

House prices and sales in Kent: 2022

This bulletin presents the number of domestic property sales and the average price paid for new and older properties in 2021 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 information presented is annual number of sales and average house price paid for new and older properties during 2022 in Kent local authorities, Medway Unitary authority, the South East, and England & Wales

Headline findings

- The average house price in Kent during 2022 was £416,760. This is higher than the national average of £367,273 but lower than the average in the South East of £460,999.
- Across the county house prices range from an average £630,559 in Sevenoaks to £333,490 in Swale.
- The average house price in Medway was £320,652.
- Property prices in Kent have risen 6.8% compared to one year ago. The average price rise across the county varied from 5.2% in Canterbury to 9.4% in Dartford.
- There were 21,941 property sales in Kent during the year, 24.5% fewer than one year ago when there were 29,941 sales.

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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 2021 as extracted on 19 July 2022. 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, e.g. 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. Any subsequent changes of ownership the category will be changed to an established residential dwelling.

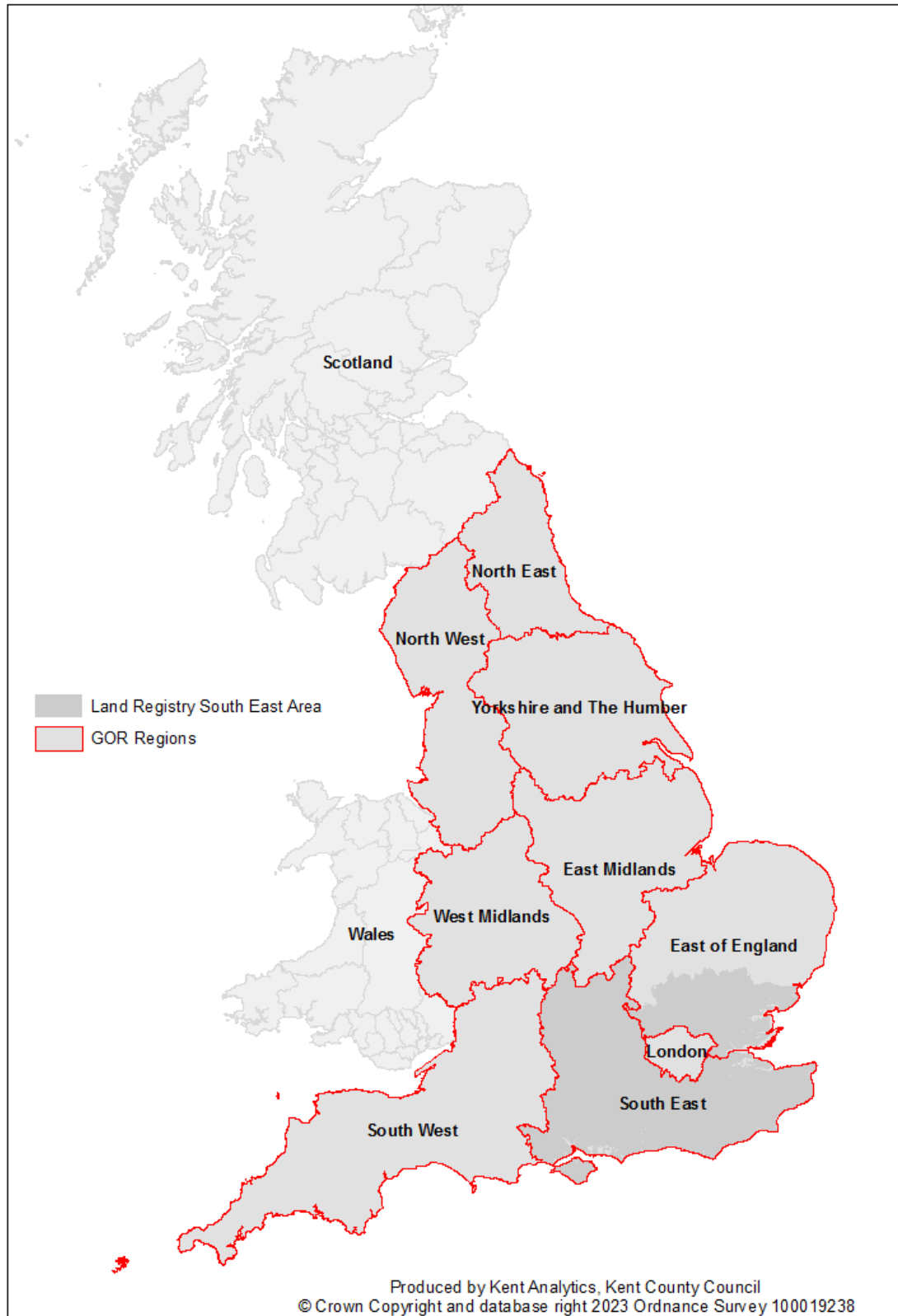
The data also provides the number sales and average price of properties by type:

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

The Land Registry UK property price data sets are 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. 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.

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



Overall average price paid per property: 2022

The overall average property price in Kent during the calendar year 2022 was £416,760. This is lower than the average property price in the South East, (£460,999) but higher than the average for England & Wales (£367,273).

Within Kent, Sevenoaks saw the highest overall average property price during 2022 with £630,599. Swale experienced the lowest with £333,490.

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 had the highest average price for a detached property at £1,083,593, and the highest average price for a semi-detached property at £558,678. Tunbridge Wells had the highest price for a terraced property at £441,256 and a flats/maisonette at £299,609. See chart 1 and table 1 for further details.

Chart 1: Overall average price paid per property by type: 2022

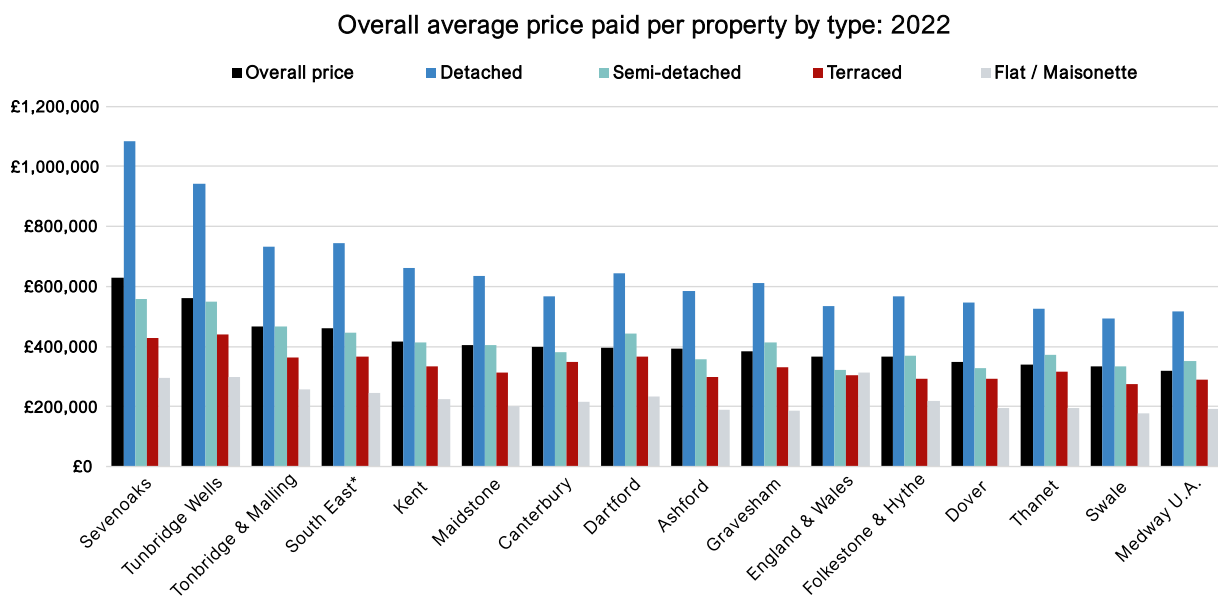


Table 1: Overall average price paid per property by type: 2022.

| Area | Overall average price paid | Detached | Semi-detached | Terraced | Flat / Maisonette |
|---------------------|----------------------------|-----------------|-----------------|-----------------|----------------------|
| England & Wales | £367,273 | £536,152 | £323,586 | £306,102 | £314,216 |
| South East* | £460,999 | £743,361 | £446,571 | £368,032 | £246,126 |
| Kent | £416,760 | £660,920 | £412,830 | £332,957 | £225,993 |
| Ashford | £393,167 | £585,678 | £357,164 | £297,542 | £188,996 |
| Canterbury | £399,331 | £568,146 | £380,493 | £349,319 | £216,621 |
| Dartford | £395,934 | £644,865 | £444,607 | £366,067 | £232,600 |
| Dover | £349,659 | £547,204 | £327,515 | £293,764 | £194,351 |
| Folkestone & Hythe | £366,119 | £566,708 | £370,379 | £293,163 | £217,711 |
| Gravesham | £385,595 | £610,783 | £413,011 | £330,764 | £185,955 |
| Maidstone | £406,306 | £635,109 | £404,958 | £313,047 | £200,885 |
| Sevenoaks | £630,559 | £1,083,593 | £558,678 | £427,706 | £295,504 |
| Swale | £333,490 | £494,018 | £333,651 | £274,205 | £177,837 |
| Thanet | £339,525 | £526,693 | £371,890 | £315,105 | £196,931 |
| Tonbridge & Malling | £467,600 | £733,708 | £466,522 | £364,378 | £257,356 |
| Tunbridge Wells | £561,573 | £942,851 | £550,679 | £441,256 | £299,609 |
| Medway U.A. | £320,652 | £517,358 | £352,566 | £289,654 | £191,194 |

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

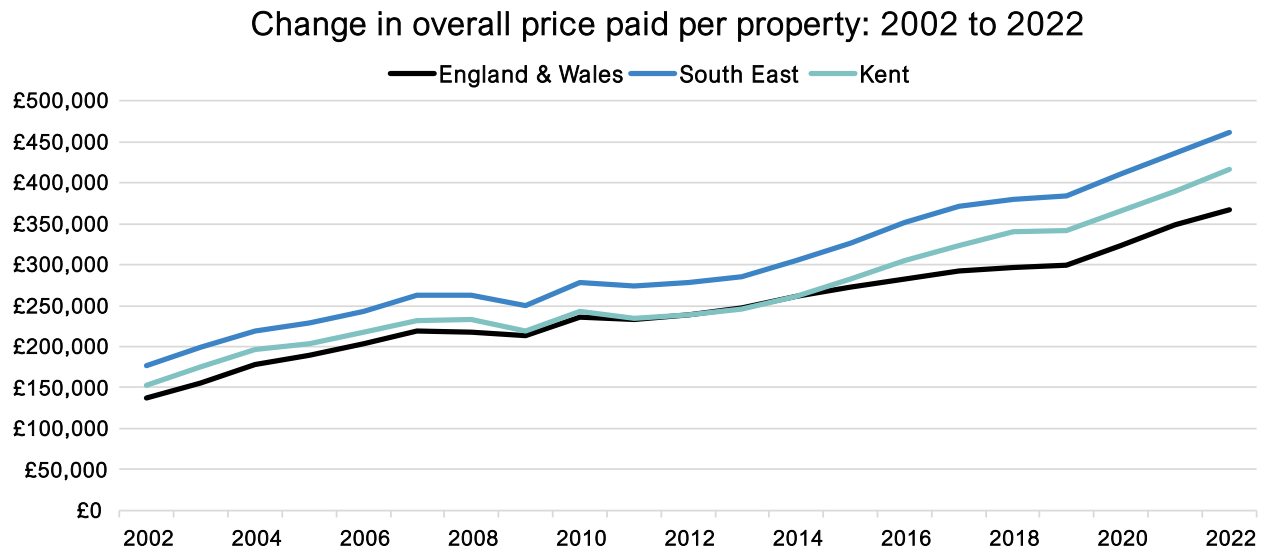
*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

Change in overall average price paid per property: 2002 to 2022

The overall average property price in Kent during the calendar year 2022 is 6.8% higher than the average price during 2021 of £390,171. This annual increase is higher than the South East (5.7%) and England & Wales (5.1%).

Despite the slump in property prices during the recession years of 2007 to 2009, property prices in Kent have increased by an average £13,214 each year between 2002 and 2022. The South East has seen an average annual increase of £14,184 between 2002 and 2022, whilst in England & Wales the annual average increase has been £11,469.

Within Kent's local authorities, Thanet has seen the highest annual increase in overall property prices in percentage terms between 2002 and 2022 with a rise of 319.9%. This equates to an actual rise of £233,406. Sevenoaks saw the highest rise in real terms with a £387,379 increase in average house prices between 2002 and 2022. See chart 2 and table 2 for further details.

Chart 2: Change in overall average price paid per property: 2002 to 2022


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

Table 2: Change in overall average price paid per property: 2002 to 2022.

| Area | 2002 | 2021 | 2022 | 20-year change | 20 year % change | 1 year change | 1 year % change |
|---------------------|-----------------|-----------------|-----------------|-----------------|------------------|----------------|-----------------|
| England & Wales | £137,889 | £349,358 | £367,273 | £229,384 | 166.4% | £17,915 | 5.1% |
| South East* | £177,317 | £435,976 | £460,999 | £283,682 | 160.0% | £25,023 | 5.7% |
| Kent | £152,488 | £390,171 | £416,760 | £264,272 | 173.3% | £26,589 | 6.8% |
| Ashford | £157,007 | £365,653 | £393,167 | £236,160 | 150.4% | £27,514 | 7.5% |
| Canterbury | £146,014 | £379,455 | £399,331 | £253,317 | 173.5% | £19,876 | 5.2% |
| Dartford | £147,354 | £362,078 | £395,934 | £248,580 | 168.7% | £33,856 | 9.4% |
| Dover | £116,737 | £325,718 | £349,659 | £232,922 | 199.5% | £23,941 | 7.4% |
| Folkestone & Hythe | £121,853 | £339,399 | £366,119 | £244,266 | 200.5% | £26,720 | 7.9% |
| Gravesham | £134,788 | £363,058 | £385,595 | £250,807 | 186.1% | £22,537 | 6.2% |
| Maidstone | £161,591 | £379,972 | £406,306 | £244,715 | 151.4% | £26,334 | 6.9% |
| Sevenoaks | £243,180 | £598,890 | £630,559 | £387,379 | 159.3% | £31,669 | 5.3% |
| Swale | £123,338 | £312,523 | £333,490 | £210,152 | 170.4% | £20,967 | 6.7% |
| Thanet | £106,119 | £320,299 | £339,525 | £233,406 | 219.9% | £19,226 | 6.0% |
| Tonbridge & Malling | £199,866 | £440,330 | £467,600 | £267,734 | 134.0% | £27,270 | 6.2% |
| Tunbridge Wells | £206,979 | £525,527 | £561,573 | £354,594 | 171.3% | £36,046 | 6.9% |
| Medway U.A. | £112,915 | £304,208 | £320,652 | £207,737 | 184.0% | £16,444 | 5.4% |

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

Number of property sales by type: 2022

There were 21,941 property sales in Kent during the calendar year 2022. The majority of these were semi-detached properties (28.8%) and terraced properties (28.7%) of all sales. This is a higher proportion of sales for both these types of property than the South East, but semi-detached property sales in Kent are equal to the proportion sold in England & Wales. The proportion of sales of terraced properties in Kent is less than that seen in England & Wales.

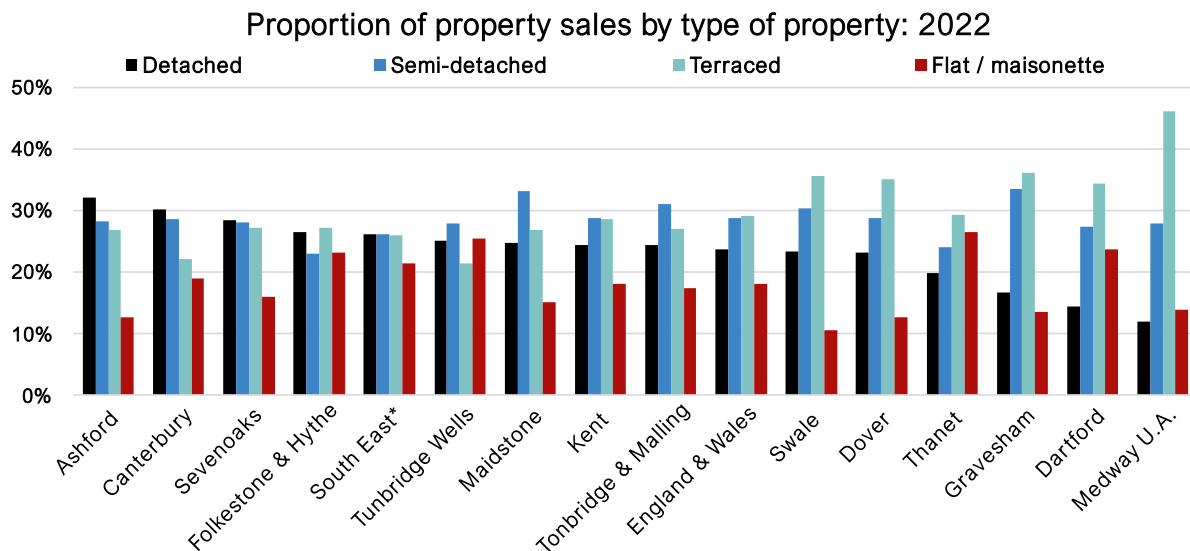
The sales of flats / maisonettes account for the smallest proportion of all property sales in Kent, the South East, and England & Wales.

Maidstone saw 2,539 property sales during 2022, the highest number of total sales within Kent. Maidstone also saw the highest number of sales of semi-detached properties (842). Canterbury saw the highest number of sales of detached properties (644).

Swale saw the highest number of terraced property sales (687) and Thanet saw the highest number of sales of flats / maisonettes during 2022 with 566 sales of this type.

In contrast, Gravesham saw the lowest number of total sales in Kent with 1,199 property sales during 2022. See chart 3 and table 3 for further details.

Chart 3: Proportion of property sales by type: 2022



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

Table 3: Number and proportion of property sales by type: 2022

| Area | Total Sales | Detached | % detached | Semi-detached | % Semi-detached | Terraced | % terraced | Flat / Maisonette | % flat / maisonette |
|---------------------|---------------|--------------|--------------|---------------|-----------------|--------------|--------------|-------------------|---------------------|
| England & Wales | 756,579 | 179,756 | 23.8% | 218,093 | 28.8% | 221,339 | 29.3% | 137,391 | 18.2% |
| South East* | 177,952 | 46,758 | 26.3% | 46,645 | 26.2% | 46,246 | 26.0% | 38,303 | 21.5% |
| Kent | 21,941 | 5,363 | 24.4% | 6,311 | 28.8% | 6,301 | 28.7% | 3,966 | 18.1% |
| Ashford | 1,881 | 604 | 32.1% | 533 | 28.3% | 505 | 26.8% | 239 | 12.7% |
| Canterbury | 2,130 | 644 | 30.2% | 612 | 28.7% | 471 | 22.1% | 403 | 18.9% |
| Dartford | 1,542 | 222 | 14.4% | 422 | 27.4% | 531 | 34.4% | 367 | 23.8% |
| Dover | 1,663 | 386 | 23.2% | 480 | 28.9% | 585 | 35.2% | 212 | 12.7% |
| Folkestone & Hythe | 1,623 | 431 | 26.6% | 374 | 23.0% | 442 | 27.2% | 376 | 23.2% |
| Gravesham | 1,199 | 201 | 16.8% | 402 | 33.5% | 433 | 36.1% | 163 | 13.6% |
| Maidstone | 2,539 | 629 | 24.8% | 842 | 33.2% | 683 | 26.9% | 385 | 15.2% |
| Sevenoaks | 1,549 | 442 | 28.5% | 436 | 28.1% | 423 | 27.3% | 248 | 16.0% |
| Swale | 1,922 | 449 | 23.4% | 584 | 30.4% | 687 | 35.7% | 202 | 10.5% |
| Thanet | 2,130 | 424 | 19.9% | 514 | 24.1% | 626 | 29.4% | 566 | 26.6% |
| Tonbridge & Malling | 1,918 | 468 | 24.4% | 596 | 31.1% | 520 | 27.1% | 334 | 17.4% |
| Tunbridge Wells | 1,845 | 463 | 25.1% | 516 | 28.0% | 395 | 21.4% | 471 | 25.5% |
| Medway U.A. | 3,576 | 427 | 11.9% | 999 | 27.9% | 1,650 | 46.1% | 500 | 14.0% |

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

Change in number of property sales: 2002 to 2022

Due to the difference in size of the different areas we cannot just compare the number of sales. To compare the numbers of sales between Kent, the South East, and England & Wales we have set the same starting point for all three areas. (Index:2002=100).

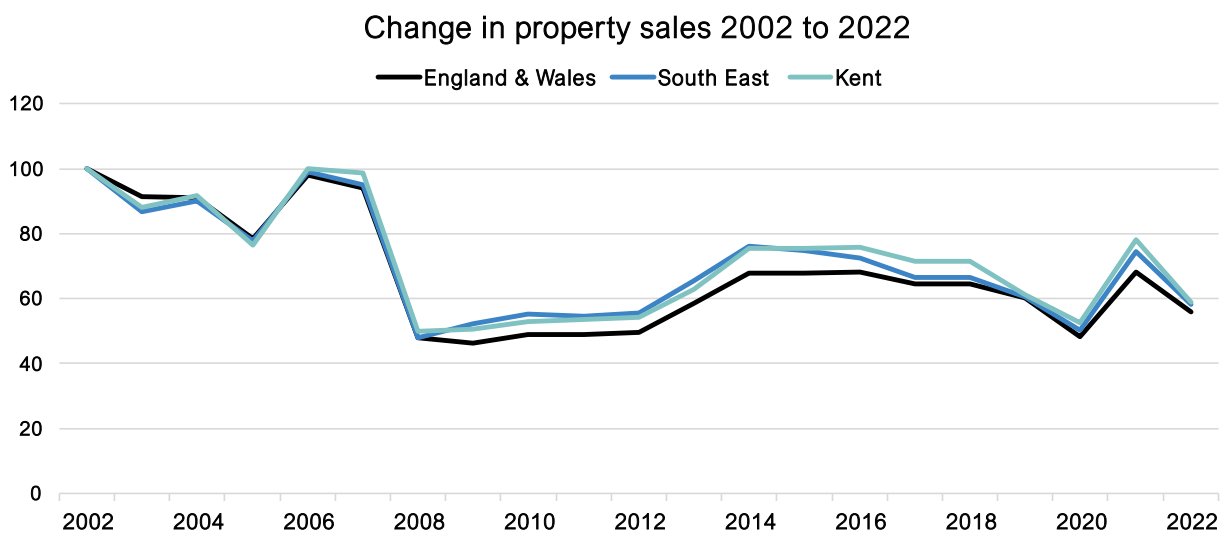
Chart 4 presents the timeseries of sales for Kent, the South East, and England & Wales between 2002 and 2022.

It is clear to see the negative effect of the recession in 2007 on house sales everywhere. Since 2009 sales generally increased up to 2016 but there has been an annual decrease in property sales nationally, regionally and in Kent between 2017 and 2020. We can see that the pattern of sales seen in Kent follows a similar trajectory to that seen regionally and nationally and remains below pre-2007 levels despite an increase in sales during 2021.

Property sales in Kent's local authorities have followed a similar pattern to that seen in Kent, the South East, and England & Wales. All local authority districts in Kent saw an increase in sales in 2021 but sales in all areas fell again in 2022.

See table 4 for further details.

Chart 4: Property sales for Kent, the South East, and England & Wales: 2002-2022



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

Table 4: Change in number of property sales: 2002 to 2022

| Area | 2002 | 2021 | 2022 | 20-year change | 20 year % change | 1 year change | 1 year % change |
|---------------------|---------------|---------------|---------------|----------------|------------------|---------------|-----------------|
| England & Wales | 1,351,216 | 920,327 | 756,579 | 594,637 | -44.0% | -163,748 | -17.8% |
| South East* | 305,347 | 227,344 | 177,952 | 127,395 | -41.7% | -49,392 | -21.7% |
| Kent | 37,212 | 29,044 | 21,941 | -15,271 | -41.0% | -7,103 | -24.5% |
| Ashford | 3,112 | 2,523 | 1,881 | -1,231 | -39.6% | -642 | -25.4% |
| Canterbury | 3,879 | 2,746 | 2,130 | -1,749 | -45.1% | -616 | -22.4% |
| Dartford | 2,535 | 1,845 | 1,542 | -993 | -39.2% | -303 | -16.4% |
| Dover | 2,866 | 2,244 | 1,663 | -1,203 | -42.0% | -581 | -25.9% |
| Folkestone & Hythe | 3,145 | 2,323 | 1,623 | -1,522 | -48.4% | -700 | -30.1% |
| Gravesham | 2,186 | 1,422 | 1,199 | -987 | -45.2% | -223 | -15.7% |
| Maidstone | 3,700 | 3,456 | 2,539 | -1,161 | -31.4% | -917 | -26.5% |
| Sevenoaks | 2,492 | 2,094 | 1,549 | -943 | -37.8% | -545 | -26.0% |
| Swale | 3,573 | 2,572 | 1,922 | -1,651 | -46.2% | -650 | -25.3% |
| Thanet | 3,998 | 2,899 | 2,130 | -1,868 | -46.7% | -769 | -26.5% |
| Tonbridge & Malling | 2,899 | 2,597 | 1,918 | -981 | -33.8% | -679 | -26.1% |
| Tunbridge Wells | 2,827 | 2,323 | 1,845 | -982 | -34.7% | -478 | -20.6% |
| Medway | 6,656 | 4,618 | 3,576 | -3,080 | -46.3% | -1,042 | -22.6% |

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: 2022

The Land registry data provides the total number of sales and the overall average price. The total comprises of the number of sales of new properties and older properties. This can be misleading as the terms "New" and "Old" used here do not refer to the actual age of the property. The new properties are those that are newly built. See New build definition on page 1.

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 old properties.

The average price paid for new properties in Kent during the calendar year 2022 was £441,302. This is 5.8% higher than the price paid for older properties which is £415,646. As with the average price for total properties, prices for new and older properties in Kent are lower than the average property price in the South East, but higher than England & Wales.

Folkestone & Hythe, Sevenoaks, Tonbridge & Malling, and Tunbridge wells all had a lower average price paid for new properties than older properties.

Tunbridge Wells has the highest average price for new properties at £554,615. Folkestone & Hythe has the lowest average price for new properties with £298,565. Sevenoaks has the highest average price for older properties at £635,953 whilst Swale has the lowest average price for older properties with £331,864.

In the local authorities where the average price paid for new properties is higher than older properties, Thanet had the highest percentage difference at 19.4%. Ashford has the smallest percentage difference between price for new and old properties at 7.1%.

See table 5 and chart 5 for further details.

Table 5: Overall price paid per new and older properties: 2022

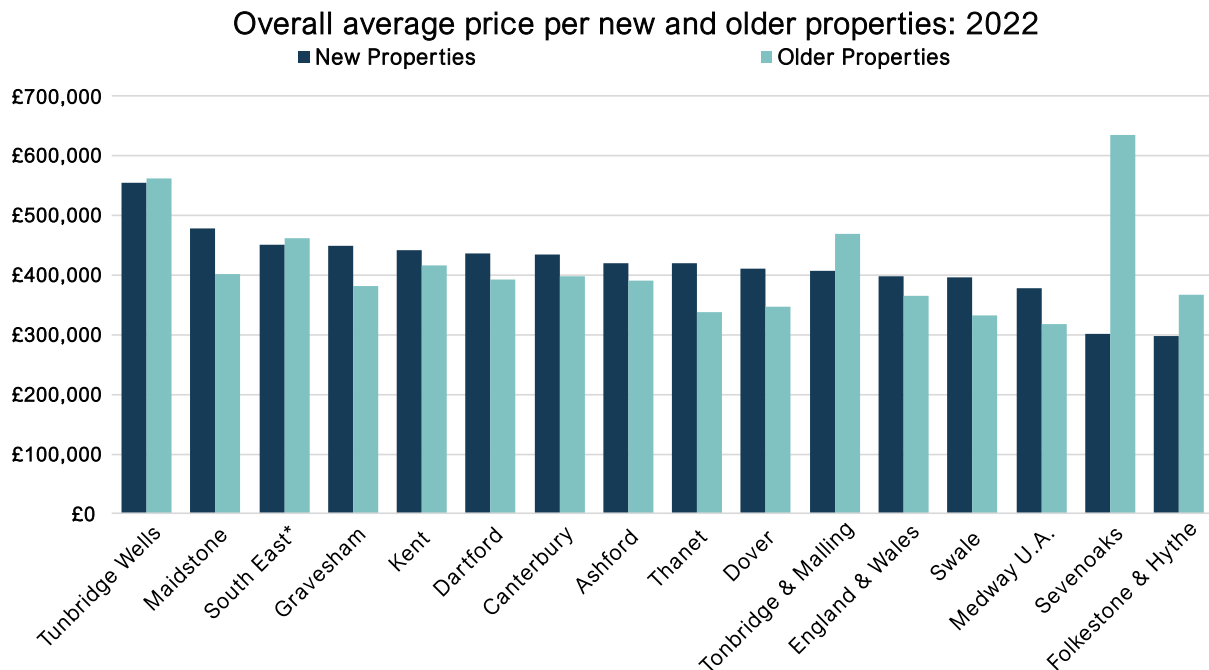
| Area | Overall average price paid | New Properties | Older Properties | % difference between New and Old average price |
|---------------------|----------------------------|-----------------|------------------|--|
| England & Wales | £367,273 | £397,891 | £365,948 | 8.0% |
| South East* | £460,999 | £450,776 | £461,443 | -2.4% |
| Kent | £416,760 | £441,302 | £415,646 | 5.8% |
| Ashford | £393,167 | £420,533 | £390,640 | 7.1% |
| Canterbury | £399,331 | £435,171 | £397,987 | 8.5% |
| Dartford | £395,934 | £437,206 | £392,261 | 10.3% |
| Dover | £349,659 | £410,080 | £346,845 | 15.4% |
| Folkestone & Hythe | £366,119 | £298,565 | £367,090 | -23.0% |
| Gravesham | £385,595 | £449,388 | £381,760 | 15.0% |
| Maidstone | £406,306 | £478,969 | £401,581 | 16.2% |
| Sevenoaks | £630,559 | £301,780 | £635,953 | -110.7% |
| Swale | £333,490 | £395,634 | £331,864 | 16.1% |
| Thanet | £339,525 | £419,247 | £337,726 | 19.4% |
| Tonbridge & Malling | £467,600 | £408,119 | £469,061 | -14.9% |
| Tunbridge Wells | £561,573 | £554,615 | £561,989 | -1.3% |
| Medway U.A. | £320,652 | £379,066 | £317,718 | 16.2% |

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: 2022



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

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

Change in price paid for new properties: 2002 to 2022

The overall average price for new properties in Kent during the calendar year 2022 was £441,302. This is 8.9% higher than the average price during 2021 of £405,312. This is higher than the increase seen in both the South East (7.0%) and England & Wales (3.2%).

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 £12,665 each year between 2002 and 2022. In the South East, the average annual increase is £11,869 between 2002 and 2022, whilst England & Wales the annual increase is £11,580.

Within Kent's local authorities, Canterbury has seen the highest increase in absolute and percentage terms in price for new properties between 2021 and 2022 with a rise of £70,897 (19.5%). Tunbridge Wells saw the lowest growth between 2021 and 2022 with a rise of £2,828 (0.8%). The average price paid for a new property in Medway was £379,066 This is an increase of 0.8% since 2021. See table 6 and chart 6 for further details

Four local authorities in Kent saw a decrease in average price for new properties between 2021 and 2022. These are Folkestone & Hythe, Sevenoaks, Swale, and Thanet. Sevenoaks saw the largest decrease in the price of new properties in absolute and percentage terms with -£92,719 (-23.5%).

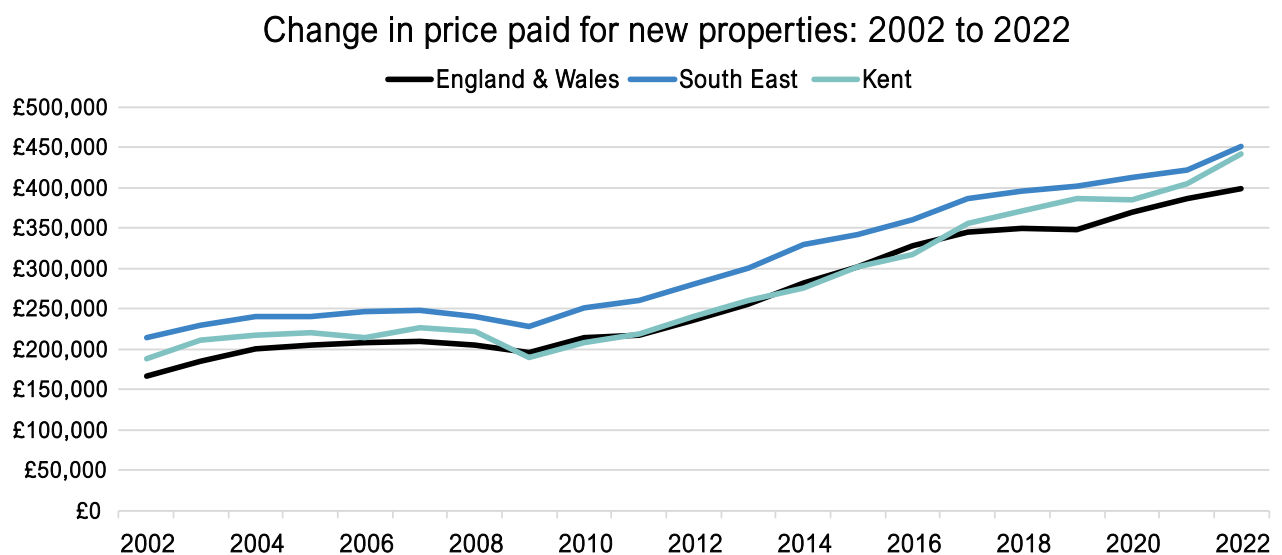
Table 6: Change in price paid for new properties: 2002-2022

| Area | 2002 | 2021 | 2022 | 20-year change | 20 year % change | 1 year change | 1 year % change |
|---------------------|----------------|----------------|----------------|----------------|------------------|---------------|-----------------|
| England & Wales | 166,290 | 385,644 | 397,891 | 231,601 | 139.3% | 12,247 | 3.2% |
| South East* | 213,397 | 421,265 | 450,776 | 237,379 | 111.2% | 29,511 | 7.0% |
| Kent | 187,998 | 405,312 | 441,302 | 253,304 | 134.7% | 35,990 | 8.9% |
| Ashford | 167,833 | 380,764 | 420,533 | 252,700 | 150.6% | 39,769 | 10.4% |
| Canterbury | 173,881 | 364,274 | 435,171 | 261,290 | 150.3% | 70,897 | 19.5% |
| Dartford | 242,423 | 398,232 | 437,206 | 194,783 | 80.3% | 38,974 | 9.8% |
| Dover | 123,890 | 366,658 | 410,080 | 286,190 | 231.0% | 43,422 | 11.8% |
| Folkestone & Hythe | 149,369 | 323,918 | 298,565 | 149,196 | 99.9% | -25,353 | -7.8% |
| Gravesham | 150,164 | 380,699 | 449,388 | 299,224 | 199.3% | 68,689 | 18.0% |
| Maidstone | 186,375 | 420,160 | 478,969 | 292,594 | 157.0% | 58,809 | 14.0% |
| Sevenoaks | 257,728 | 394,499 | 301,780 | 44,052 | 17.1% | -92,719 | -23.5% |
| Swale | 167,972 | 409,899 | 395,634 | 227,662 | 135.5% | -14,265 | -3.5% |
| Thanet | 159,857 | 442,599 | 419,247 | 259,390 | 162.3% | -23,352 | -5.3% |
| Tonbridge & Malling | 240,071 | 403,337 | 408,119 | 168,048 | 70.0% | 4,782 | 1.2% |
| Tunbridge Wells | 255,645 | 551,434 | 554,615 | 298,970 | 116.9% | 3,181 | 0.6% |
| Medway U.A. | 159,561 | 376,238 | 379,066 | 219,505 | 137.6% | 2,828 | 0.8% |

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: Change in price paid for new properties: 2002-2022


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

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

Change in price paid for older properties: 2002 to 2022

The overall average price for older properties in Kent during the calendar year 2022 was £415,646. This is 6.7% higher than the average price during 2021 of £389,444. This annual increase is higher than both the South East (5.7%) and England & Wales (5.2%).

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 £13,368 each year between 2002 and 2022. The South East has seen an average annual increase of £14,371 between 2002 and 2022, whilst for England & Wales the annual increase has been £11,549.

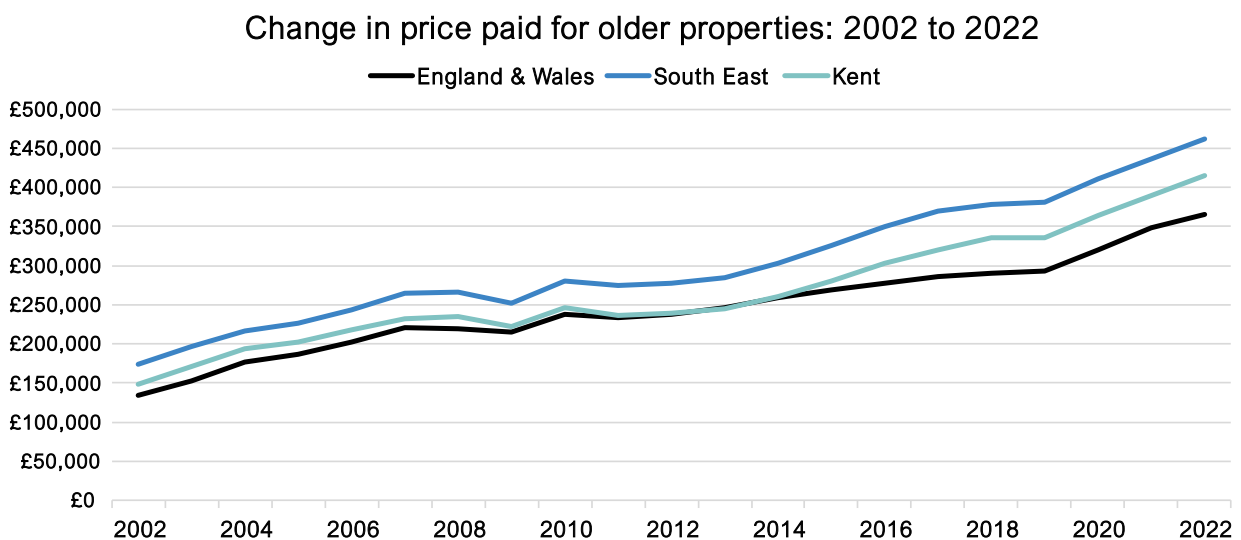
Within Kent's local authorities, Tunbridge Wells has seen the highest increase in price for older properties in absolute terms between 2021 and 2022 with a rise of £37,542 (6.7%).

Dartford has seen the highest increase in price for older properties in percentage terms between 2021 and 2022 with a rise of 8.6% (£30,943).

Canterbury saw the lowest growth between 2021 and 2022 with £18,245 (4.8%).

The average price paid for an older property in Medway was £317,718. This is an increase of 6.0% since 2021. See Chart 7 and Table 7 for further details.

Chart 7: Change in price paid for older properties: 2002-2022



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

Table 7: Change in price paid for older properties: 2002-2022

| Area | 2002 | 2021 | 2022 | 20-year change | 20 year % change | 1 year change | 1 year % change |
|---------------------|-----------------|-----------------|-----------------|-----------------|------------------|----------------|-----------------|
| England & Wales | £134,977 | £347,757 | £365,948 | £230,971 | 171.1% | £18,191 | 5.2% |
| South East* | £174,032 | £436,602 | £461,443 | £287,411 | 165.1% | £24,841 | 5.7% |
| Kent | £148,281 | £389,444 | £415,646 | £267,365 | 180.3% | £26,202 | 6.7% |
| Ashford | £154,270 | £364,020 | £390,640 | £236,370 | 153.2% | £26,620 | 7.3% |
| Canterbury | £141,777 | £379,742 | £397,987 | £256,210 | 180.7% | £18,245 | 4.8% |
| Dartford | £134,786 | £361,318 | £392,261 | £257,475 | 191.0% | £30,943 | 8.6% |
| Dover | £116,309 | £324,497 | £346,845 | £230,536 | 198.2% | £22,348 | 6.9% |
| Folkestone & Hythe | £118,714 | £340,175 | £367,090 | £248,376 | 209.2% | £26,915 | 7.9% |
| Gravesham | £133,532 | £362,240 | £381,760 | £248,228 | 185.9% | £19,520 | 5.4% |
| Maidstone | £158,400 | £375,458 | £401,581 | £243,181 | 153.5% | £26,123 | 7.0% |
| Sevenoaks | £242,405 | £601,460 | £635,953 | £393,548 | 162.4% | £34,493 | 5.7% |
| Swale | £116,628 | £306,748 | £331,864 | £215,236 | 184.5% | £25,116 | 8.2% |
| Thanet | £103,850 | £317,405 | £337,726 | £233,876 | 225.2% | £20,321 | 6.4% |
| Tonbridge & Malling | £192,146 | £441,446 | £469,061 | £276,915 | 144.1% | £27,615 | 6.3% |
| Tunbridge Wells | £203,033 | £524,447 | £561,989 | £358,956 | 176.8% | £37,542 | 7.2% |
| Medway U.A. | £109,298 | £299,647 | £317,718 | £208,420 | 190.7% | £18,071 | 6.0% |

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

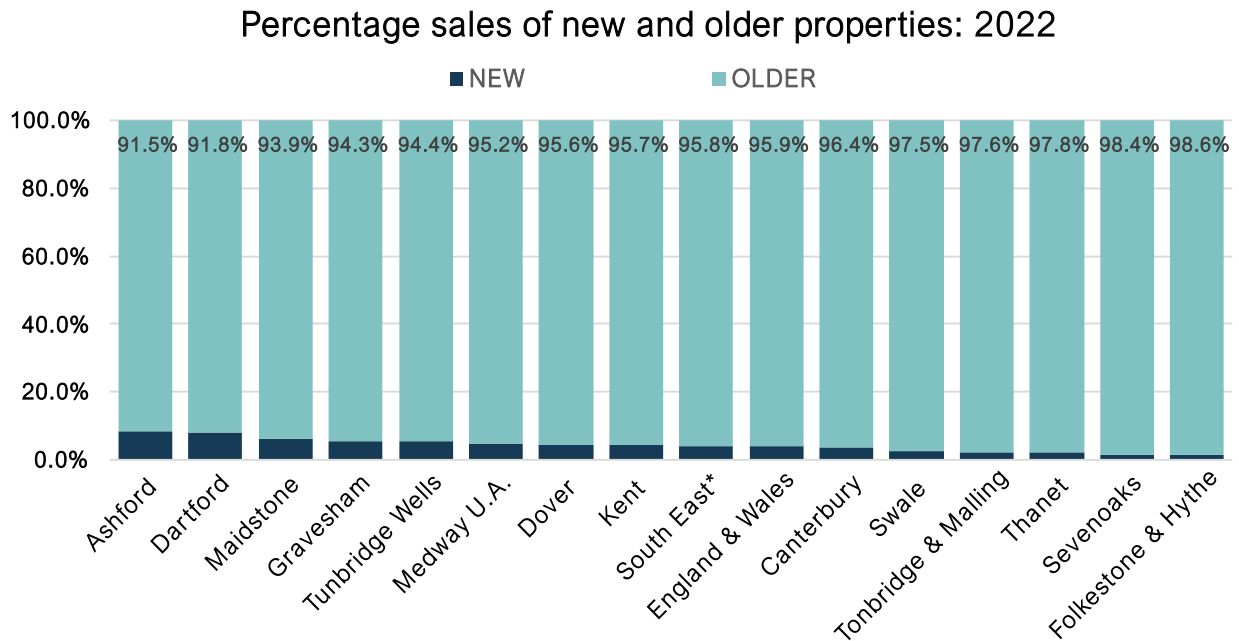
*The Land Registry "South East" region consists of the GOR South East region plus Hertfordshire and Essex

Number of sales of new and older properties: 2022

In all areas 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 2022 Kent saw a slightly higher proportion of sales of new properties than the South East and England & Wales.

Within Kent's local authorities, Ashford saw the highest number of sales of new properties with a total of 159 sales. This accounts for 8.5% of all sales in Ashford and is the highest proportion of new sales of all the districts. Folkestone & Hythe saw the smallest number of new property sales with 23 sales accounting for 1.4% of all sales in Folkestone & Hythe during 2022.

Maidstone saw the highest number of older property sales with 2,384 sales, which account for 93.9% of all sales in Maidstone during 2022. Folkestone & Hythe saw the highest proportion of older property sales at 98.6% (1,600 sales). See Chart 8 and Table 8 for further details.

Chart 8: Percentage of sales of new and older properties: 2022


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.

Table 8: Number of sales of new and older properties: 2022

| Area | Total Sales | New Properties | % NEW | Older Properties | % OLDER |
|---------------------|---------------|----------------|-------------|------------------|--------------|
| England & Wales | 756,579 | 31,380 | 4.1% | 725,199 | 95.9% |
| South East* | 177,952 | 7,409 | 4.2% | 170,543 | 95.8% |
| Kent | 21,941 | 953 | 4.3% | 20,988 | 95.7% |
| Ashford | 1,881 | 159 | 8.5% | 1,722 | 91.5% |
| Canterbury | 2,130 | 77 | 3.6% | 2,053 | 96.4% |
| Dartford | 1,542 | 126 | 8.2% | 1,416 | 91.8% |
| Dover | 1,663 | 74 | 4.4% | 1,589 | 95.6% |
| Folkestone & Hythe | 1,623 | 23 | 1.4% | 1,600 | 98.6% |
| Gravesham | 1,199 | 68 | 5.7% | 1,131 | 94.3% |
| Maidstone | 2,539 | 155 | 6.1% | 2,384 | 93.9% |
| Sevenoaks | 1,549 | 25 | 1.6% | 1,524 | 98.4% |
| Swale | 1,922 | 49 | 2.5% | 1,873 | 97.5% |
| Thanet | 2,130 | 47 | 2.2% | 2,083 | 97.8% |
| Tonbridge & Malling | 1,918 | 46 | 2.4% | 1,872 | 97.6% |
| Tunbridge Wells | 1,845 | 104 | 5.6% | 1,741 | 94.4% |
| Medway U.A. | 3,576 | 171 | 4.8% | 3,405 | 95.2% |

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.

Related documents

Further information about deprivation in Kent can be found on the [Kent Analytics Housing statistics web pages](#)

These include information about:

- New housing
- Housing stock
- Land use.