

# January 2024 Housing Market Report

## Ashford

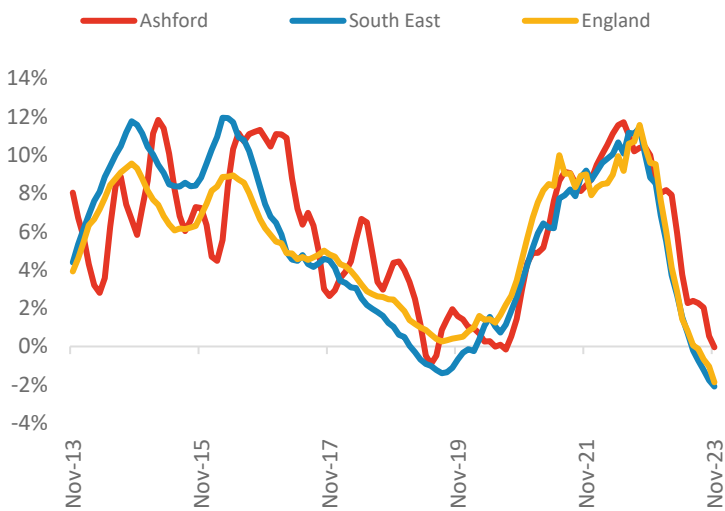
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	Current level	3 month	Annual	5 year	10 year
House prices	£367,401	0.8%	0.0%	24.7%	68.1%
Transactions	1,448	-12.5%	-24.1%	-32.6%	-12.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

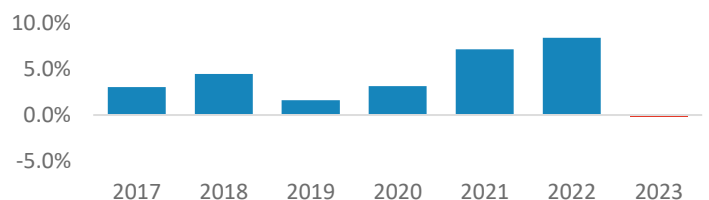


House prices in Ashford stayed the same in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South East fell by 2.1% over the same period.

Ashford house prices are now 64.1% above their previous peak in 2007, compared to +62.7% for the South East and +56.6% across England.

Local prices have fallen by 0.2% in 2023 so far, compared to growth of 8.4% over the same period in 2022.

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

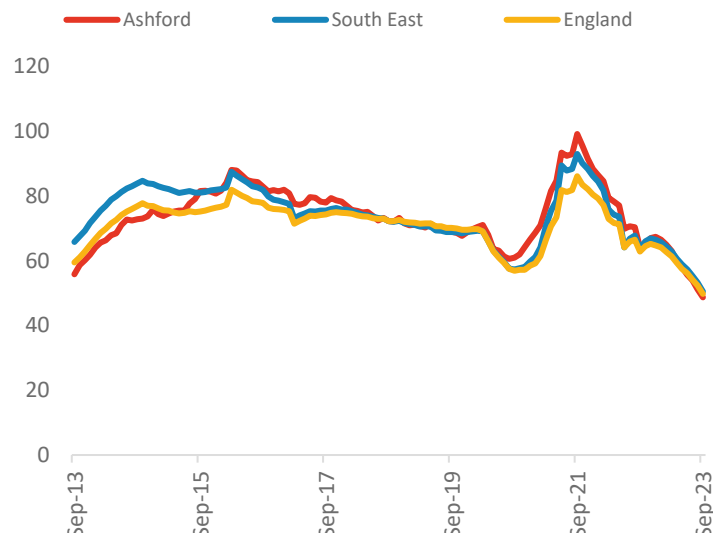


### Transactions (September 2023 data)

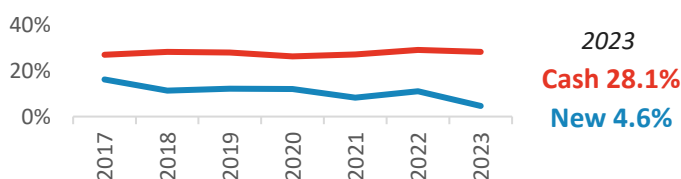
There were 1,448 transactions in Ashford during the 12 months to September 2023. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashford have fallen by 35.7% since 2014, compared to changes of -39.7% for the South East and -35.3% for England.

#### 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.