

# August 2023 Housing Market Report

# Hart

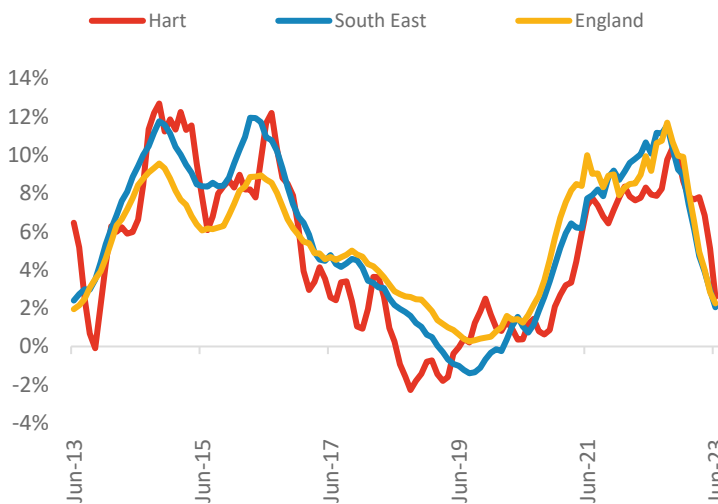
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	Current level	3 month	Annual	5 year	10 year
House prices	£471,000	-1.4%	2.6%	19.3%	57.5%
Transactions	1,334	-11.5%	-20.2%	-23.4%	0.2%

## House Prices (June 2023 data)

### Annual Change in House Prices

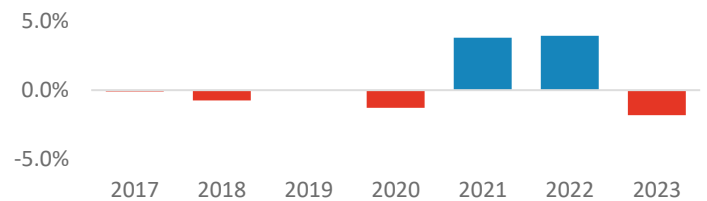


House prices in Hart grew by 2.6% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the South East grew by 2.1% over the same period.

Hart house prices are now 65.1% above their previous peak in 2007, compared to +63.7% for the South East and +56.6% across England.

Local prices have fallen by 1.8% in 2023 so far, compared to growth of 4.0% over the same period last year.

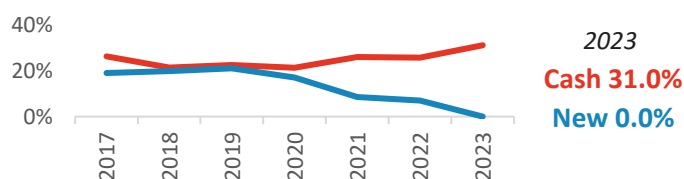
### Year-To-Date Change in House Prices, December to June



## Transactions (April 2023 data)

There were 1,334 transactions in Hart during the 12 months to April 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hart have fallen by 22.4% since 2014, compared to changes of -31.0% for the South East and -26.4% 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.

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

