

February 2023 Housing Market Report

Canterbury

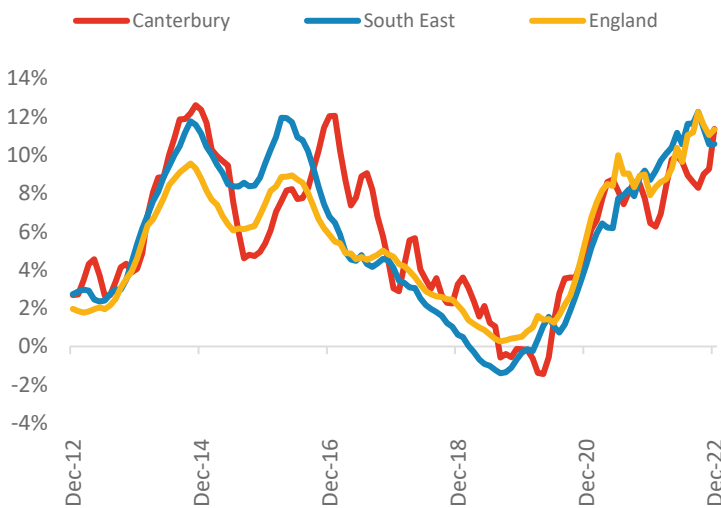
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £383,067 | 3.1% | 11.4% | 28.5% | 82.7% |
| Transactions | 2,105 | -6.8% | -32.4% | -14.8% | -10.5% |

House Prices (December 2022 data)

Annual Change in House Prices

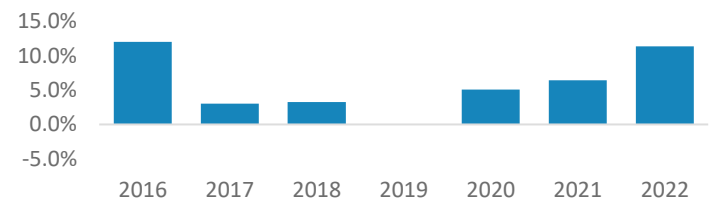


House prices in Canterbury grew by 11.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Canterbury house prices are now 75.8% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 11.4% in 2022 so far, compared to growth of 6.5% over the same period last year.

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

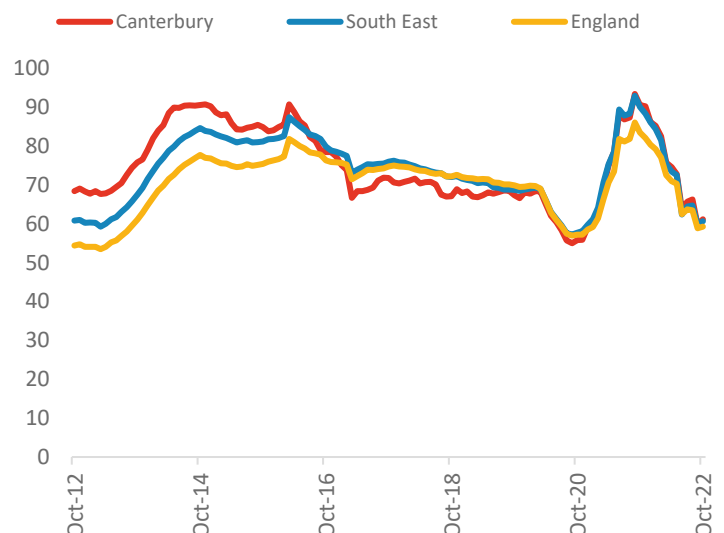


Transactions (October 2022 data)

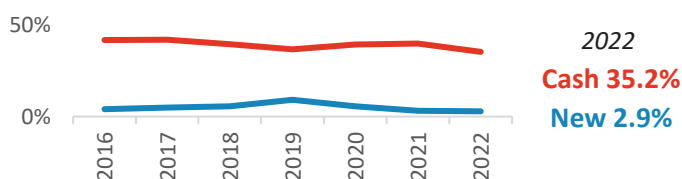
There were 2,105 transactions in Canterbury during the 12 months to October 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Canterbury have fallen by 32.2% 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.