October 2026 Housing Market Report

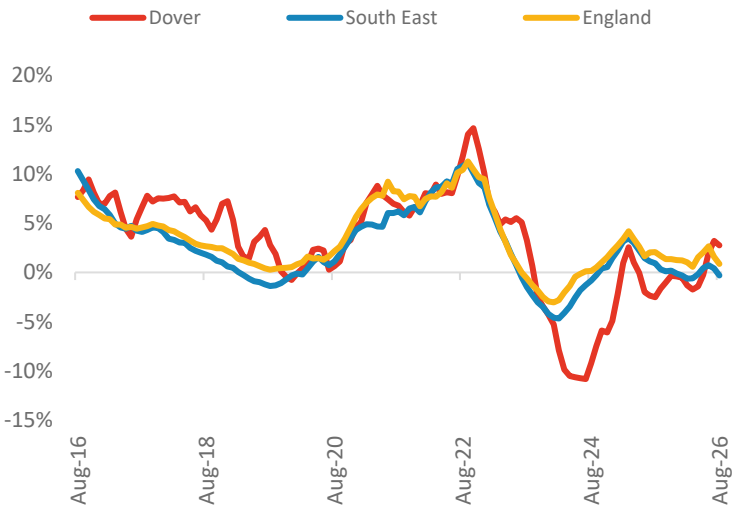
Dover

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£282,945	**2.5%**	**2.7%**	**5.0%**	**30.3%**
Transactions	1,632	**-3.4%**	**-14.7%**	**-37.3%**	**-34.5%**

House Prices (August 2026 data)

Annual Change in House Prices

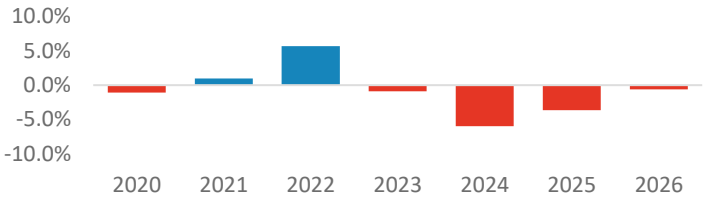


House prices in Dover grew by 2.7% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the South East fell by 0.3% over the same period.

Dover house prices are now 50.1% above their previous peak in 2007, compared to +58.0% for the South East and +59.3% across England.

Local prices have fallen by 0.6% in 2026 so far, compared to a fall of 3.6% over the same period in 2025.

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

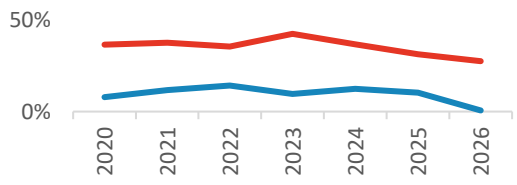


Transactions (June 2026 data)

There were 1,632 transactions in Dover during the 12 months to June 2026. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

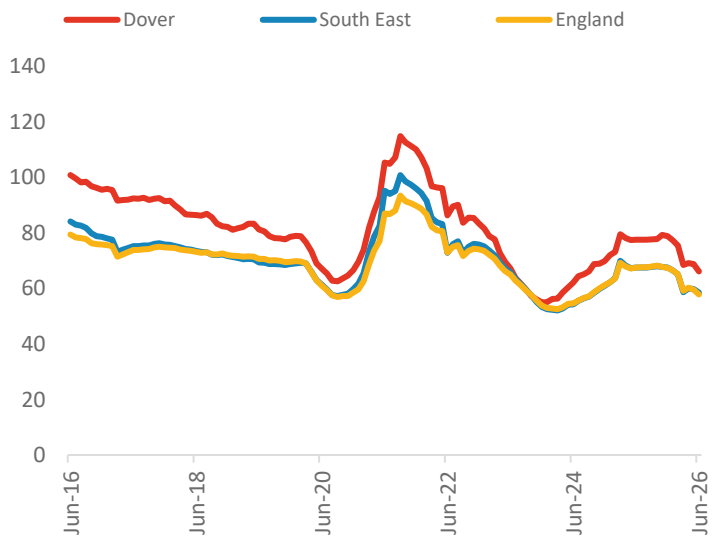
Transactions in Dover have fallen by 26.7% since 2014, compared to changes of -30.1% for the South East and -24.7% for England.

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



2026
Cash 27.4%
New 0.6%

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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright