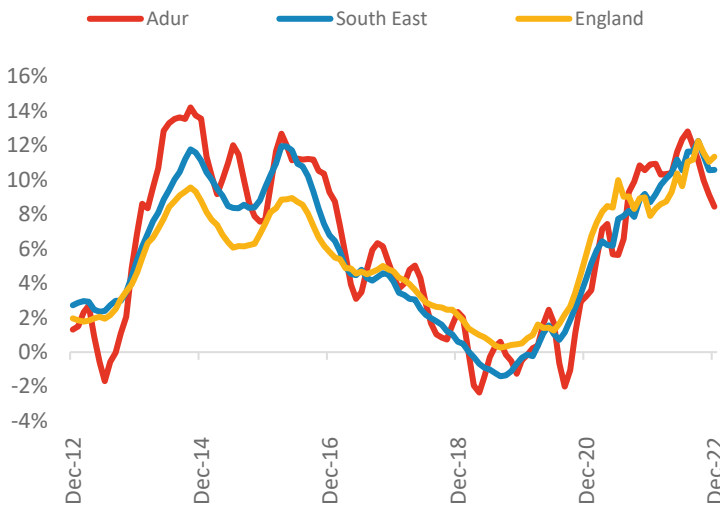
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	Current level	3 month	Annual	5 year	10 year
House prices	£393,666	2.4%	8.4%	26.5%	88.6%
Transactions	848	-3.6%	-31.1%	-22.6%	-14.4%

House Prices (December 2022 data)

Annual Change in House Prices

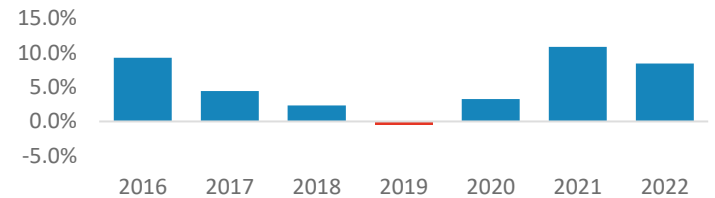


House prices in Adur grew by 8.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Adur house prices are now 72.8% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 8.4% in 2022 so far, compared to growth of 10.9% over the same period last year.

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

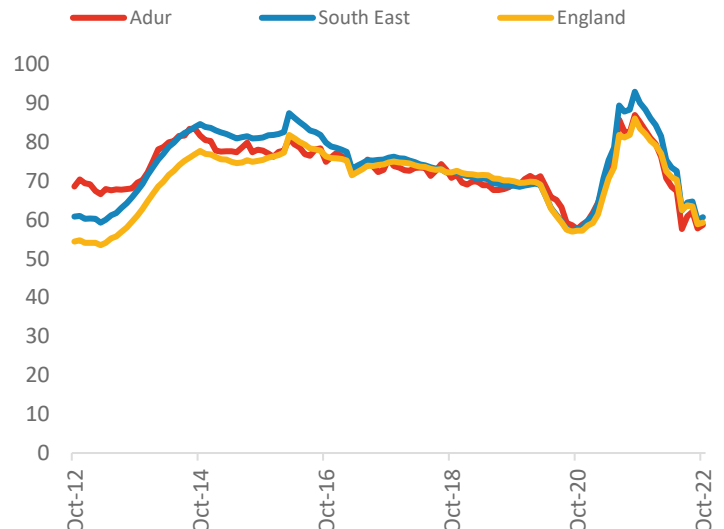


Transactions (October 2022 data)

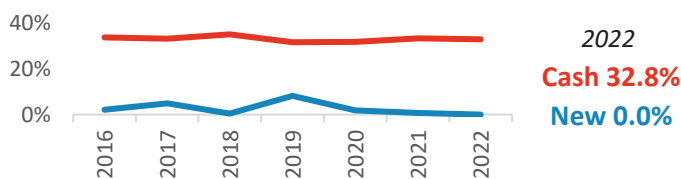
There were 848 transactions in Adur during the 12 months to October 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Adur have fallen by 26.9% since 2014, compared to changes of -27.5% for the South East and -22.8% 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.