

## Tunbridge Wells

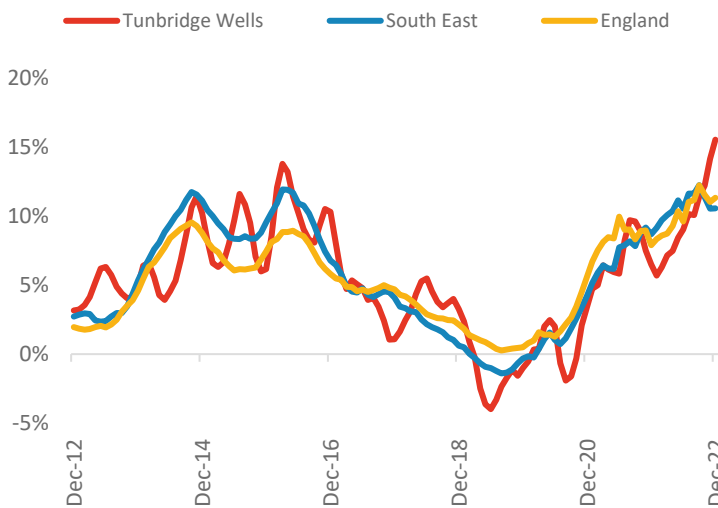
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	Current level	3 month	Annual	5 year	10 year
House prices	£493,364	5.2%	15.6%	30.2%	78.4%
Transactions	1,805	-0.8%	-29.8%	-3.6%	10.4%

### House Prices (December 2022 data)

#### Annual Change in House Prices

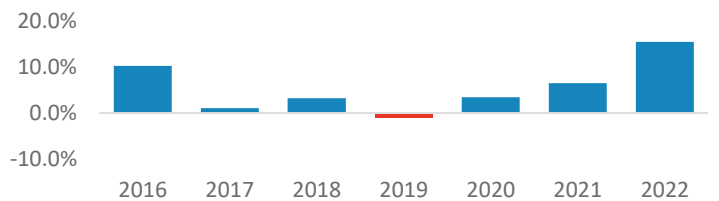


House prices in Tunbridge Wells grew by 15.6% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Tunbridge Wells 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 15.6% in 2022 so far, compared to growth of 6.5% over the same period last year.

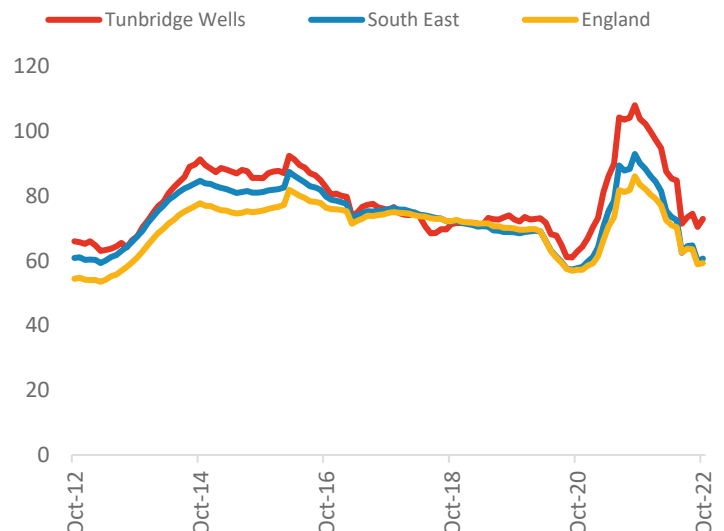
#### Year-To-Date Change in House Prices, December to December



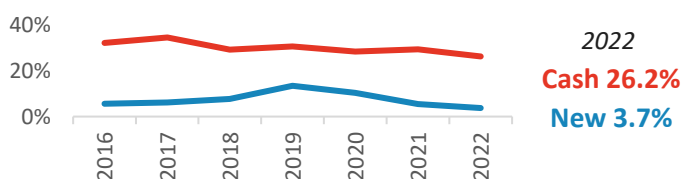
### Transactions (October 2022 data)

There were 1,805 transactions in Tunbridge Wells during the 12 months to October 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Tunbridge Wells have fallen by 17.5% 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.