

October 2023 Housing Market Report

Gravesham

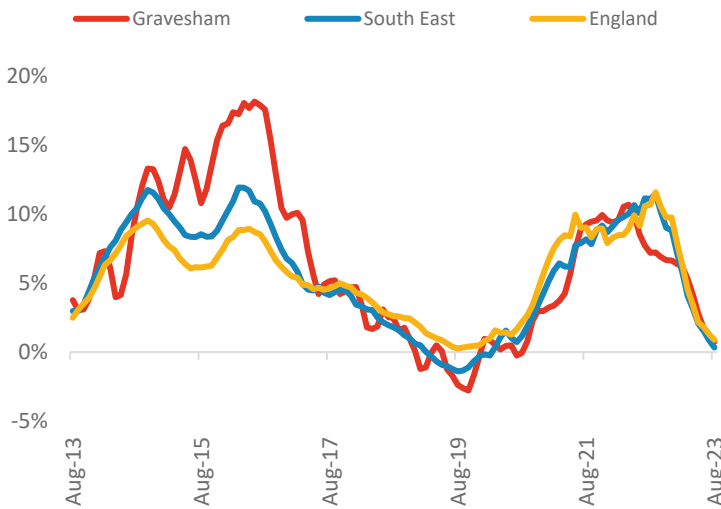
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	Current level	3 month	Annual	5 year	10 year
House prices	£326,175	-1.9%	0.8%	15.2%	78.7%
Transactions	1,028	-11.5%	-12.4%	-27.9%	-12.3%

House Prices (August 2023 data)

Annual Change in House Prices



House prices in Gravesham grew by 0.8% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the South East grew by 0.3% over the same period.

Gravesham house prices are now 64.6% above their previous peak in 2007, compared to +64.7% for the South East and +58.4% across England.

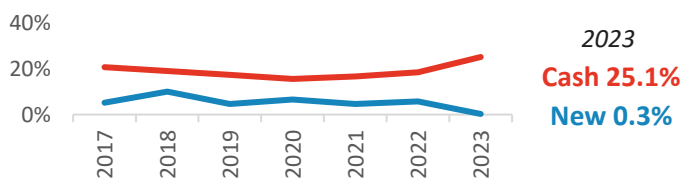
Local prices have fallen by 2.7% in 2023 so far, compared to growth of 3.0% over the same period last year.

Transactions (June 2023 data)

There were 1,028 transactions in Gravesham during the 12 months to June 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gravesham have fallen by 33.8% since 2014, compared to changes of -34.1% for the South East and -29.7% for England.

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

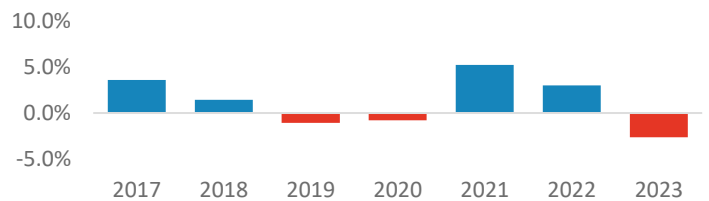


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 August



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

