

## Richmond upon Thames

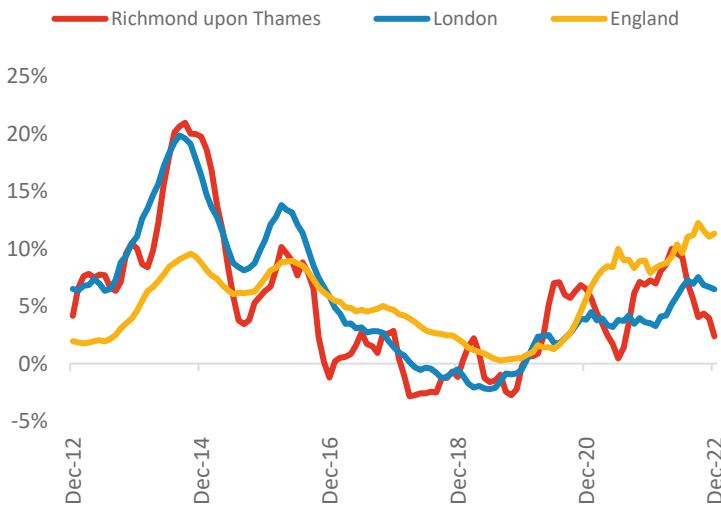


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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £742,061      | -0.6%   | 2.4%   | 15.3%  | 64.1%   |
| Transactions | 2,665         | -0.1%   | -27.5% | -3.6%  | -17.5%  |

### House Prices (December 2022 data)

#### Annual Change in House Prices

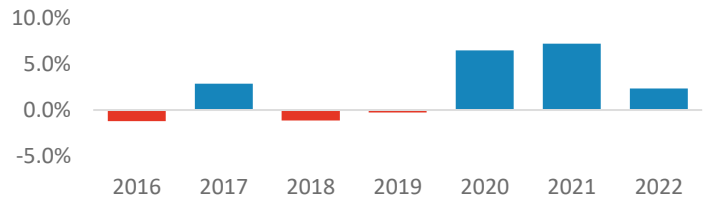


House prices in Richmond upon Thames grew by 2.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in London grew by 6.5% over the same period.

Richmond upon Thames house prices are now 75.7% above their previous peak in 2007, compared to +81.8% for London and +61.9% across England.

Local prices have grown by 2.4% in 2022 so far, compared to growth of 7.3% over the same period last year.

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

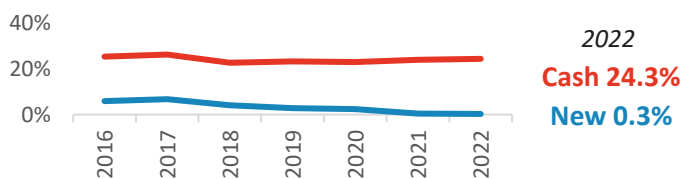


### Transactions (October 2022 data)

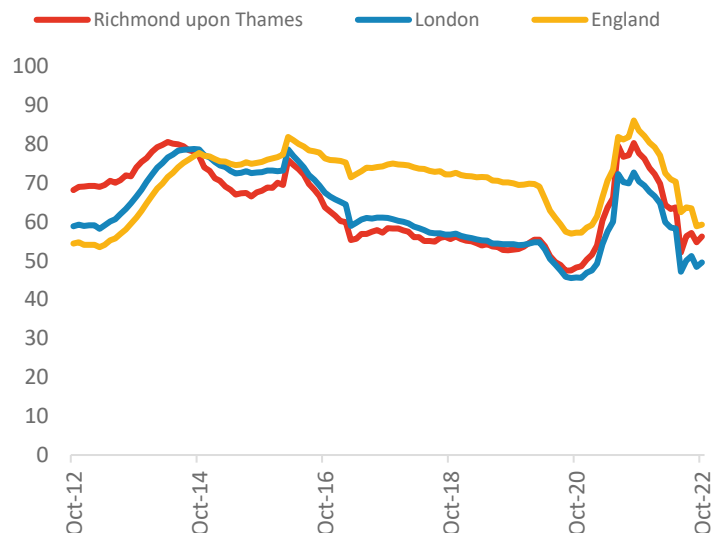
There were 2,665 transactions in Richmond upon Thames during the 12 months to October 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Richmond upon Thames have fallen by 23.1% 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\*



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



\* 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.