

# February 2023 Housing Market Report

## Croydon

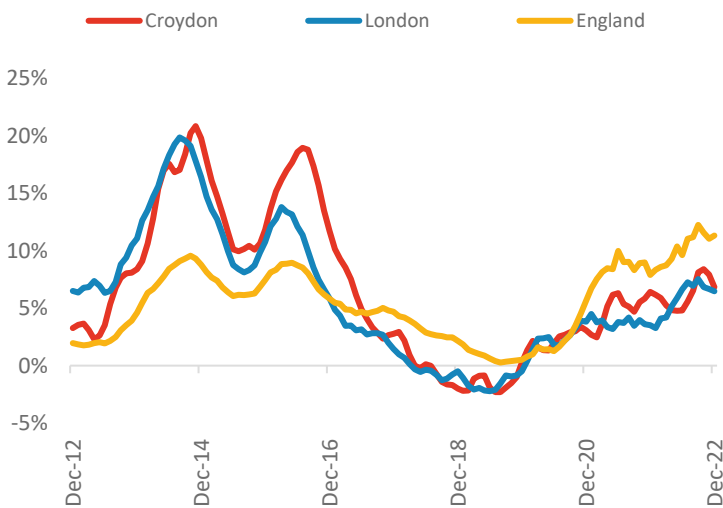
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	Current level	3 month	Annual	5 year	10 year
House prices	£430,256	1.5%	6.9%	15.2%	92.2%
Transactions	3,846	-2.4%	-30.0%	-22.7%	5.6%

### House Prices (December 2022 data)

#### Annual Change in House Prices

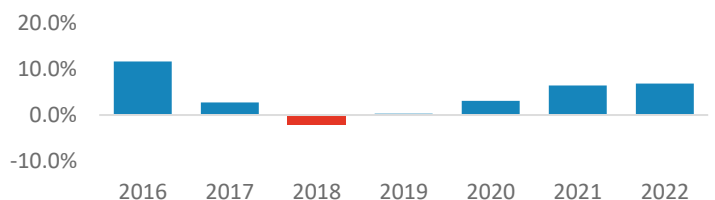


House prices in Croydon grew by 6.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Croydon house prices are now 74.6% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

Local prices have grown by 6.9% in 2022 so far, compared to growth of 6.4% over the same period last year.

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

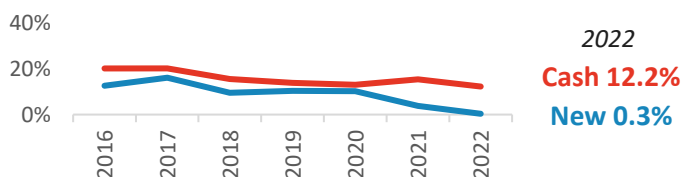


### Transactions (October 2022 data)

There were 3,846 transactions in Croydon during the 12 months to October 2022. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Croydon have fallen by 36.0% since 2014, compared to changes of -35.3% for London and -22.8% 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.

#### Annual Transactions, Indexed (2001-05 average = 100)

