

# January 2024 Housing Market Report

## Bexley

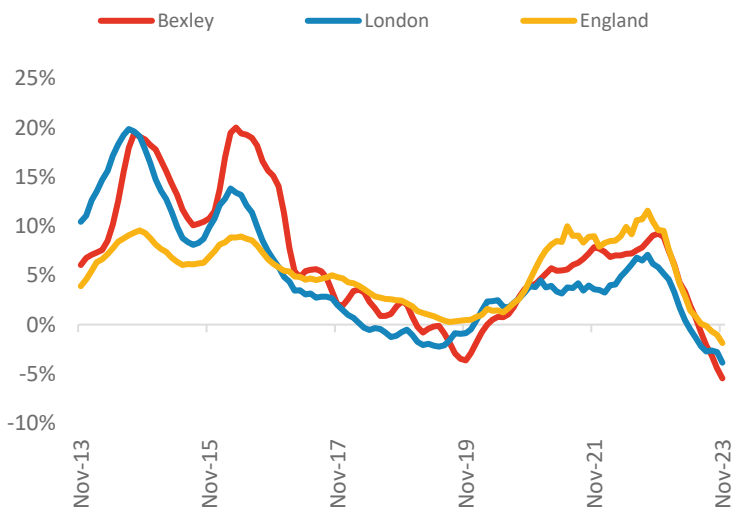
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£381,785	-0.3%	-5.5%	11.6%	76.7%
Transactions	2,309	-11.4%	-18.0%	-25.2%	-27.1%

### House Prices (November 2023 data)

#### Annual Change in House Prices

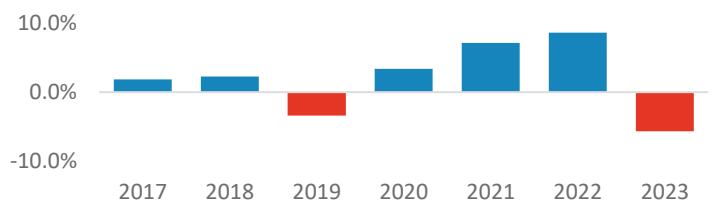


House prices in Bexley fell by 5.5% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in London fell by 3.9% over the same period.

Bexley house prices are now 75.6% above their previous peak in 2007, compared to +73.6% for London and +56.6% across England.

Local prices have fallen by 5.7% in 2023 so far, compared to growth of 8.7% over the same period in 2022.

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

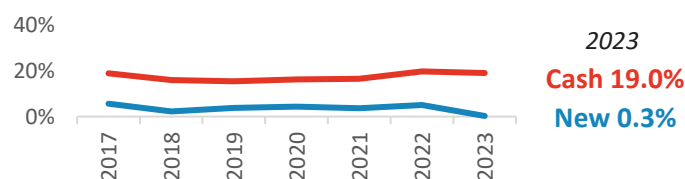


### Transactions (September 2023 data)

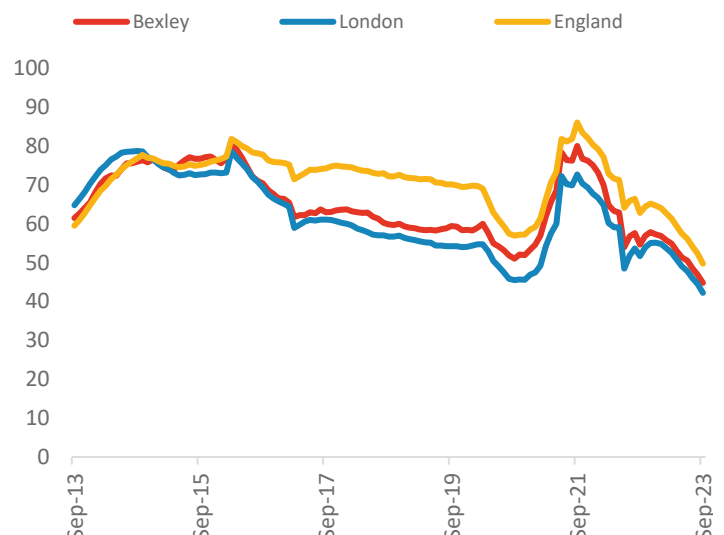
There were 2,309 transactions in Bexley during the 12 months to September 2023. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bexley have fallen by 41.5% since 2014, compared to changes of -44.8% for London and -35.3% for England.

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



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



\* 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.