

# February 2024 Housing Market Report

## Guildford

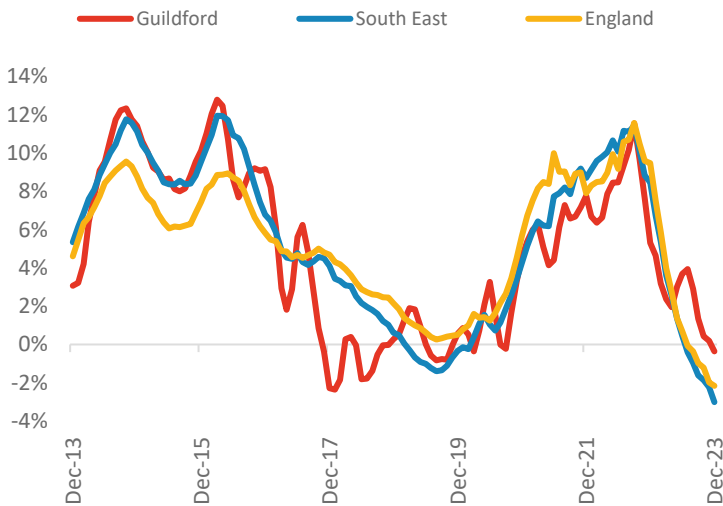
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£513,359	-2.1%	-0.4%	18.9%	56.1%
Transactions	1,492	-14.0%	-27.5%	-22.3%	-29.5%

### House Prices (December 2023 data)

#### Annual Change in House Prices

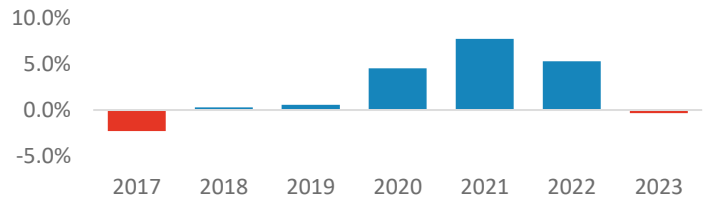


House prices in Guildford fell by 0.4% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the South East fell by 3.0% over the same period.

Guildford house prices are now 64.1% above their previous peak in 2007, compared to +60.9% for the South East and +55.8% across England.

Local prices have fallen by 0.4% in 2023 so far, compared to growth of 5.3% over the same period in 2022.

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

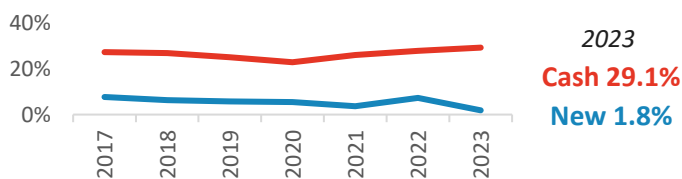


### Transactions (October 2023 data)

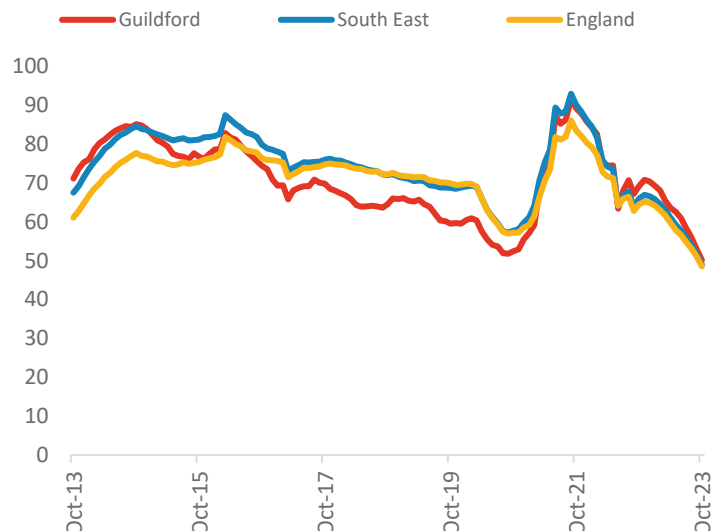
There were 1,492 transactions in Guildford during the 12 months to October 2023. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Guildford have fallen by 40.2% since 2014, compared to changes of -41.5% for the South East and -36.8% 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.