

April 2024 Housing Market Report

Dover

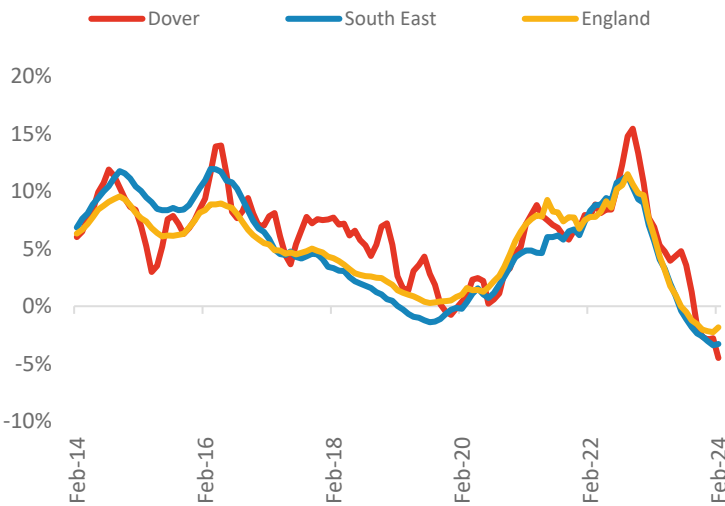
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	Current level	3 month	Annual	5 year	10 year
House prices	£287,155	-4.3%	-4.5%	18.4%	65.1%
Transactions	1,116	-14.6%	-42.3%	-45.0%	-37.8%

House Prices (February 2024 data)

Annual Change in House Prices



House prices in Dover fell by 4.5% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South East fell by 3.3% over the same period.

Dover house prices are now 57.4% above their previous peak in 2007, compared to +55.8% for the South East and +52.9% across England.

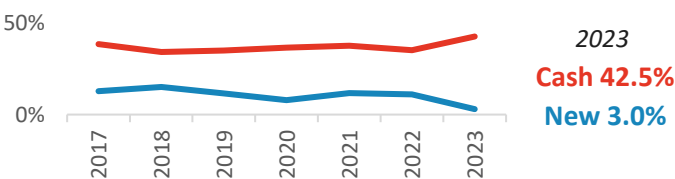
Local prices have fallen by 3.2% in 2024 so far, compared to a fall of 1.6% over the same period in 2023.

Transactions (December 2023 data)

There were 1,116 transactions in Dover during the 12 months to December 2023. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dover have fallen by 49.8% since 2014, compared to changes of -46.1% for the South East and -41.2% for England.

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

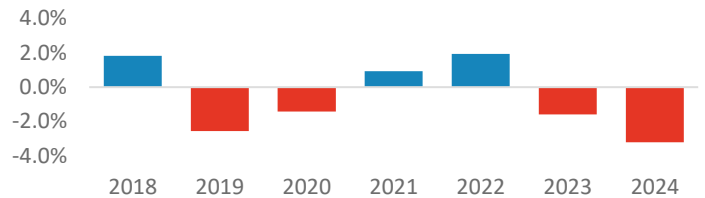


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 February



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

