

# October 2023 Housing Market Report

## Thanet

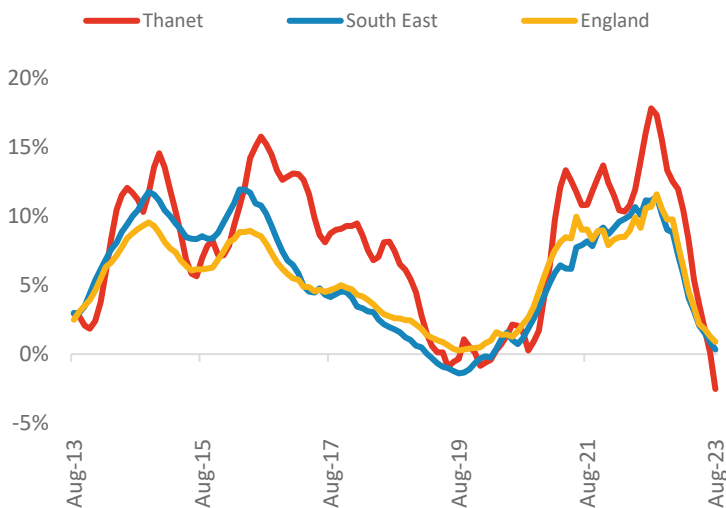
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	Current level	3 month	Annual	5 year	10 year
House prices	£304,161	0.5%	-2.5%	29.0%	106.7%
Transactions	1,750	-14.1%	-25.6%	-37.4%	-11.8%

### House Prices (August 2023 data)

#### Annual Change in House Prices



House prices in Thanet fell by 2.5% 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.

Thanet house prices are now 75.8% above their previous peak in 2007, compared to +64.7% for the South East and +58.4% across England.

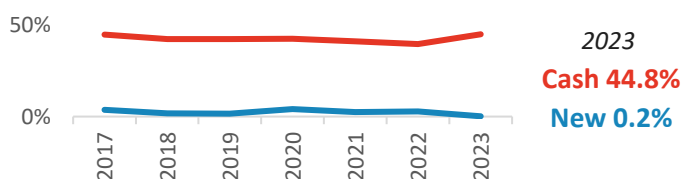
Local prices have fallen by 2.3% in 2023 so far, compared to growth of 12.9% over the same period last year.

### Transactions (June 2023 data)

There were 1,750 transactions in Thanet during the 12 months to June 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Thanet have fallen by 40.4% 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\*

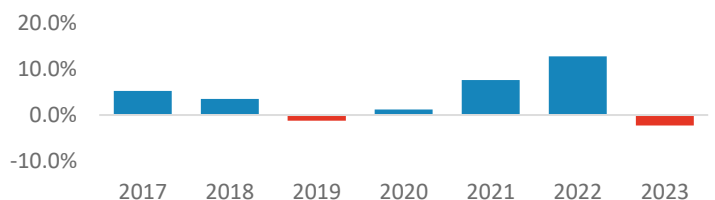


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

