

May 2023 Housing Market Report

Dartford

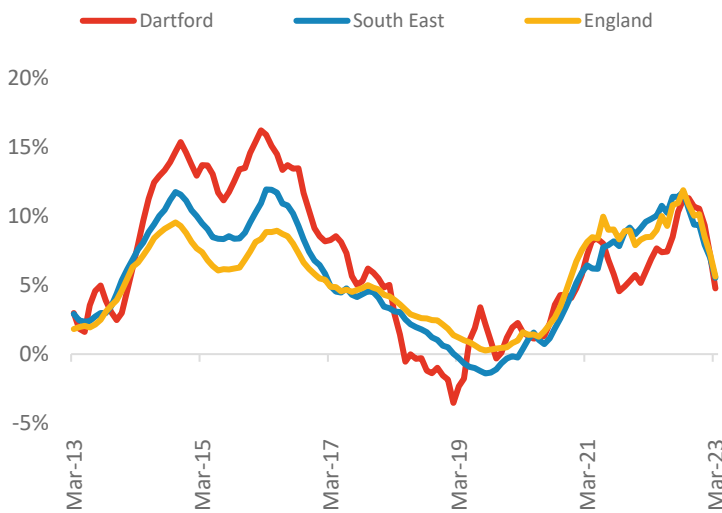
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	Current level	3 month	Annual	5 year	10 year
House prices	£359,774	-1.6%	4.8%	19.2%	89.0%
Transactions	1,556	-2.9%	-24.5%	-38.6%	14.8%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Dartford grew by 4.8% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South East grew by 5.5% over the same period.

Dartford house prices are now 67.9% above their previous peak in 2007, compared to +66.0% for the South East and +57.9% across England.

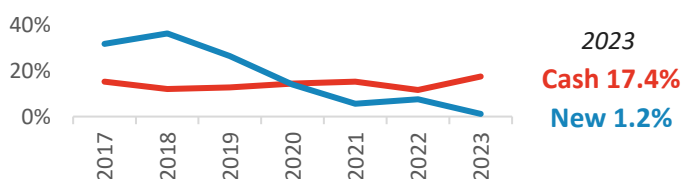
Local prices have fallen by 1.6% in 2023 so far, compared to growth of 3.9% over the same period last year.

Transactions (January 2023 data)

There were 1,556 transactions in Dartford during the 12 months to January 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dartford have fallen by 26.5% since 2014, compared to changes of -26.9% for the South East and -22.4% for England.

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

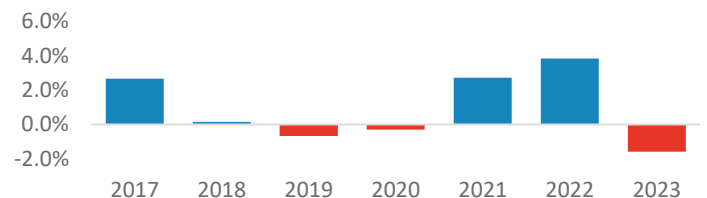


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 March



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

