

February 2024 Housing Market Report

Wealden

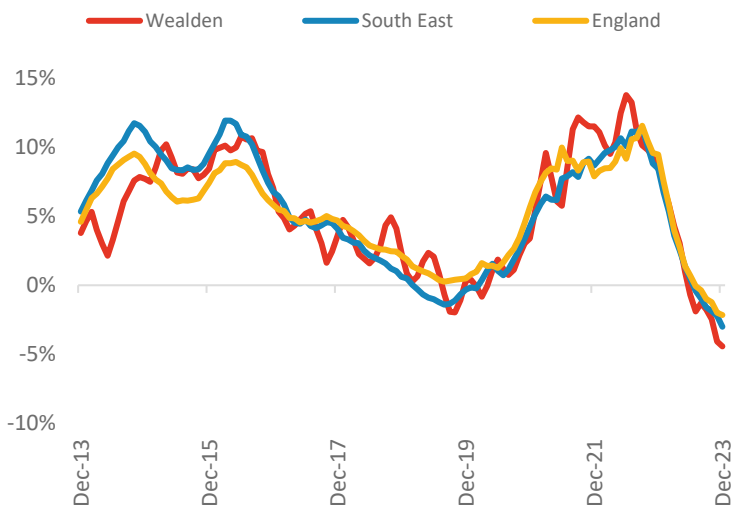
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	Current level	3 month	Annual	5 year	10 year
House prices	£406,939	-1.0%	-4.4%	20.3%	59.5%
Transactions	1,915	-8.4%	-25.6%	-32.1%	-28.3%

House Prices (December 2023 data)

Annual Change in House Prices



House prices in Wealden fell by 4.4% 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.

Wealden house prices are now 52.6% above their previous peak in 2007, compared to +60.9% for the South East and +55.8% across England.

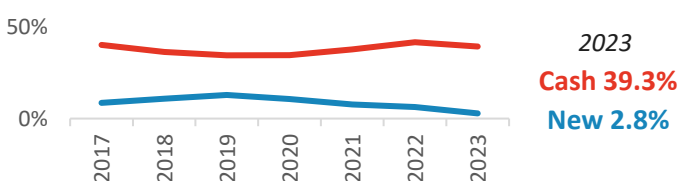
Local prices have fallen by 4.4% in 2023 so far, compared to growth of 8.8% over the same period in 2022.

Transactions (October 2023 data)

There were 1,915 transactions in Wealden during the 12 months to October 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wealden have fallen by 41.3% 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*

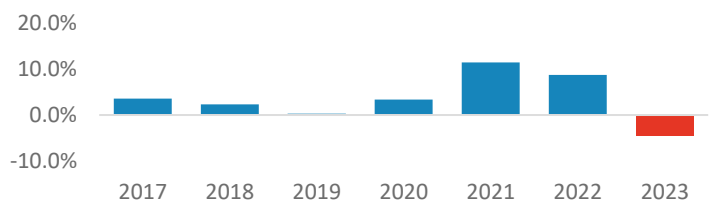


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 December



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

