

# House prices and sales in Kent: 2024

This bulletin presents the number of domestic property sales and the average price paid for new and older properties in 2024 as published by the Land Registry.

**NOTE:** within this bulletin 'Kent' refers to the Kent County Council (KCC) area which excludes Medway.

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**The annual number of sales and average house price paid for new and older properties during 2024 is presented for Kent local authorities, Medway Unitary Authority, the South East, and England & Wales.**

## Headline findings

- The average house price in Kent during 2024 was £400,679. This is higher than the national average of £365,107 and lower than the average in the South East of £450,697.
- Across the county, house prices in 2024 range from an average £608,243 in Sevenoaks to £312,211 in Thanet.
- Overall property prices in Kent fell by 1.7% in the last year. This is higher than the fall seen in the South East (-0.9%) and in England & Wales (-0.7%).
- Folkestone & Hythe, Gravesham and Maidstone have seen average price rises between 2023 and 2024.
- There were 18,185 property sales in Kent during 2024, 5.7% fewer than the previous year when there were 19,293 sales.

## Contents

Introduction .....	1
Overall average price paid per property.....	3
Change in overall average price paid per property .....	5
Number of property sales by type .....	9
Change in number of property sales .....	11
Average price paid for new and older properties .....	15
Change in price paid for new properties .....	17
Change in price paid for older properties .....	18
Number of sales of new and older properties .....	20
Change in number of property sales for new properties .....	22
Change in number of property sales for older properties .....	23
Related documents .....	26

## Introduction

Information in this summary is published by the Land Registry as it records all property transactions at point of sale and not just those based on one company's own business.

The Land registry data in this bulletin provides the annual total number of sales and the overall average price during the calendar year 2024 as extracted on 10 June 2025. The total also provides the number of sales of "New" properties and "Older" properties.

### New build definition

A new property is a newly built property but not a conversion of existing residential property, for example a residential house converted into flats. An older property is an established residential building. A property will only be considered new when it is first registered. With any subsequent changes of ownership the category will then be changed to an established residential dwelling.

The data also provides the number of sales and average price of properties by type:

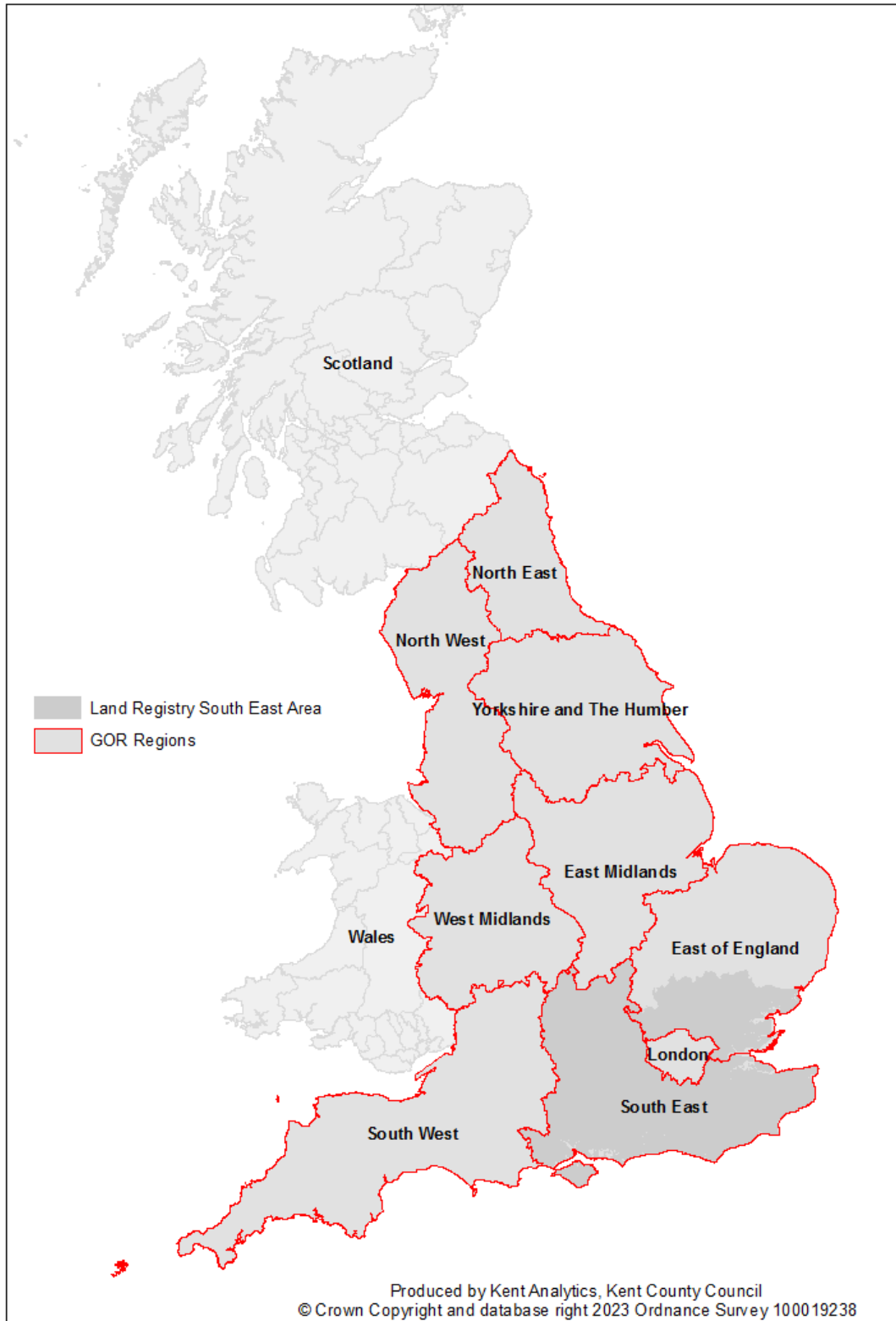
- Detached
- Semi-detached
- Terraced
- Flat/maisonette

The Land Registry UK property price data is updated on a monthly and quarterly basis. Average property prices and sales while correct at the time of publication can be subject to revision and therefore should be treated with caution. Although the data are an accurate reflection of the market, there is a delay of several weeks between the publication of the figures and the dates to which they refer. For this reason, we are only publishing whole year annual data in this bulletin. Monthly and quarterly data is available direct from the Land Registry website.

Please note that the land registry "South East" region consists of GOR (Government Office Regions) South East plus Hertfordshire and Essex, as presented in map 1.

## Map 1: Land Registry Government Office Regions in England

Land Registry definition of South East region compared to the GOR regions

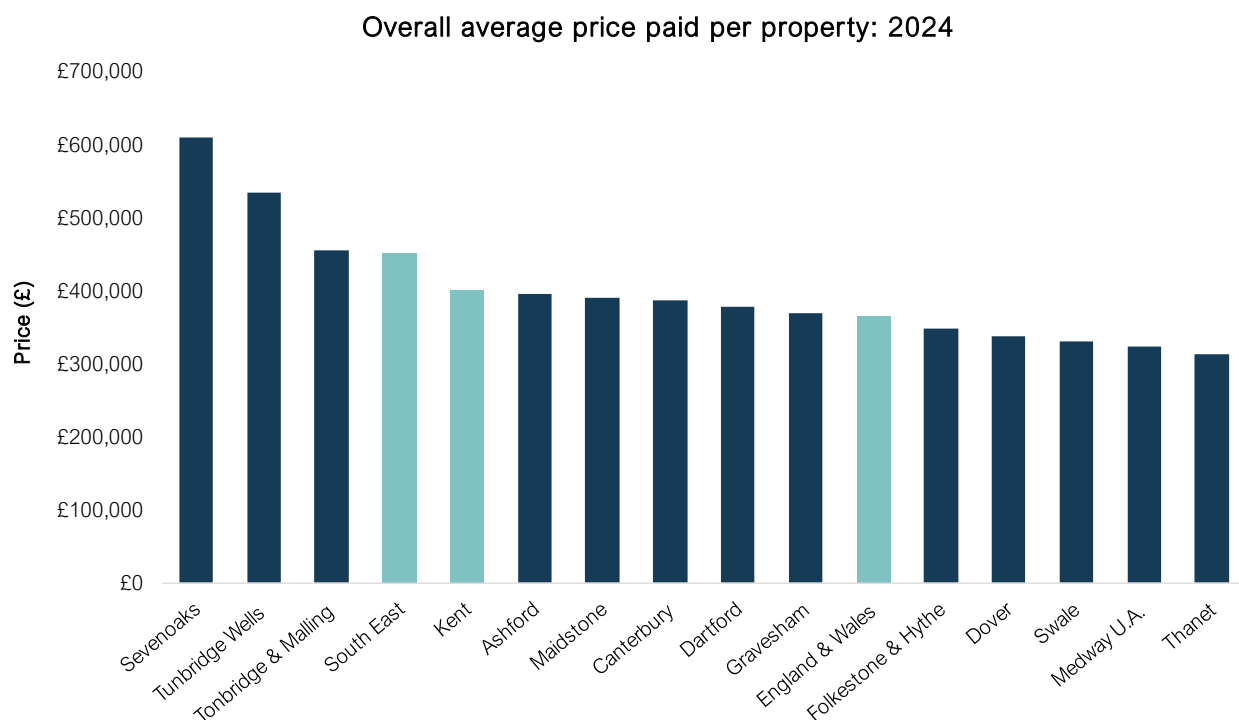


## Overall average price paid per property

The overall average property price in Kent during the calendar year 2024 is £400,679. This is lower than the average property price in the South East, (£450,697) and higher than the average for England & Wales (£365,107).

Within Kent, Sevenoaks has the highest overall average property price during 2024 with £608,243. Thanet experienced the lowest with £312,211. Chart 1 shows the average price paid per property in 2024 in Kent districts, Kent overall, Medway, the South East and England & Wales.

**Chart 1: Overall average price paid per property: 2024**



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

As with the overall average price for all dwelling types, the average price paid for detached, semi-detached and terraced properties in Kent is higher than those seen nationally and lower than those seen in the South East. The average price for flats and maisonettes is lower in Kent than seen regionally and nationally.

Sevenoaks has the highest average price for a detached property at £1,023,464 and a flat/maisonette at £305,791. The highest average price for a semi-detached property (£543,124) and for a terraced property (£421,490) are found in Tunbridge Wells.

Table 1 shows the overall average price for all dwellings broken down by property type in 2024 in Kent and Medway compared to regional and national figures.

**Table 1: Overall average price paid per property by type: 2024**

Area	Overall average price paid	Detached	Semi-detached	Terraced	Flat/ maisonette
England & Wales	£365,107	£509,795	£321,815	£304,850	£327,012
South East*	£450,697	£696,339	£434,972	£360,802	£249,390
<b>Kent</b>	<b>£400,679</b>	<b>£616,778</b>	<b>£390,936</b>	<b>£321,940</b>	<b>£229,041</b>
Ashford	£395,001	£573,412	£351,018	£284,883	£196,643
Canterbury	£385,666	£537,151	£352,155	£334,561	£220,085
Dartford	£378,138	£641,787	£433,071	£356,322	£227,603
Dover	£336,284	£504,088	£319,672	£275,601	£185,116
Folkestone & Hythe	£348,235	£520,606	£355,197	£289,364	£213,147
Gravesham	£369,410	£587,133	£388,402	£323,874	£177,810
Maidstone	£389,736	£592,067	£387,567	£305,594	£221,284
Sevenoaks	£608,243	£1,023,464	£523,841	£415,806	£305,791
Swale	£330,878	£461,383	£323,449	£271,054	£178,782
Thanet	£312,211	£455,396	£332,983	£296,145	£196,164
Tonbridge & Malling	£453,743	£711,275	£448,683	£350,005	£257,776
Tunbridge Wells	£533,168	£851,306	£543,124	£421,490	£303,096
Medway U.A.	£323,821	£490,024	£347,190	£281,812	£184,493

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

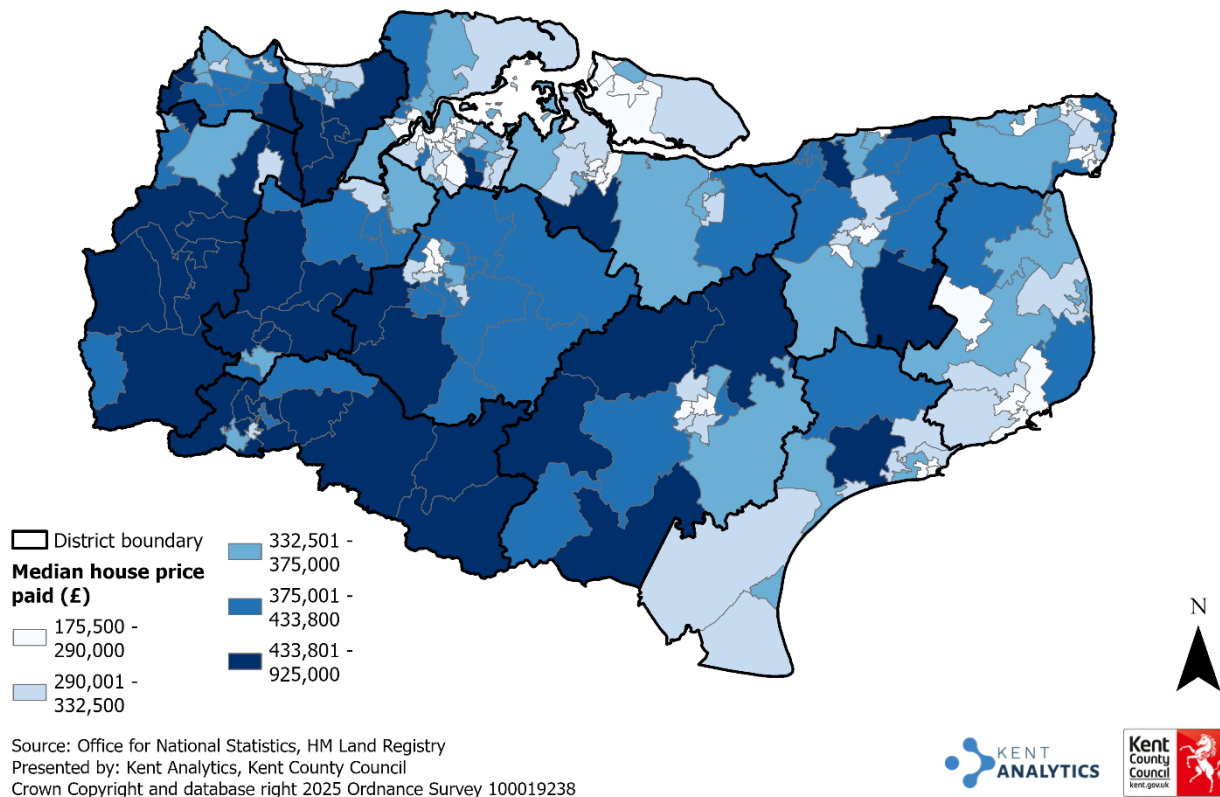
Quarterly data is available for the median house price paid at middle layer super output area (MSOA) level. The latest data is as at March 2023. Map 2 shows that higher median house prices paid tend to be mostly in the west of the county, and there is also a high concentration of the highest house prices in Ashford.

There are areas of the highest median house prices paid in all districts in Kent and Medway except for in Dover and Thanet.

Lower house prices are more in coastal areas, in Swale, Folkestone & Hythe and the south of Dover.

## Map 2: Median house prices paid in March 2023 in Kent & Medway MSOAs

### Median house price paid in Kent & Medway MSOAs March 2023



## Change in overall average price paid per property

The overall average property price in Kent during the calendar year 2024 is 1.7% lower than the average price during 2023 of £407,726. This annual decrease is higher than that seen in the South East (-0.9%) and in England & Wales (-0.7%).

The 1-year fall in overall price paid per property in Kent is £7,047, in comparison to -£4,163 in the South East and -£2,436 in England & Wales.

Most districts in Kent saw a fall in price in the last year, similar to the regional and national trend. The largest decrease in price between 2023 and 2024 is in Tunbridge Wells where the overall price dropped by £26,695. Three Kent authorities saw a 1-year increase in price, the highest being in Maidstone where the price increased by £12,687.

Between 2004 and 2024, Thanet has the highest percentage increase in house prices with a rise of 111.8%, equating to an actual rise of £164,771. However, Thanet has seen the largest fall in percentage terms over the last year (-7.2%). Sevenoaks has seen the highest

rise in real terms with an increase in average house price of £308,733 between 2004 and 2024.

Table 2 shows the change in overall average price paid per property in Kent districts, Medway, the South East and England & Wales in 2004, 2023 and 2024, as well as the 1-year and 20-year change.

**Table 2: Change in overall average price paid per property: 2004 to 2024**

Area	2004	2023	2024	20 year change	20 year % change	1 year change	1 year % change
England & Wales	£178,836	£367,543	£365,107	£186,271	104.2%	-£2,436	-0.7%
South East*	£219,209	£454,860	£450,697	£231,488	105.6%	-£4,163	-0.9%
<b>Kent</b>	<b>£196,942</b>	<b>£407,726</b>	<b>£400,679</b>	<b>£203,737</b>	<b>103.5%</b>	<b>-£7,047</b>	<b>-1.7%</b>
Ashford	£195,838	£405,779	£395,001	£199,163	101.7%	-£10,778	-2.7%
Canterbury	£194,232	£396,812	£385,666	£191,434	98.6%	-£11,146	-2.8%
Dartford	£183,103	£381,476	£378,138	£195,035	106.5%	-£3,338	-0.9%
Dover	£162,387	£350,538	£336,284	£173,897	107.1%	-£14,254	-4.1%
Folkestone & Hythe	£170,403	£336,631	£348,235	£177,832	104.4%	£11,604	3.4%
Gravesham	£176,537	£366,317	£369,410	£192,873	109.3%	£3,093	0.8%
Maidstone	£201,237	£377,049	£389,736	£188,499	93.7%	£12,687	3.4%
Sevenoaks	£299,510	£623,288	£608,243	£308,733	103.1%	-£15,045	-2.4%
Swale	£162,391	£332,486	£330,878	£168,487	103.8%	-£1,608	-0.5%
Thanet	£147,440	£336,494	£312,211	£164,771	111.8%	-£24,283	-7.2%
Tonbridge & Malling	£243,331	£461,337	£453,743	£210,412	86.5%	-£7,594	-1.6%
Tunbridge Wells	£264,587	£559,863	£533,168	£268,581	101.5%	-£26,695	-4.8%
Medway U.A.	£150,048	£323,213	£323,821	£173,773	115.8%	£608	0.2%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

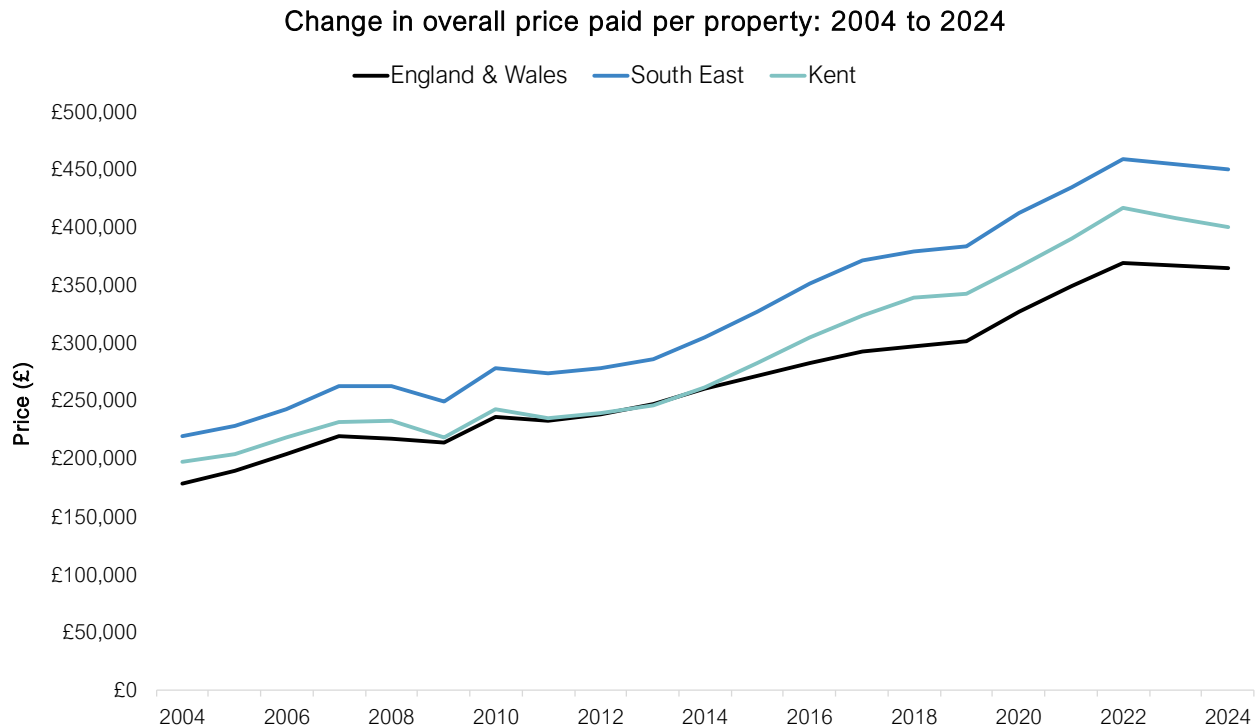
Changes in property price in Kent have followed a similar trend to that seen in the South East and England & Wales.

Despite the slump in property prices during the recession years of 2007 to 2009, property prices in Kent have increased by an average of £10,187 each year between 2004 and 2024. The South East has seen an average annual increase of £11,574 between 2004 and 2024, whilst in England & Wales the annual average increase has been £9,314.

Chart 2 shows the change in overall average price paid per property over 20 years from 2004 to 2024 in Kent compared to regionally and nationally.



**Chart 2: Change in overall average price paid per property: 2004 to 2024**



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

Table 3 overleaf presents a timeseries of overall average price paid per property over the last 10 years from 2015 to 2024, in Kent districts, Medway, the South East and England & Wales.

In the last decade, the highest overall average price paid in Kent, regionally and nationally was in 2022. In Kent in 2022, the average price paid was £416,766, in the South East was £459,528 and in England & Wales was £369,116.

In ten of Kent's districts, the highest price paid in the last 10 years was also in 2022. In Ashford and Thanet, a slightly higher price was paid in 2023 than in 2022. There was a much larger difference in price paid between 2022 and 2023 in Ashford (+£8,041) than in Thanet (+£374).

**Table 3: Overall average price paid (£) per property 2015 to 2024**

Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
England & Wales	272,028	282,715	292,976	297,514	301,877	327,142	349,657	369,116	367,543	365,107
South East	326,747	351,311	371,570	379,387	383,543	412,560	435,044	459,528	454,860	450,697
<b>Kent</b>	<b>282,726</b>	<b>304,884</b>	<b>323,933</b>	<b>338,970</b>	<b>342,185</b>	<b>366,485</b>	<b>390,668</b>	<b>416,766</b>	<b>407,726</b>	<b>400,679</b>
Ashford	275,877	287,508	307,906	328,349	327,739	363,422	373,586	397,738	405,779	395,001
Canterbury	274,757	302,464	318,512	335,549	345,497	360,573	380,768	400,164	396,812	385,666
Dartford	270,143	303,896	318,737	329,044	336,120	339,323	364,527	388,553	381,476	378,138
Dover	227,516	242,069	260,495	274,904	275,291	301,436	326,113	352,893	350,538	336,284
Folkestone & Hythe	232,785	257,477	273,595	282,186	291,775	318,586	343,219	366,006	336,631	348,235
Gravesham	259,769	287,903	311,359	318,812	319,839	340,842	362,730	387,541	366,317	369,410
Maidstone	278,814	297,877	327,093	341,756	338,852	357,575	383,612	410,282	377,049	389,736
Sevenoaks	459,303	474,135	498,675	516,529	516,161	551,798	577,038	627,269	623,288	608,243
Swale	216,302	242,590	262,454	272,406	281,149	296,060	320,435	340,042	332,486	330,878
Thanet	203,609	227,138	240,881	258,862	265,274	286,853	319,886	336,120	336,494	312,211
Tonbridge & Malling	348,518	369,957	390,803	393,509	390,698	414,280	435,204	466,489	461,337	453,743
Tunbridge Wells	404,959	429,097	459,150	470,998	470,546	500,373	529,498	564,771	559,863	533,168
Medway	210,898	236,992	258,024	264,885	273,463	289,977	309,146	325,827	323,213	323,821

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

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## Number of property sales by type

There were 18,185 property sales in Kent during the calendar year 2024. The highest proportion of sales in Kent were terraced properties (28.5%) and semi-detached properties (30.0%). This is a higher proportion of sales for both these types of property than seen in the South East and England & Wales.

The sales of flats/maisonettes accounted for the smallest proportion of all property sales in Kent, the South East, and England & Wales.

Detached properties account for 24.9% of all property sales in Kent, a lower proportion than seen in both the South East (27.3%) and England & Wales (25.1%).

Chart 3 shows the proportion of property sales in 2024 by each of the four property types in Kent, in comparison to regional and national figures.

**Chart 3: Proportion of property sales by type: 2024**

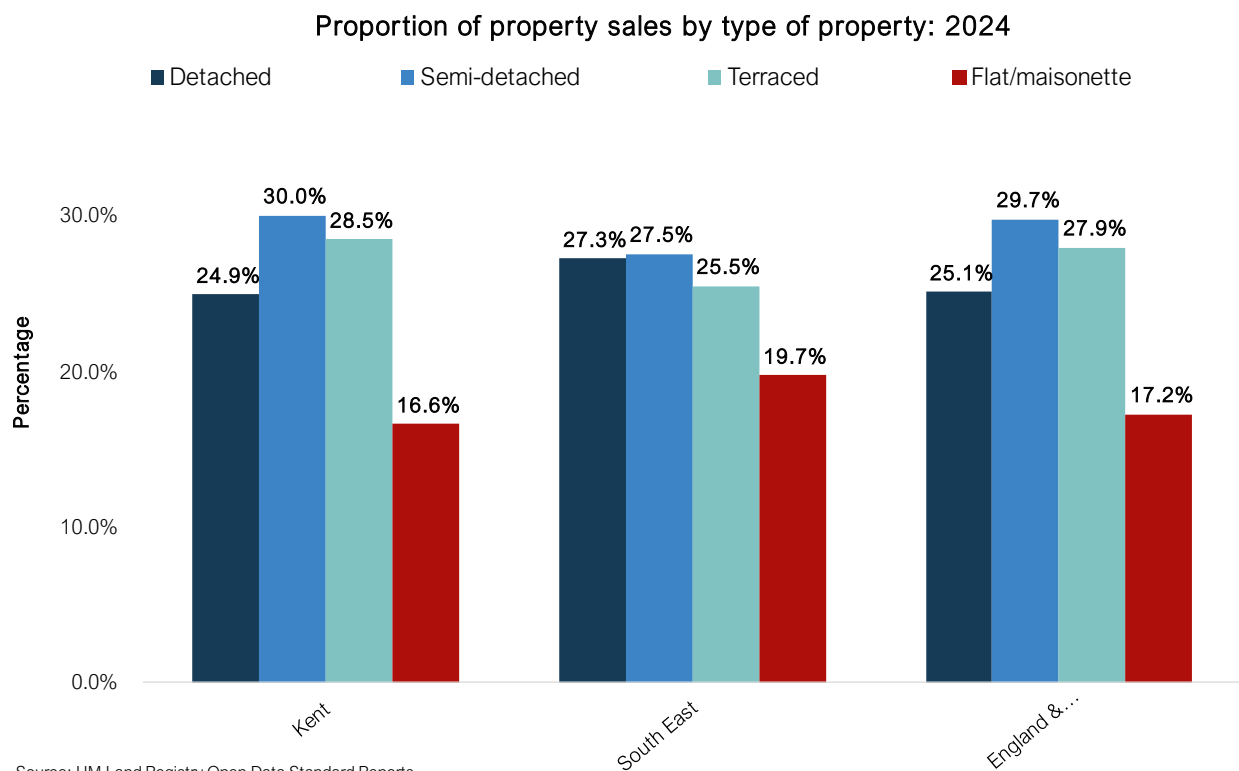


Table 4 shows the number and proportion of property sales by property type in 2024 in Kent districts, Medway, the South East and England & Wales.

**Table 4: Number and proportion of property sales by type: 2024**

Area	Total Sales	Detached	% detached	Semi-detached	% Semi-detached	Terraced	% terraced	Flat/ maisonette	% Flat/ maisonette
England & Wales	645,322	161,819	25.1%	191,933	29.7%	180,348	27.9%	111,222	17.2%
South East*	148,349	40,442	27.3%	40,841	27.5%	37,777	25.5%	29,289	19.7%
<b>Kent</b>	<b>18,185</b>	<b>4,531</b>	<b>24.9%</b>	<b>5,457</b>	<b>30.0%</b>	<b>5,177</b>	<b>28.5%</b>	<b>3,020</b>	<b>16.6%</b>
Ashford	1,549	544	35.1%	438	28.3%	393	25.4%	174	11.2%
Canterbury	1,774	564	31.8%	552	31.1%	367	20.7%	291	16.4%
Dartford	1,255	155	12.4%	332	26.5%	439	35.0%	329	26.2%
Dover	1,476	357	24.2%	471	31.9%	507	34.3%	141	9.6%
Folkestone & Hythe	1,377	347	25.2%	361	26.2%	368	26.7%	301	21.9%
Gravesham	858	145	16.9%	281	32.8%	314	36.6%	118	13.8%
Maidstone	2,041	509	24.9%	670	32.8%	518	25.4%	344	16.9%
Sevenoaks	1,297	382	29.5%	347	26.8%	386	29.8%	182	14.0%
Swale	1,798	469	26.1%	587	32.6%	607	33.8%	135	7.5%
Thanet	1,640	307	18.7%	452	27.6%	489	29.8%	392	23.9%
Tonbridge & Malling	1,660	387	23.3%	561	33.8%	463	27.9%	249	15.0%
Tunbridge Wells	1,460	365	25.0%	405	27.7%	326	22.3%	364	24.9%
Medway U.A.	2,994	475	15.9%	874	29.2%	1,334	44.6%	311	10.4%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

Maidstone has seen 2,041 property sales during 2024, the highest number of total sales within Kent. Canterbury has seen the highest number of sales of detached properties (544) and Maidstone has seen the highest number of sales of semi-detached properties (670).

The highest number of terraced property sales (607) are seen in Swale, and Thanet has the highest number of sales of flats/maisonettes during 2024 with 392 sales of this type.

Gravesham has seen the lowest number of total sales in Kent with 858 property sales during 2024 and the district has seen the lowest number of sales for all types of dwelling.

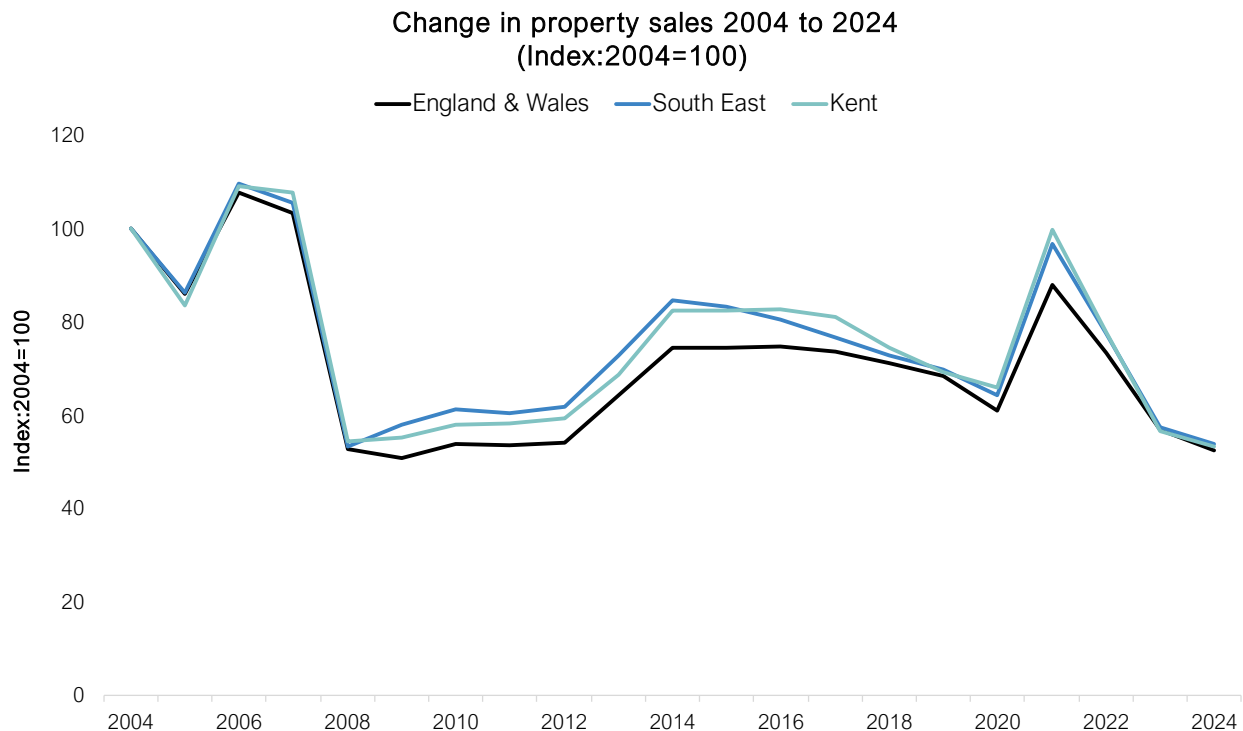
## Change in number of property sales

To compare the numbers of sales between Kent, the South East, and England & Wales the same starting point has been set for all three areas (Index:2004=100), due to the difference in size of the areas.

Chart 4 below presents a timeseries of sales in Kent, the South East, and England & Wales between 2004 and 2024. The chart shows the negative effect of the recession in 2007 on house sales. Since 2009 sales generally increased up to 2016 but there has been a fall in property sales nationally, regionally and in Kent between 2017 and 2020. The pattern of sales seen in Kent follows a similar trajectory to that seen in the South East and England & Wales, and remains below pre-2007 levels despite an increase in sales during 2021.

Kent saw a fall in property sales between 2004 and 2024 of 46.7%, slightly higher than seen in the South East of -46.1% though lower than that seen in England and Wales of -47.6%. The number of sales in Kent are just over half than that seen 20 years ago. In 2004, Kent had 34,102 property sales and in 2024 there are 18,185.

**Chart 4: Property sales in Kent, the South East, and England & Wales: 2004 to 2024**



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

A fall in sales was seen annually between 2022 and 2024 in Kent, the South East and England & Wales. Since 2004 the fewest number of sales are seen in Kent in 2024. The number of sales in the South East and England & Wales in 2024 are the second fewest number of sales seen in the latest 20 years. Since 2004, the fewest sales were seen in the South East in 2008, and in England & Wales in 2009.

Thanet has seen the largest 20-year fall in number of property sales (-2,033) and Gravesham has the highest percentage change (-59.3%).

Dartford has had the largest fall in number and percentage of sales between 2023 and 2024, of 289 sales equating to -18.7%. Three Kent districts have seen a rise in the number of sales since the previous year; Dover (+44), Swale (+150) and Tonbridge & Malling (+44).

Table 5 shows the number of property sales in 2004, 2023 and 2024 as well as the 1-year and 20-year change in all Kent districts and Medway, compared to regional and national figures.

**Table 5: Change in number of property sales: 2004 to 2024**

Area	2004	2023	2024	20-year change	20 year % change	1 year change	1 year % change
England & Wales	1,231,958	700,083	645,322	-586,636	-47.6%	-54,761	-7.8%
South East*	275,016	157,899	148,349	-126,667	-46.1%	-9,550	-6.0%
<b>Kent</b>	<b>34,092</b>	<b>19,293</b>	<b>18,185</b>	<b>-15,907</b>	<b>-46.7%</b>	<b>-1,108</b>	<b>-5.7%</b>
Ashford	3,241	1,685	1,549	-1,692	-52.2%	-136	-8.1%
Canterbury	3,493	1,898	1,774	-1,719	-49.2%	-124	-6.5%
Dartford	2,451	1,544	1,255	-1,196	-48.8%	-289	-18.7%
Dover	2,360	1,436	1,476	-884	-37.5%	40	2.8%
Folkestone & Hythe	2,650	1,594	1,377	-1,273	-48.0%	-217	-13.6%
Gravesham	2,108	943	858	-1,250	-59.3%	-85	-9.0%
Maidstone	3,527	2,283	2,041	-1,486	-42.1%	-242	-10.6%
Sevenoaks	2,238	1,300	1,297	-941	-42.0%	-3	-0.2%
Swale	3,234	1,648	1,798	-1,436	-44.4%	150	9.1%
Thanet	3,673	1,714	1,640	-2,033	-55.3%	-74	-4.3%
Tonbridge & Malling	2,591	1,616	1,660	-931	-35.9%	44	2.7%
Tunbridge Wells	2,518	1,632	1,460	-1,058	-42.0%	-172	-10.5%
Medway	5,799	3,367	2,994	-2,805	-48.4%	-373	-11.1%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

Table 6 overleaf presents a timeseries of number of property sales over the last 10 years from 2015 to 2024, in Kent districts, Medway, the South East and England & Wales.

**Table 6: Number of property sales 2015 to 2024**

Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
England & Wales	918,122	922,239	906,815	875,453	842,793	751,916	1,084,465	905,212	700,083	645,322
South East*	228,951	221,377	211,035	200,101	191,769	176,725	266,452	213,423	157,899	148,349
<b>Kent</b>	<b>28,135</b>	<b>28,210</b>	<b>27,684</b>	<b>25,427</b>	<b>23,594</b>	<b>22,517</b>	<b>34,045</b>	<b>26,563</b>	<b>19,293</b>	<b>18,185</b>
Ashford	2,360	2,443	2,291	2,095	2,016	2,068	2,974	2,289	1,685	1,549
Canterbury	2,816	2,597	2,378	2,301	2,284	2,094	3,163	2,512	1,898	1,774
Dartford	2,196	2,363	2,466	2,478	1,997	1,637	2,234	1,964	1,544	1,255
Dover	2,341	2,326	2,228	1,982	1,902	1,707	2,682	2,045	1,436	1,476
Folkestone & Hythe	2,167	2,204	2,299	1,997	1,028	1,659	2,622	1,976	1,594	1,377
Gravesham	1,431	1,335	1,382	1,367	1,196	1,016	1,578	1,376	943	858
Maidstone	2,830	3,073	3,278	2,764	2,397	2,709	4,278	3,039	2,283	2,041
Sevenoaks	1,875	1,912	1,770	1,758	1,581	1,592	2,390	1,798	1,300	1,297
Swale	2,608	2,568	2,409	2,293	2,249	2,217	3,027	2,513	1,648	1,798
Thanet	2,939	2,907	2,932	2,428	2,242	2,057	3,308	2,505	1,714	1,640
Tonbridge & Malling	2,412	2,500	2,405	2,183	2,090	2,030	3,076	2,289	1,616	1,660
Tunbridge Wells	2,151	1,978	1,833	1,764	1,789	1,731	2,713	2,257	1,632	1,460
Medway	4,755	4,588	4,460	4,026	3,991	3,418	5,382	4,124	3,367	2,994

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex



## Average price paid for new and older properties

The Land registry data provides the total number of sales and the overall average price. The total figures comprise of the number of sales of new properties and older properties. This can be misleading as the terms “New” and “Older” used here do not refer to the actual age of the property. The new properties are those that are newly built and not a conversion of existing residential property, e.g. a residential house converted into flats.

A property will only be classed as “New” when first registered and any subsequent changes of ownership will count in the “Older” category. Therefore, some of the older properties may well be less than one year old but have been sold more than once. However, it is worth looking at this breakdown if only to discover the difference between price in the newly built and older properties. Generally, the price of new properties is higher than older properties.

The average price paid for new properties in Kent during the calendar year 2024 is £426,356. This is 6.4% higher than the price paid for older properties which is £398,965. As with the average price for total properties, prices for new and older properties in Kent were lower than the average property prices in the South East, but higher than those in England & Wales. This can be seen in table 7 overleaf which shows the overall average price paid for new and older properties in 2024.

Folkestone & Hythe, Gravesham, Sevenoaks and Tunbridge Wells all have a lower average price paid for new properties than older properties in 2024.

Tunbridge Wells has the highest average price for new properties at £513,741 whereas Folkestone & Hythe has the lowest average price for new properties at £327,505.

The highest average price for older properties at £608,612 is in Sevenoaks whilst Thanet has the lowest average price for older properties at £310,867.

In the local authorities where the average price paid for new properties is higher than older properties, Swale had the highest percentage difference at 24.1%, and Dartford had the smallest percentage difference at 2.7%.

Sevenoaks, Tonbridge & Malling and Tunbridge Wells have a higher average price paid for new properties and older properties than the Kent average. Ashford has a higher average price paid than the Kent average for new properties.

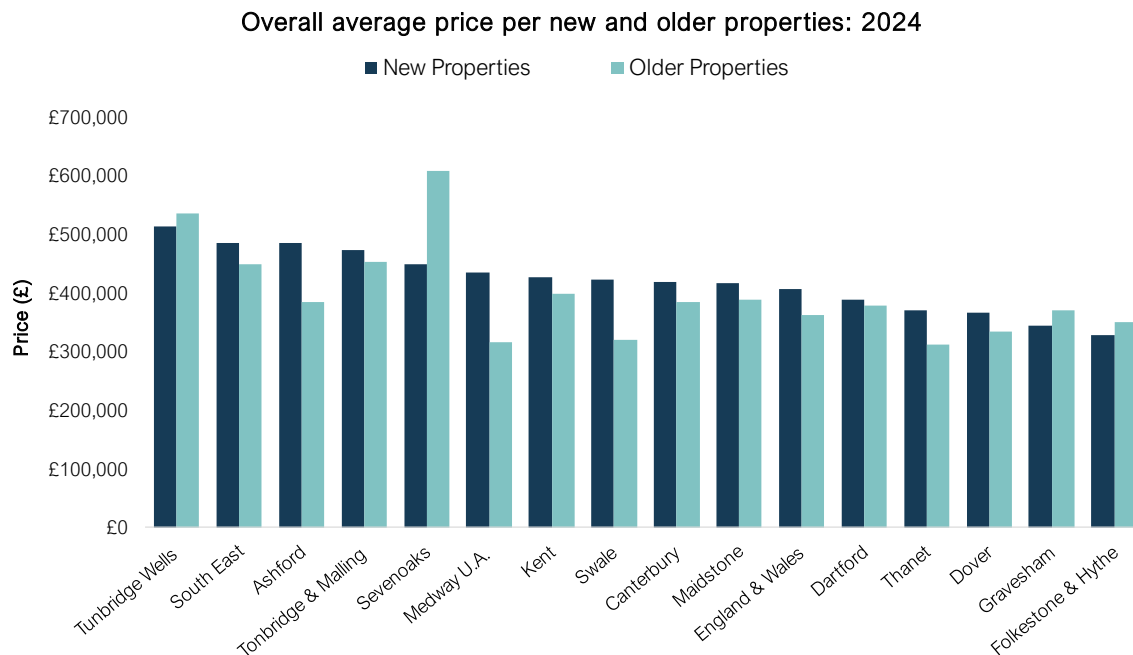
Chart 5 shows the overall average price for both new and older properties in 2024 in each Kent district, Medway, the South East and England.

**Table 7: Overall price paid per new and older properties: 2024**

Area	Overall average price paid	New Properties	Older Properties	% difference between New and Older average price
England & Wales	£365,107	£406,757	£362,506	10.9%
South East*	£450,697	£484,423	£448,651	7.4%
<b>Kent</b>	<b>£400,679</b>	<b>£426,356</b>	<b>£398,965</b>	<b>6.4%</b>
Ashford	£395,001	£484,393	£384,704	20.6%
Canterbury	£385,666	£418,719	£383,650	8.4%
Dartford	£378,138	£387,942	£377,488	2.7%
Dover	£336,284	£365,864	£333,761	8.8%
Folkestone & Hythe	£348,235	£327,505	£349,616	-6.8%
Gravesham	£369,410	£344,736	£369,879	-7.3%
Maidstone	£389,736	£416,966	£387,700	7.0%
Sevenoaks	£608,243	£449,167	£608,612	-35.5%
Swale	£330,878	£422,376	£320,762	24.1%
Thanet	£312,211	£370,456	£310,867	16.1%
Tonbridge & Malling	£453,743	£473,120	£452,593	4.3%
Tunbridge Wells	£533,168	£513,741	£535,003	-4.1%
Medway U.A.	£323,821	£434,025	£316,185	27.2%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex  
New is a newly built property but not a conversion of existing residential property, e.g., a residential house converted into flats

**Chart 5: Overall price paid per new and older properties: 2024**


Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

## Change in price paid for new properties

The overall average price for new properties in Kent during the calendar year 2024 is £426,356. This is 0.5% higher than the average price during 2023 of £424,050. This is a lower increase than seen in the South East of 1.5%. In England & Wales there was a fall in the average price paid for new properties between 2023 and 2024 of 1.9%.

Five local authorities in Kent have seen an increase in average price for new properties between 2023 and 2024. These are Canterbury, Dartford, Folkestone & Hythe, Maidstone and Swale. Maidstone has seen the highest 1-year increase in absolute and percentage terms in price for new properties between 2023 and 2024 with a rise of £43,184 (11.6%). Dartford saw the smallest growth with a rise of £6,044 (1.6%).

Tunbridge Wells has seen the largest fall in the price of new properties in absolute and percentage terms with average prices £68,630 lower than the previous year (a fall of 11.8%). Table 8 shows the change in price paid for new properties between 2004 and 2024, and the latest 1-year change in Kent districts, Medway, the South East and England & Wales.

**Table 8: Change in price paid for new properties: 2004 to 2024**

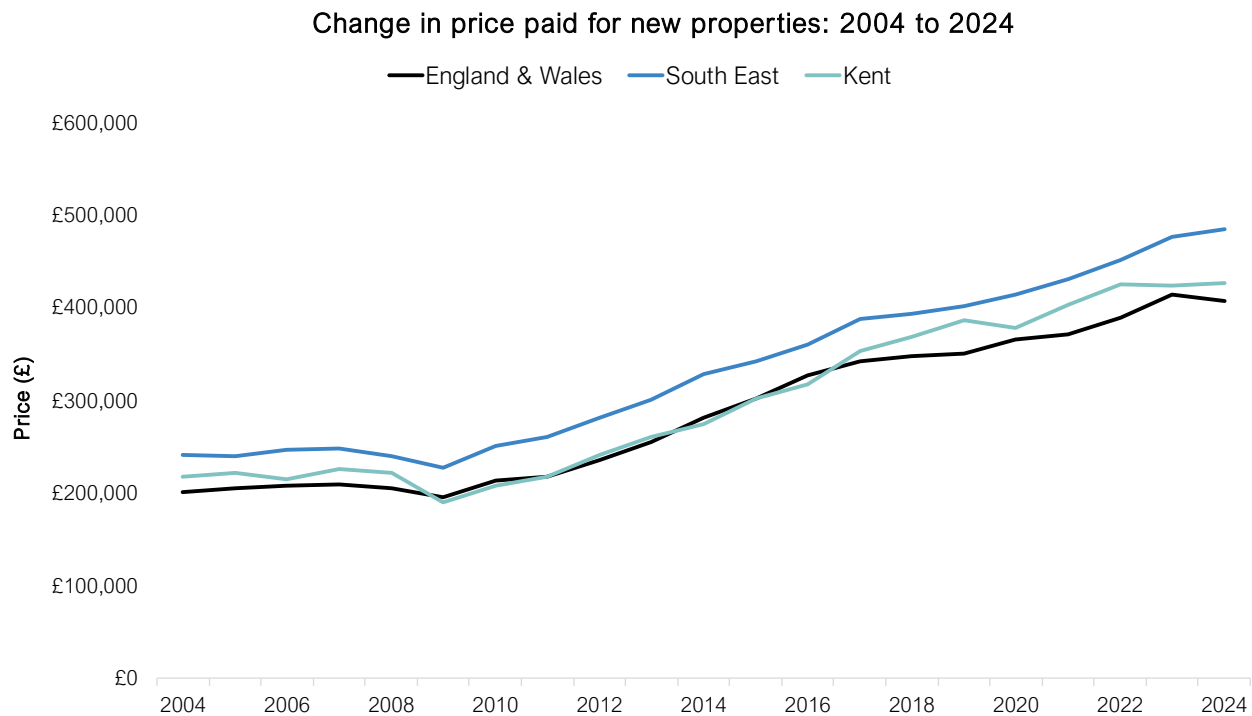
Area	2004	2023	2024	20-year change	20 year % change	1 year change	1 year % change
England & Wales	£200,826	£414,464	£406,757	£205,931	102.5%	−£7,707	−1.9%
South East*	£240,915	£477,170	£484,423	£243,508	101.1%	£7,253	1.5%
<b>Kent</b>	<b>£217,602</b>	<b>£424,050</b>	<b>£426,356</b>	<b>£208,754</b>	<b>95.9%</b>	<b>£2,306</b>	<b>0.5%</b>
Ashford	£181,286	£495,843	£484,393	£303,107	167.2%	−£11,450	−2.3%
Canterbury	£211,945	£399,499	£418,719	£206,774	97.6%	£19,220	4.8%
Dartford	£232,796	£381,898	£387,942	£155,146	66.6%	£6,044	1.6%
Dover	£211,289	£384,353	£365,864	£154,575	73.2%	−£18,489	−4.8%
Folkestone & Hythe	£179,875	£297,588	£327,505	£147,630	82.1%	£29,917	10.1%
Gravesham	£193,763	£372,265	£344,736	£150,973	77.9%	−£27,529	−7.4%
Maidstone	£352,375	£373,782	£416,966	£64,591	18.3%	£43,184	11.6%
Sevenoaks	£223,157	£476,747	£449,167	£226,010	101.3%	−£27,580	−5.8%
Swale	£182,752	£406,694	£422,376	£239,624	131.1%	£15,682	3.9%
Thanet	£162,710	£382,795	£370,456	£207,746	127.7%	−£12,339	−3.2%
Tonbridge & Malling	£297,815	£532,738	£473,120	£175,305	58.9%	−£59,618	−11.2%
Tunbridge Wells	£290,751	£582,371	£513,741	£222,990	76.7%	−£68,630	−11.8%
Medway U.A.	£194,347	£359,503	£434,025	£239,678	123.3%	£74,522	20.7%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex  
New is a newly built property but not a conversion of existing residential property, e.g., a residential house converted into flats

Chart 6 shows the change in price paid for new properties over the last 20 years between 2004 and 2024 in Kent, the South East and England & Wales. Despite the slump in property prices during the recession years of 2007 to 2009, prices of new properties in Kent have increased by an average of £10,438 each year between 2004 and 2024. In the South East, the average annual increase is £12,175 between 2004 and 2024, whilst in England & Wales the average annual increase is £10,297.

### Chart 6: Change in price paid for new properties: 2004 to 2024



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

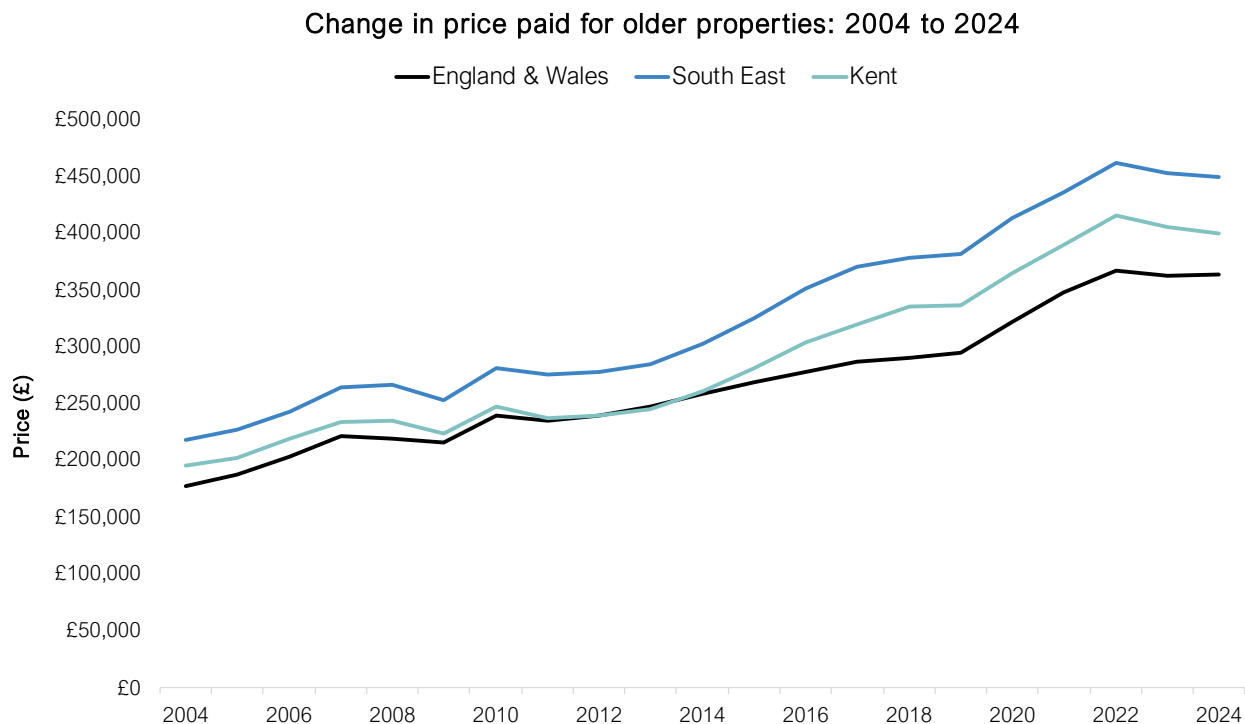
## Change in price paid for older properties

The overall average price for older properties in Kent during the calendar year 2024 is £398,965. This is 1.6% lower than the average price during 2023 of £405,295 and is a larger fall than seen in the South East (-0.8%). England & Wales has seen a small increase in the average price for older properties between 2023 and 2024 of 0.2%.

Chart 7 shows that the change in price paid for older properties between 2004 and 2024 has followed a similar trend in Kent as it has regionally and nationally. Despite the slump in property prices during the recession years of 2007 to 2009, prices of older properties in Kent have increased by an average of £10,228 each year between 2004 and 2024. The South East has seen an average annual increase of £11,579 between 2004 and 2024, whilst in England & Wales the average annual increase has been £9,306.

Price for older properties in Kent and the South East fell slightly each year between 2022 and 2024. England & Wales saw a similar fall in older property prices between 2022 and 2023, however has risen very slightly by £685 in 2024.

### Chart 7: Change in price paid for older properties: 2004 to 2024



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

Within Kent's local authorities, three districts (Folkestone & Hythe, Gravesham and Maidstone) have seen an increase in price for older properties between 2023 and 2024. Maidstone has seen the largest increase of £9,984, or 2.6%.

Of the districts that have seen a fall in price for older properties between 2023 and 2024, Thanet has seen the highest change of -6.6% (-£21,828).

Tonbridge & Malling has seen the lowest decrease in price of £350. This is closely followed by Ashford which has seen a drop in price for older properties of £366. This equates to a 0.1% decrease in both districts.

Table 9 overleaf shows the 1-year change between 2023 and 2024 and the 20-year change between 2004 and 2024 in price paid for older properties in Kent districts and Medway, compared to regional and national figures.

**Table 9: Change in price paid for older properties: 2004 to 2024**

Area	2004	2023	2024	20 year change	20 year % change	1 year change	1 year % change
England & Wales	£176,394	£361,821	£362,506	£186,112	105.5%	£685	0.2%
South East*	£217,064	£452,124	£448,651	£231,587	106.7%	-£3,473	-0.8%
<b>Kent</b>	<b>£194,409</b>	<b>£405,295</b>	<b>£398,965</b>	<b>£204,556</b>	<b>105.2%</b>	<b>-£6,330</b>	<b>-1.6%</b>
Ashford	£200,799	£385,070	£384,704	£183,905	91.6%	-£366	-0.1%
Canterbury	£191,485	£396,389	£383,650	£192,165	100.4%	-£12,739	-3.2%
Dartford	£175,127	£381,344	£377,488	£202,361	115.6%	-£3,856	-1.0%
Dover	£160,381	£345,814	£333,761	£173,380	108.1%	-£12,053	-3.5%
Folkestone & Hythe	£166,923	£341,820	£349,616	£182,693	109.4%	£7,796	2.3%
Gravesham	£176,120	£366,033	£369,879	£193,759	110.0%	£3,846	1.1%
Maidstone	£202,277	£377,716	£387,700	£185,423	91.7%	£9,984	2.6%
Sevenoaks	£295,902	£626,396	£608,612	£312,710	105.7%	-£17,784	-2.8%
Swale	£159,999	£322,988	£320,762	£160,763	100.5%	-£2,226	-0.7%
Thanet	£146,969	£332,695	£310,867	£163,898	111.5%	-£21,828	-6.6%
Tonbridge & Malling	£233,967	£452,943	£452,593	£218,626	93.4%	-£350	-0.1%
Tunbridge Wells	£262,378	£555,714	£535,003	£272,625	103.9%	-£20,711	-3.7%
Medway U.A.	£147,046	£317,701	£316,185	£169,139	115.0%	-£1,516	-0.5%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

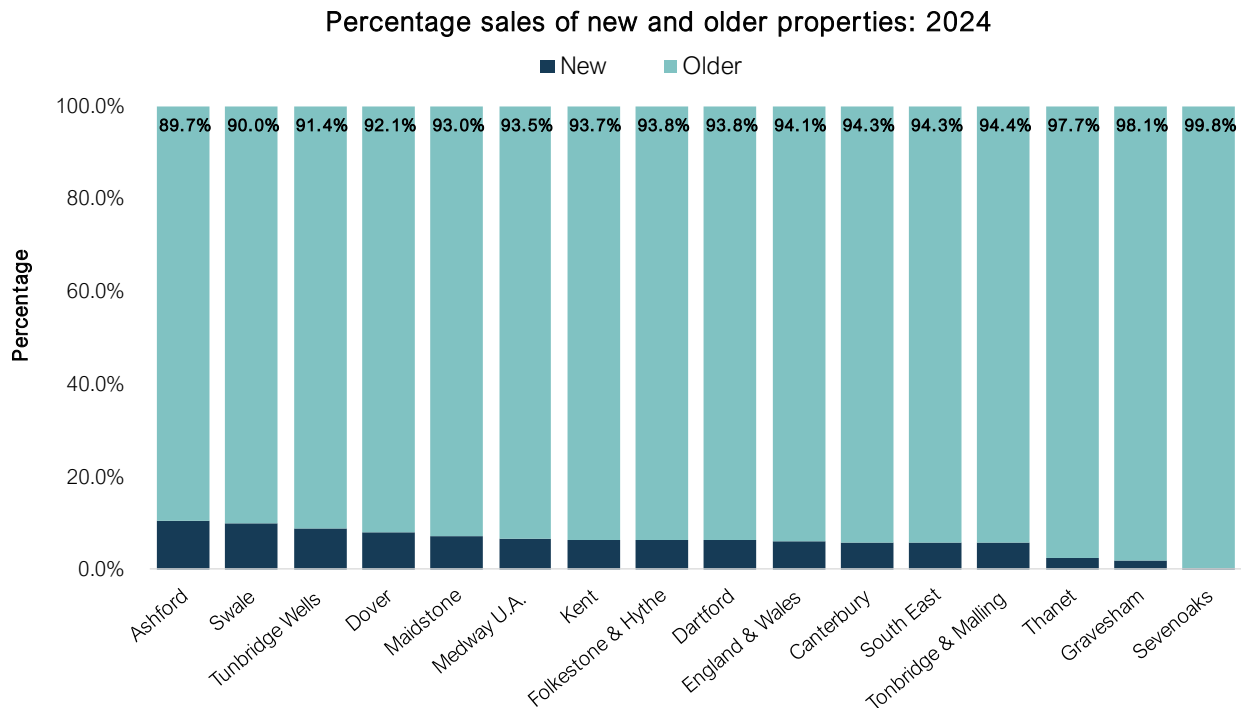
## Number of sales of new and older properties

In Kent districts, regionally and nationally, sales of older properties are much higher than those of the new properties. This can be attributed to the fact that there are more older properties available than new ones. During 2024 Kent saw a slightly higher proportion (6.3%) of sales of new properties than in the South East (5.7%) and England & Wales (5.9%).

Within Kent's local authorities, Swale has seen the highest number of sales of new properties with a total of 179 sales, equivalent to 15.7% of all sales of new properties in Kent. Sevenoaks has seen the smallest number of new property sales with 3 sales, accounting for 0.2% of all sales in the district during 2024.

Maidstone has seen the highest number of older property sales with 1,899 sales, which account for 93.0% of all sales in Maidstone during 2024. Gravesham has seen the smallest amount of older property sales in 2024 (842 sales).

Chart 8 shows the proportion of sales of new and older properties in Kent districts, Medway, the South East and England & Wales in 2024, and table 10 shows the number and proportion of new and older property sales in 2024.

**Chart 8: Percentage of sales of new and older properties: 2024**


Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

**Table 10: Number of sales of new and older properties: 2024**

Area	Total Sales	New Properties	% New	Older Properties	% Older
England & Wales	645,322	37,926	5.9%	607,396	94.1%
South East*	148,349	8,486	5.7%	139,863	94.3%
<b>Kent</b>	<b>18,185</b>	<b>1,138</b>	<b>6.3%</b>	<b>17,047</b>	<b>93.7%</b>
Ashford	1,549	160	10.3%	1,389	89.7%
Canterbury	1,774	102	5.7%	1,672	94.3%
Dartford	1,255	78	6.2%	1,177	93.8%
Dover	1,476	116	7.9%	1,360	92.1%
Folkestone & Hythe	1,377	86	6.2%	1,291	93.8%
Gravesham	858	16	1.9%	842	98.1%
Maidstone	2,041	142	7.0%	1,899	93.0%
Sevenoaks	1,297	3	0.2%	1,294	99.8%
Swale	1,798	179	10.0%	1,619	90.0%
Thanet	1,640	37	2.3%	1,603	97.7%
Tonbridge & Malling	1,660	93	5.6%	1,567	94.4%
Tunbridge Wells	1,460	126	8.6%	1,334	91.4%
Medway U.A.	2,994	194	6.5%	2,800	93.5%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

New is a newly built property but not a conversion of existing residential property, e.g., a residential house converted into flats



## Change in number of property sales for new properties

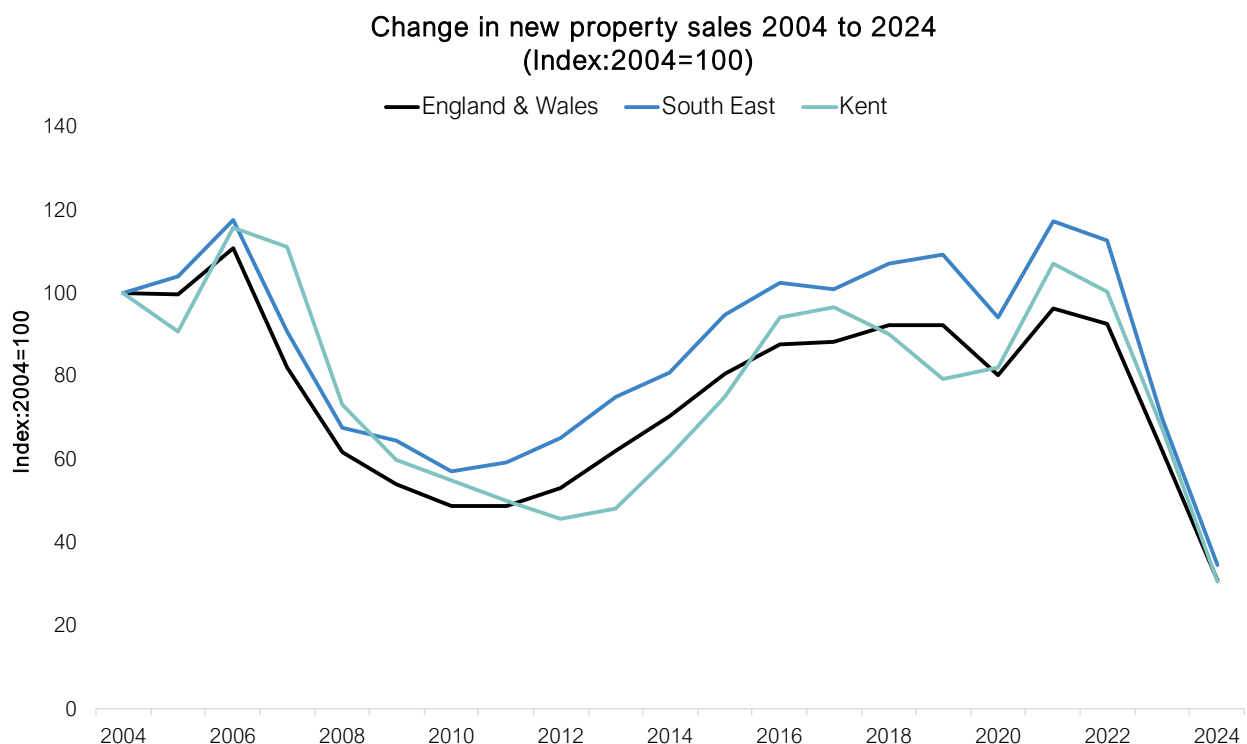
The same starting point (Index:2004=100) has been set to compare the number of sales of new properties between Kent, the South East and England, due to the difference in size of each of the areas.

The pattern of new property sales seen in Kent is mostly similar to that seen regionally and nationally. The number of sales fell from their peak in 2006 in Kent, the South East and England & Wales, and started to increase again regionally and nationally a few years later in 2010. The number of sales started to rise again slightly later in Kent in 2014.

There was a large fall in sales regionally and nationally between 2019 and 2020 though Kent saw a slight increase. The number of sales of new properties rose again in Kent, the South East and England & Wales the following year before a slight drop in sales from 2022 to 2023 before a much larger fall between 2023 and 2024.

In 2024, new property sales fell in Kent by 54.5%, in the South East by 50.8% and in England & Wales by 50.2% since the previous year. Chart 9 presents a timeseries of new property sales in Kent, the South East, and England & Wales between 2004 and 2024.

**Chart 9: New property sales in Kent, the South East, and England & Wales: 2004 to 2024**



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council



Table 11 shows the change in new property sales from 2004 to 2024 and the 1-year change from 2023 to 2024 in Kent districts, Medway, the South East and England & Wales.

The number of sales of new properties has fallen in all Kent districts. Sevenoaks has seen the largest 20-year and 1-year percentage decrease in number of new property sales at -98.2% and -88.9%.

Ashford has seen the largest fall in number of new property sales between 2004 to 2024 of 664, and Dartford has seen the biggest drop in sales in the last year of 289.

**Table 11: Change in number of new property sales: 2004 to 2024**

Area	2004	2023	2024	20 year change	20 year % change	1 year change	1 year % change
England & Wales	123,152	76,100	37,926	-85,226	-69.2%	-38,174	-50.2%
South East*	24,731	17,245	8,486	-16,245	-65.7%	-8,759	-50.8%
<b>Kent</b>	<b>3,723</b>	<b>2,501</b>	<b>1,138</b>	<b>-2,585</b>	<b>-69.4%</b>	<b>-1,363</b>	<b>-54.5%</b>
Ashford	824	315	160	-664	-80.6%	-155	-49.2%
Canterbury	469	258	102	-367	-78.3%	-156	-60.5%
Dartford	339	367	78	-261	-77.0%	-289	-78.7%
Dover	93	176	116	23	24.7%	-60	-34.1%
Folkestone & Hythe	234	187	86	-148	-63.2%	-101	-54.0%
Gravesham	431	43	16	-415	-96.3%	-27	-62.8%
Maidstone	143	387	142	-1	-0.7%	-245	-63.3%
Sevenoaks	164	27	3	-161	-98.2%	-24	-88.9%
Swale	340	187	179	-161	-47.4%	-8	-4.3%
Thanet	110	130	37	-73	-66.4%	-93	-71.5%
Tonbridge & Malling	380	170	93	-287	-75.5%	-77	-45.3%
Tunbridge Wells	196	254	126	-70	-35.7%	-128	-50.4%
Medway	368	444	194	-174	-47.3%	-250	-56.3%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex  
New is a newly built property but not a conversion of existing residential property, e.g. a residential house converted into flats

## Change in number of property sales for older properties

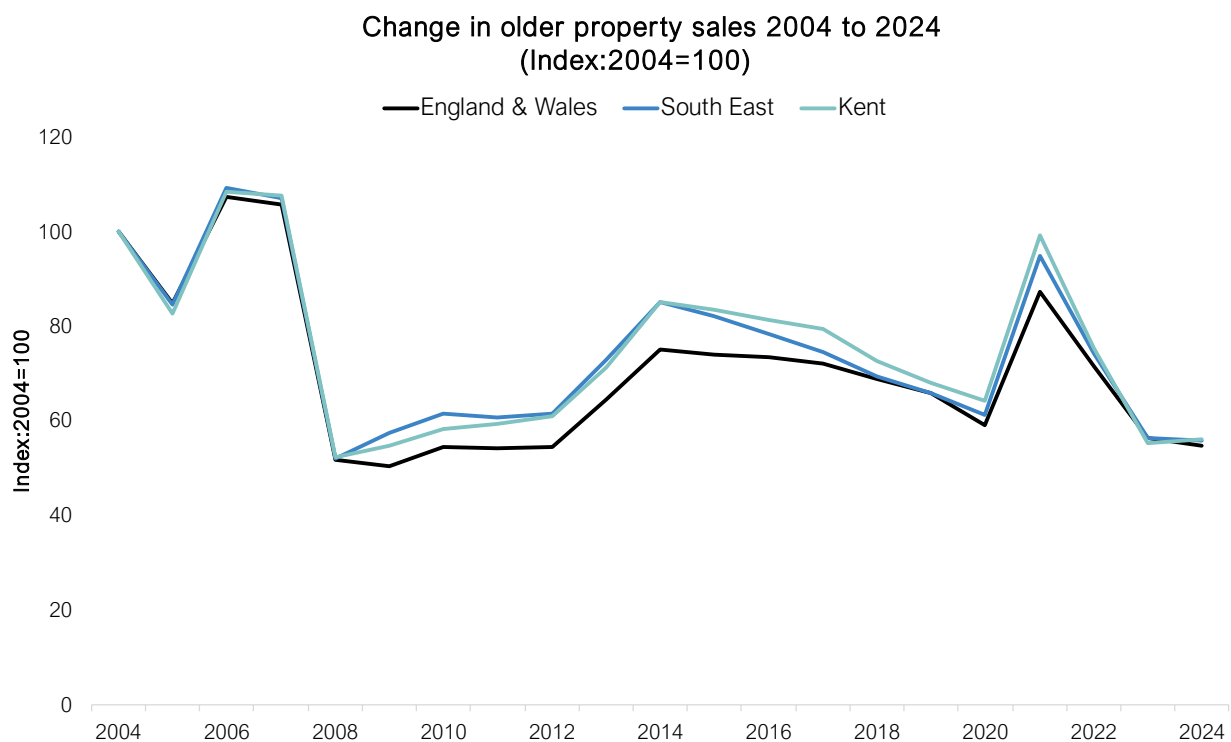
As with new property sales, the same starting point (Index:2004=100) has been set to compare the sales of older properties between Kent and the number of property sales regionally and nationally.

Chart 10 presents a timeseries of older property sales in Kent, the South East, and England & Wales between 2004 and 2024. The pattern of older property sales seen in Kent is similar to that seen regionally and nationally.

There was a large fall in the number of sales during the recession years of 2007 to 2009, after which they increased, before falling again in 2015 up to 2020.

There was a sharp increase in older property sales between 2020 and 2021, however they have fallen in 2022, and in 2023 with the number of sales being slightly less than seen in 2020. There has been a very small rise in older property sales between 2023 and 2024 in Kent of 1.5%. In contrast, the South East and England & Wales have seen a slight fall in older property sales in the last year to 2024 of -0.6% and -2.7% respectively.

**Chart 10: Older property sales in Kent, the South East, and England & Wales: 2004 to 2024**



Source: HM Land Registry Open Data Standard Reports  
Presented by Kent Analytics, Kent County Council

Table 12 overleaf shows the change in older property sales from 2004 to 2024, and the 1-year change from 2023 to 2024 in Kent districts, Medway, the South East and England & Wales.

There were 30,369 older property sales in Kent in 2004 in comparison to 17,047 sales in 2024, a fall of 43.9%. There has been a similar 20-year change in the South East (-44.1%) and in England & Wales (-45.2%).

All Kent districts have seen a 20-year fall in the number of sales of older properties. Thanet saw 3,563 older property sales in 2004 which was the highest seen in Kent, however the number of older property sales in the district has dropped by 1,960 over the last 20 years, the largest decrease in number of sales between 2004 and 2024. This equates to a -55.0% change, the second largest percentage decrease seen in the county after Gravesham at -55.1%.

Maidstone had the most older property sales in 2023 (1,896) and 2024 (1,899), while Gravesham saw the fewest (900 in 2023 dropping to 842 in 2024).

Most of the districts have seen a rise between 2023 and 2024 in the number of sales. Three Kent districts have seen a fall in older property sales over the last year; Folkestone & Hythe (-116), Gravesham (-58) and Tunbridge Wells (-44). Dartford has seen no change and had 1,177 older property sales in 2023 and 2024.

Swale has seen the largest rise in older property sales over the last year, seeing 158 more sales in 2024 than in 2023.

**Table 12: Change in number of older property sales: 2004 to 2024**

Area	2004	2023	2024	20 year change	20 year % change	1 year change	1 year % change
England & Wales	1,108,806	623,983	607,396	-501,410	-45.2%	-16,587	-2.7%
South East*	250,285	140,654	139,863	-110,422	-44.1%	-791	-0.6%
<b>Kent</b>	<b>30,369</b>	<b>16,792</b>	<b>17,047</b>	<b>-13,322</b>	<b>-43.9%</b>	<b>255</b>	<b>1.5%</b>
Ashford	2,417	1,370	1,389	-1,028	-42.5%	19	1.4%
Canterbury	3,024	1,640	1,672	-1,352	-44.7%	32	2.0%
Dartford	2,112	1,177	1,177	-935	-44.3%	0	0.0%
Dover	2,267	1,260	1,360	-907	-40.0%	100	7.9%
Folkestone & Hythe	2,486	1,407	1,291	-1,195	-48.1%	-116	-8.2%
Gravesham	1,874	900	842	-1,032	-55.1%	-58	-6.4%
Maidstone	3,096	1,896	1,899	-1,197	-38.7%	3	0.2%
Sevenoaks	2,095	1,273	1,294	-801	-38.2%	21	1.6%
Swale	2,894	1,461	1,619	-1,275	-44.1%	158	10.8%
Thanet	3,563	1,584	1,603	-1,960	-55.0%	19	1.2%
Tonbridge & Malling	2,211	1,446	1,567	-644	-29.1%	121	8.4%
Tunbridge Wells	2,322	1,378	1,334	-988	-42.5%	-44	-3.2%
Medway	5,431	2,923	2,800	-2,631	-48.4%	-123	-4.2%

Source: HM Land Registry Open Data Standard Reports. Presented by Kent Analytics, Kent County Council

\*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

## Related documents

Further information can be found on the Kent Analytics' [Housing statistics webpages](#)

These include information about:

- New housing
- House and land prices
- Housing stock