

# October 2023 Housing Market Report

# Hart

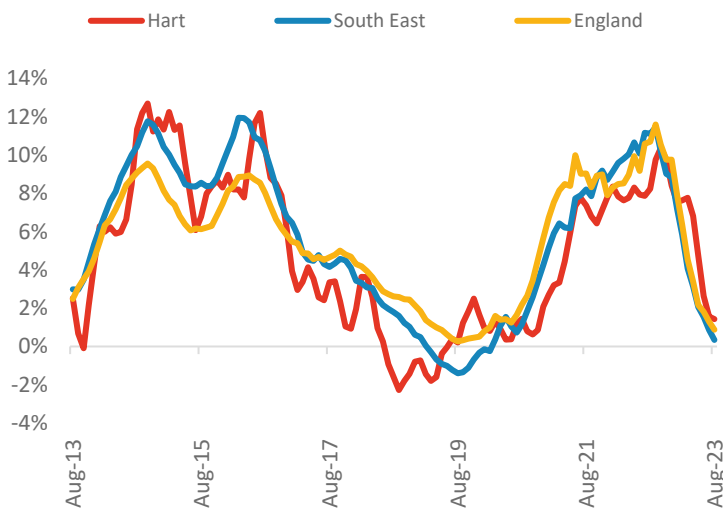
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	Current level	3 month	Annual	5 year	10 year
House prices	£487,720	-1.2%	1.4%	19.8%	59.8%
Transactions	1,295	-10.3%	-13.8%	-24.9%	-8.2%

## House Prices (August 2023 data)

### Annual Change in House Prices



House prices in Hart grew by 1.4% 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.

Hart house prices are now 65.0% above their previous peak in 2007, compared to +64.7% for the South East and +58.4% across England.

Local prices have fallen by 1.7% in 2023 so far, compared to growth of 5.1% over the same period last year.

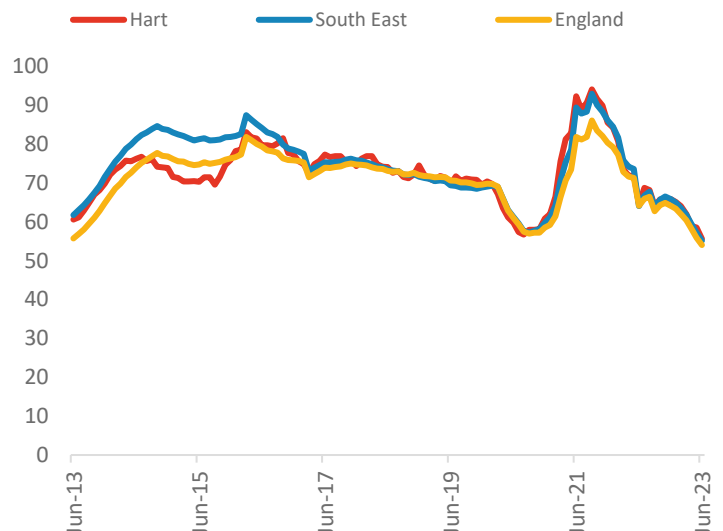
## Transactions (June 2023 data)

There were 1,295 transactions in Hart during the 12 months to June 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hart have fallen by 24.7% since 2014, compared to changes of -34.1% for the South East and -29.7% for England.

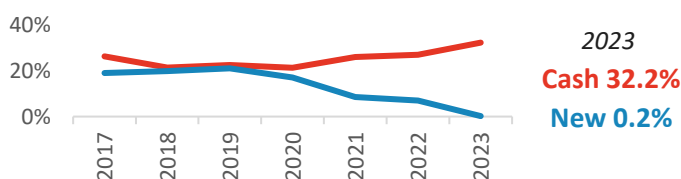
### Year-To-Date Change in House Prices, December to August



### 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.