

February 2023 Housing Market Report

Ashford

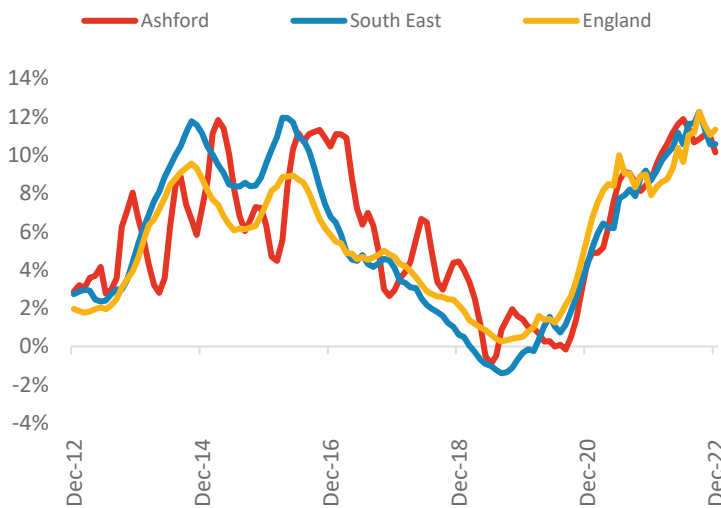
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	Current level	3 month	Annual	5 year	10 year
House prices	£372,878	3.6%	10.1%	32.4%	83.2%
Transactions	1,723	-13.6%	-39.4%	-27.0%	3.2%

House Prices (December 2022 data)

Annual Change in House Prices

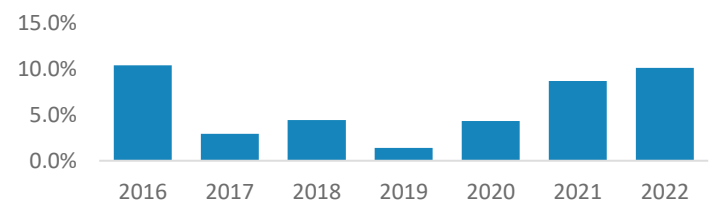


House prices in Ashford grew by 10.1% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Ashford house prices are now 66.8% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 10.1% 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 December

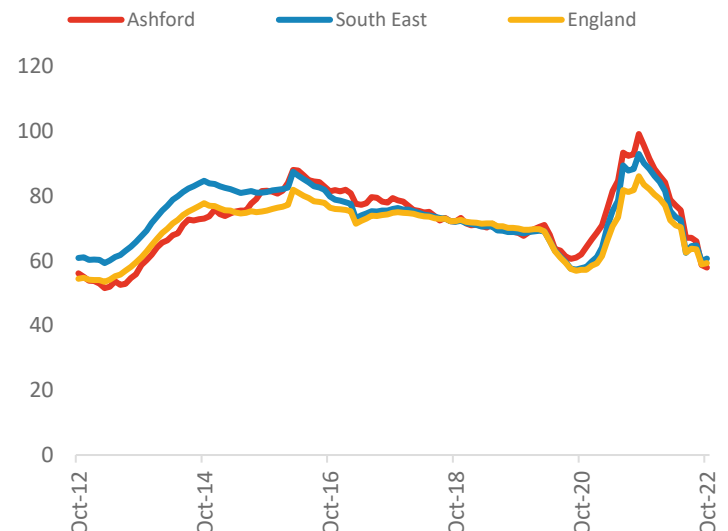


Transactions (October 2022 data)

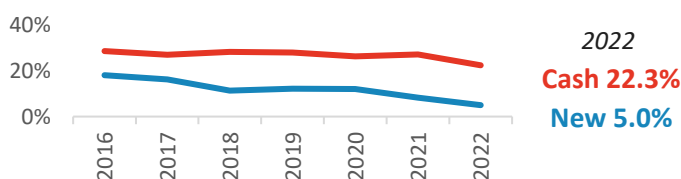
There were 1,723 transactions in Ashford during the 12 months to October 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashford have fallen by 23.5% 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.