

Richmond upon Thames

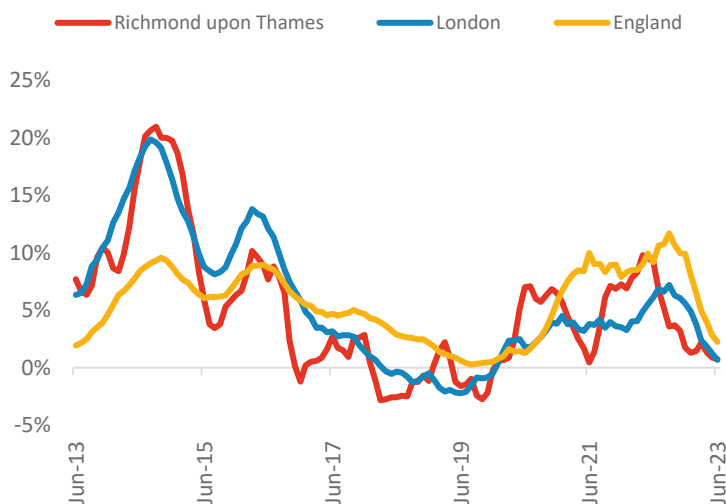


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £764,021 | 0.8% | 0.7% | 16.4% | 56.8% |
| Transactions | 2,584 | -9.4% | -14.4% | -2.7% | -21.5% |

House Prices (June 2023 data)

Annual Change in House Prices

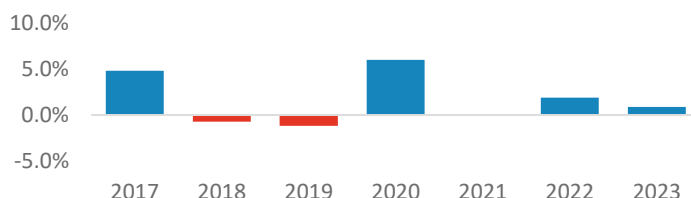


House prices in Richmond upon Thames grew by 0.7% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in London grew by 0.7% over the same period.

Richmond upon Thames house prices are now 76.1% above their previous peak in 2007, compared to +77.1% for London and +56.6% across England.

Local prices have grown by 0.9% in 2023 so far, compared to growth of 1.9% over the same period last year.

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

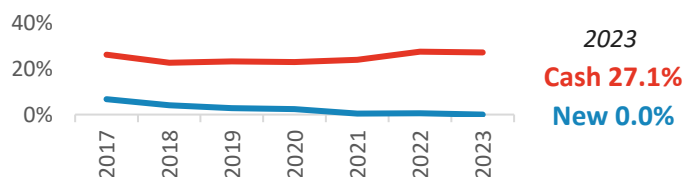


Transactions (April 2023 data)

There were 2,584 transactions in Richmond upon Thames during the 12 months to April 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Richmond upon Thames have fallen by 25.4% since 2014, compared to changes of -36.4% for London 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)

