

February 2023 Housing Market Report

Tandridge

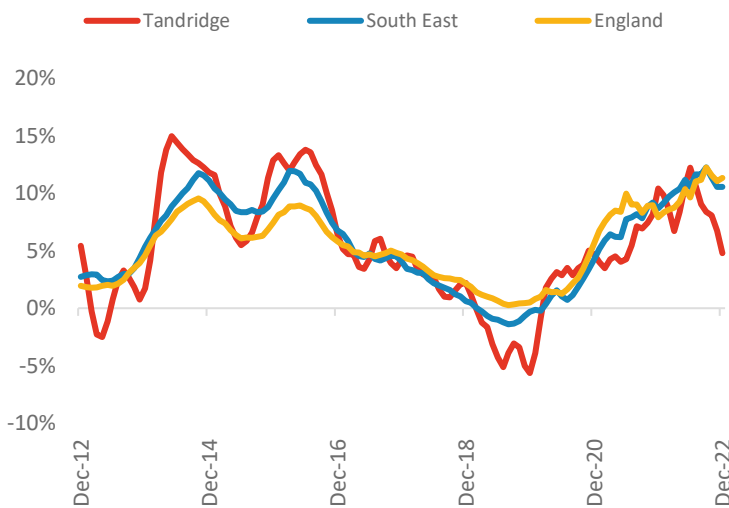
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£530,384	-0.5%	4.8%	16.8%	66.5%
Transactions	1,187	-4.1%	-33.2%	-18.2%	-8.6%

House Prices (December 2022 data)

Annual Change in House Prices



House prices in Tandridge grew by 4.8% 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.

Tandridge house prices are now 65.1% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

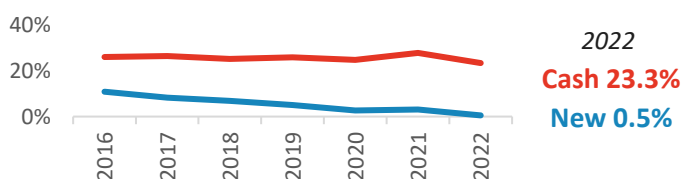
Local prices have grown by 4.8% in 2022 so far, compared to growth of 10.4% over the same period last year.

Transactions (October 2022 data)

There were 1,187 transactions in Tandridge during the 12 months to October 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Tandridge have fallen by 28.5% since 2014, compared to changes of -27.5% for the South East and -22.8% for England.

Cash and New Build Sales as % of Total, by Year*

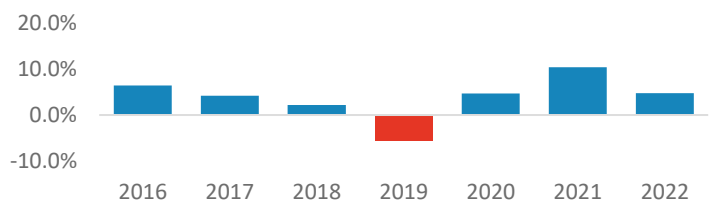


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

