

# May 2023 Housing Market Report

## Mole Valley

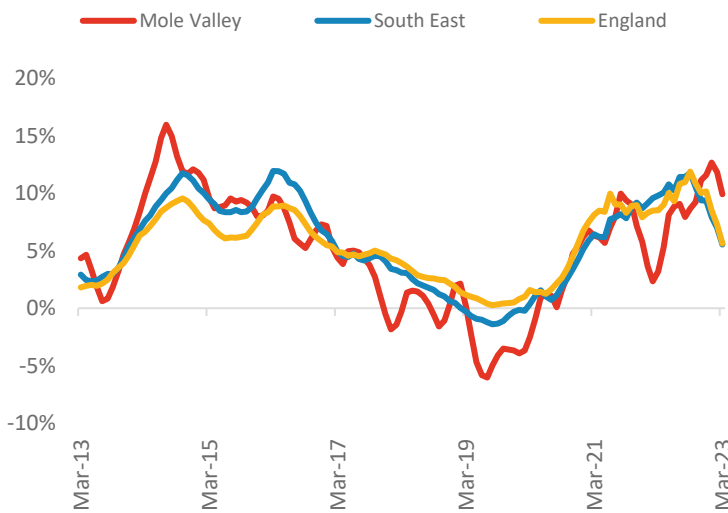
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	Current level	3 month	Annual	5 year	10 year
House prices	£567,456	-1.7%	9.9%	17.8%	62.3%
Transactions	1,138	-4.7%	-30.9%	-10.2%	-8.5%

### House Prices (March 2023 data)

#### Annual Change in House Prices



House prices in Mole Valley grew by 9.9% 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.

Mole Valley house prices are now 62.7% above their previous peak in 2007, compared to +66.0% for the South East and +57.9% across England.

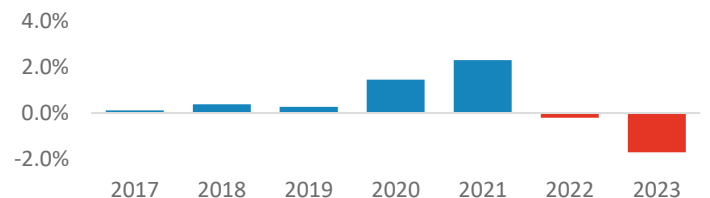
Local prices have fallen by 1.7% in 2023 so far, compared to a fall of 0.2% over the same period last year.

### Transactions (January 2023 data)

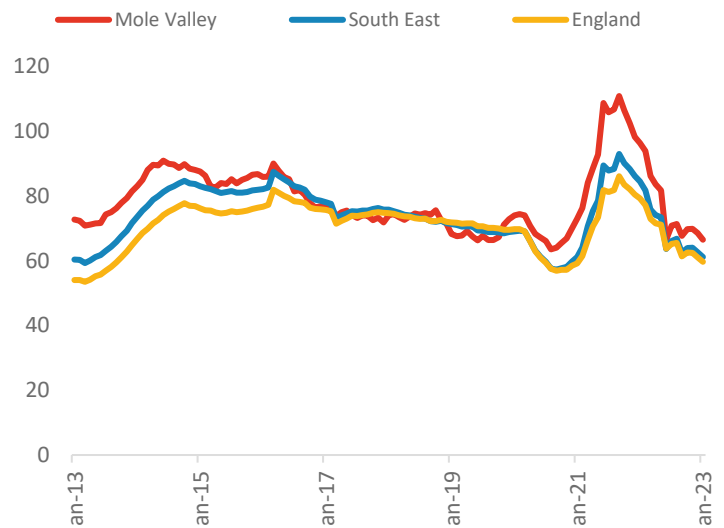
There were 1,138 transactions in Mole Valley during the 12 months to January 2023. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Mole Valley have fallen by 24.5% since 2014, compared to changes of -26.9% for the South East and -22.4% for England.

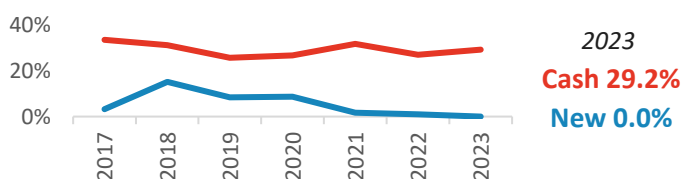
#### Year-To-Date Change in House Prices, December to March



#### 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.