

House prices and sales in Kent: 2023

This bulletin presents the number of domestic property sales and the average price paid for new and older properties in 2023 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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[Kent facts and figures](#)

The information presented is annual number of sales and average house price paid for new and older properties during 2023 in Kent local authorities, Medway Unitary authority, the South East, and England & Wales

Headline findings

- The average house price in Kent during 2023 was £408,640. This was higher than the national average of £363,358 but lower than the average in the South East of £455,599.
- Across the county house prices in 2023 ranged from an average £635,274 in Sevenoaks to £327,901 in Swale.
- The average house price in Medway was £321,665.
- Overall property prices in Kent fell by 1.9% compared to one year ago. The highest average price rise was 1.8% in Ashford and the highest average price fall was -6.2% in Folkestone & Hythe.
- There were 14,195 property sales in Kent during 2023, 35.3% fewer than one year ago when there were 21,941 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 2023 as extracted on 02 April 2024. 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:

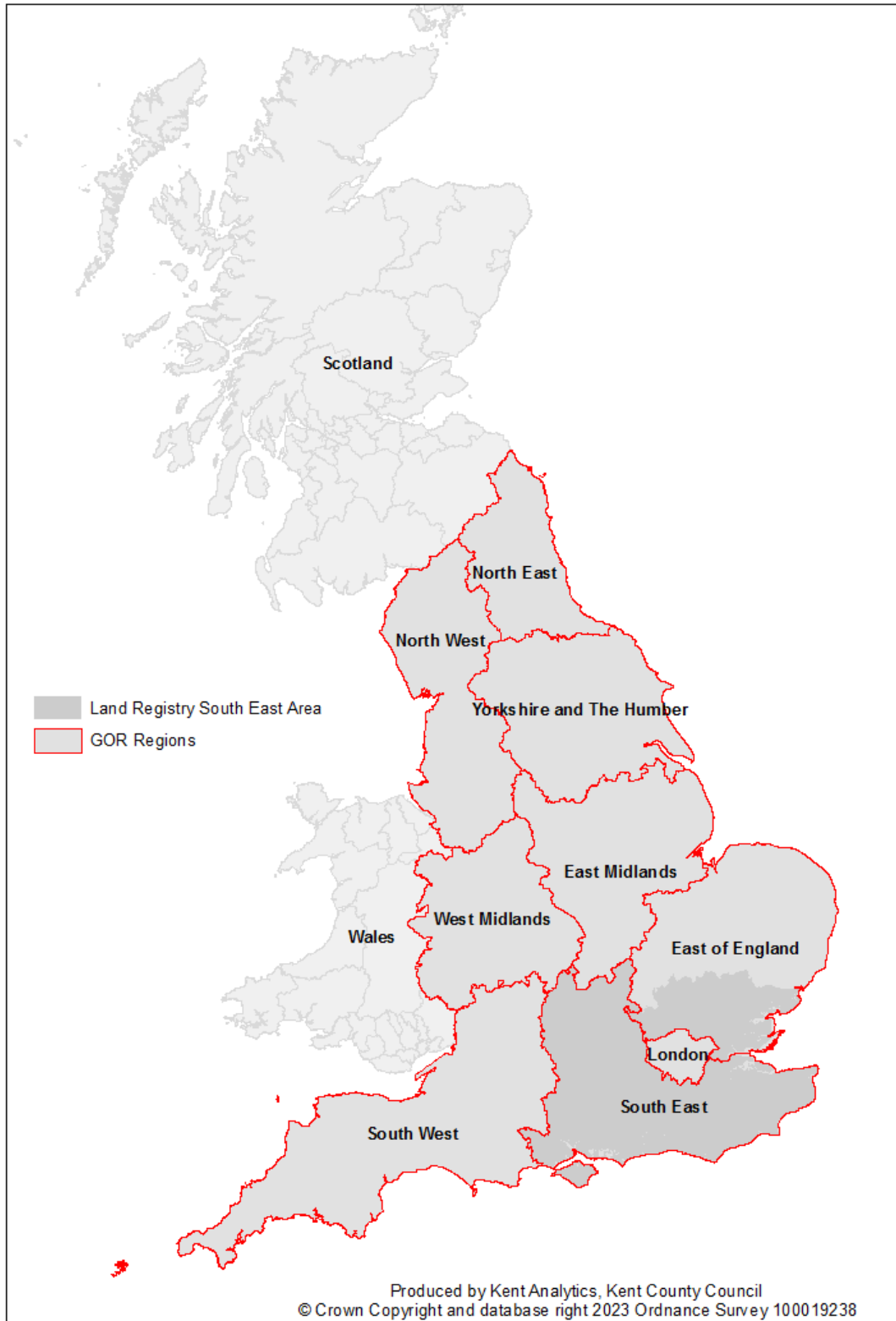
- Detached
- Semi-detached
- Terraced
- Flat / maisonette

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.

Map 1: Land Registry Government Office Regions in England

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



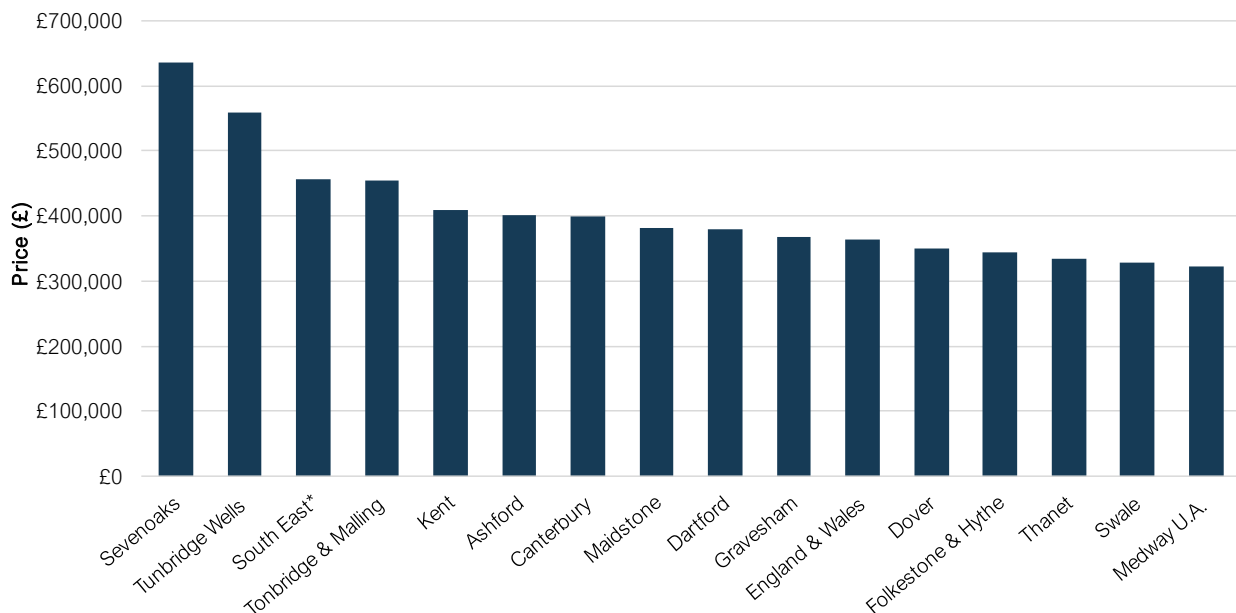
Overall average price paid per property

The overall average property price in Kent during the calendar year 2023 was £408,640. This was lower than the average property price in the South East, (£455,599) but higher than the average for England & Wales (£363,358).

Within Kent, Sevenoaks saw the highest overall average property price during 2023 with £635,274. Swale experienced the lowest with £327,901.

Chart 1: Overall average price paid per property: 2023

Overall average price paid per property: 2023



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 was higher than those seen nationally and lower than those seen in the South East. The average price for flats and maisonettes was lower in Kent than seen regionally and nationally.

Sevenoaks had the highest average price for a detached property at £1,112,773, a semi-detached property at £542,462 and a flat / maisonette at £316,359. The highest average price for a terraced property was £421,087 in Tunbridge Wells. Table 1 shows the average price for all dwellings broken down by property type in 2023.

Table 1: Overall average price paid per property by type: 2023

Area	Overall average price paid	Detached	Semi-detached	Terraced	Flat / Maisonette
England & Wales	£363,358	£533,906	£323,135	£299,826	£312,058
South East*	£455,599	£736,640	£441,394	£362,116	£242,570
Kent	£408,640	£664,751	£401,648	£326,906	£223,636
Ashford	£400,312	£594,933	£358,369	£293,989	£181,645
Canterbury	£398,756	£571,916	£384,707	£351,635	£218,732
Dartford	£379,675	£640,362	£440,394	£366,442	£230,970
Dover	£349,850	£552,106	£326,404	£302,203	£205,444
Folkestone & Hythe	£343,497	£536,637	£360,254	£289,954	£211,193
Gravesham	£368,587	£598,426	£404,646	£326,125	£179,085
Maidstone	£381,440	£611,319	£382,317	£301,813	£201,263
Sevenoaks	£635,274	£1,112,773	£542,462	£406,191	£316,359
Swale	£327,901	£477,069	£329,437	£274,398	£169,396
Thanet	£334,695	£521,693	£363,778	£309,097	£186,620
Tonbridge & Malling	£455,261	£736,223	£448,366	£343,546	£253,002
Tunbridge Wells	£558,072	£985,071	£509,713	£421,087	£301,256
Medway U.A.	£321,665	£520,540	£348,484	£282,762	£204,098

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

The overall average property price in Kent during the calendar year 2023 was 1.9% lower than the average price during 2022 of £416,760. This annual decrease was higher than the South East (-1.2%) and England & Wales (-1.1%).

Table 2 shows the change in overall average price paid per property in all Kent districts, in comparison to Medway, the South East and England & Wales. In real terms the 1-year price fall of overall price paid per property in Kent was £8,120, in comparison to decreases of £5,400 in the South East and £3,915 in England & Wales. The largest price fall between 2022 and 2023 in Kent was seen in Maidstone where overall price dropped by £24,866. Three Kent authorities saw a 1-year increase in price, the highest being in Ashford where the price increased by £7,145.

Between 2003 and 2023 Thanet had the highest percentage increase in house prices with a rise of 160.2%. This equates to an actual rise of £206,042. Sevenoaks saw the highest rise in real terms with a £363,832 increase in average house prices between 2003 and 2023.

Table 2: Change in overall average price paid per property: 2003 to 2023

Area	2003	2022	2023	20 year change	20 year % change	1 year change	1 year % change
England & Wales	£155,834	£367,273	£363,358	£207,524	133.2%	-£3,915	-1.1%
South East*	£199,922	£460,999	£455,599	£255,677	127.9%	-£5,400	-1.2%
Kent	£174,713	£416,760	£408,640	£233,927	133.9%	-£8,120	-1.9%
Ashford	£177,466	£393,167	£400,312	£222,846	125.6%	£7,145	1.8%
Canterbury	£171,594	£399,331	£398,756	£227,162	132.4%	-£575	-0.1%
Dartford	£176,302	£395,934	£379,675	£203,373	115.4%	-£16,259	-4.1%
Dover	£136,644	£349,659	£349,850	£213,206	156.0%	£191	0.1%
Folkestone & Hythe	£147,974	£366,119	£343,497	£195,523	132.1%	-£22,622	-6.2%
Gravesham	£157,087	£385,595	£368,587	£211,500	134.6%	-£17,008	-4.4%
Maidstone	£186,138	£406,306	£381,440	£195,302	104.9%	-£24,866	-6.1%
Sevenoaks	£271,442	£630,559	£635,274	£363,832	134.0%	£4,715	0.7%
Swale	£143,545	£333,490	£327,901	£184,356	128.4%	-£5,589	-1.7%
Thanet	£128,653	£339,525	£334,695	£206,042	160.2%	-£4,830	-1.4%
Tonbridge & Malling	£214,925	£467,600	£455,261	£240,336	111.8%	-£12,339	-2.6%
Tunbridge Wells	£238,983	£561,573	£558,072	£319,089	133.5%	-£3,501	-0.6%
Medway U.A.	£134,006	£320,652	£321,665	£187,659	140.0%	£1,013	0.3%

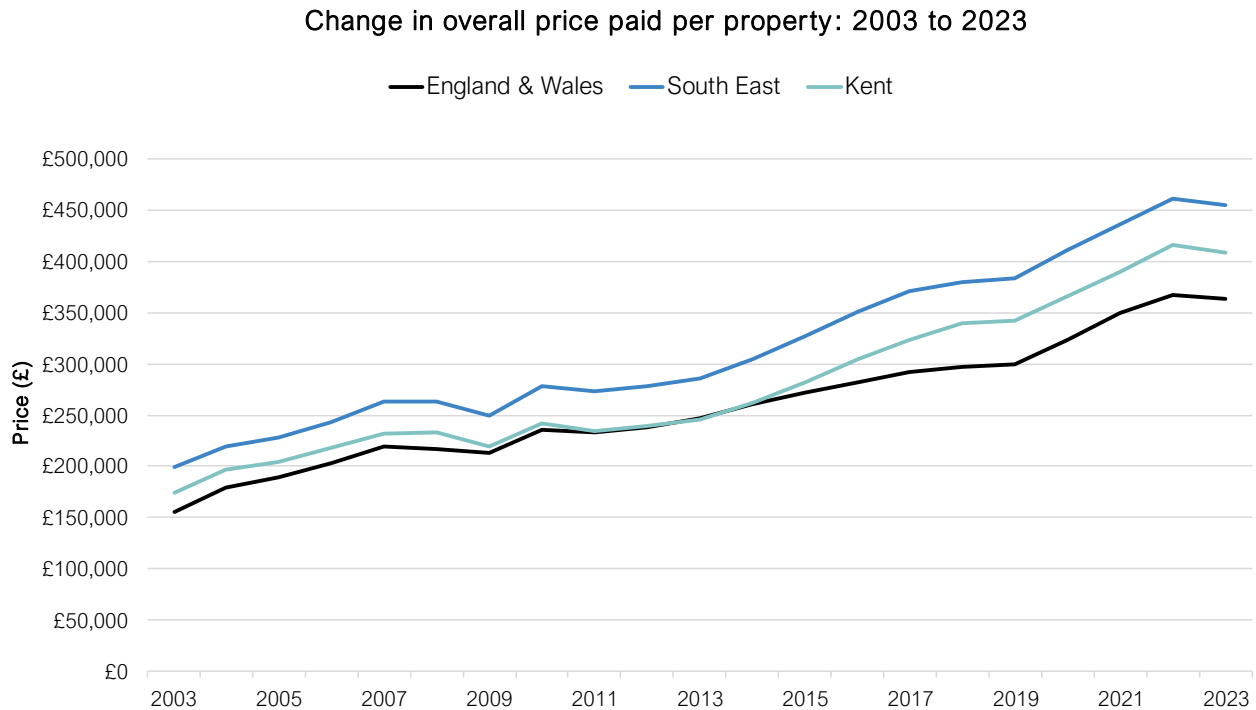
Source: HM Land Registry Open Data Standard Reports, presented by Kent Analytics, Kent County Council

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

Despite the slump in property prices during the recession years of 2007 to 2009, property prices in Kent have increased by an average of £11,696 each year between 2003 and 2023. The South East has seen an average annual increase of £12,784 between 2003 and 2023, whilst in England & Wales the annual average increase has been £10,376.

Chart 2 shows the change in overall average price paid per property over 20 years from 2003 to 2023. Changes in property price in Kent have followed a similar trend to that seen in the South East and England & Wales. Most districts in Kent saw a slight fall in price in the last year, similarly to the regional and national trend.

Chart 2: Change in overall average price paid per property: 2003 to 2023



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

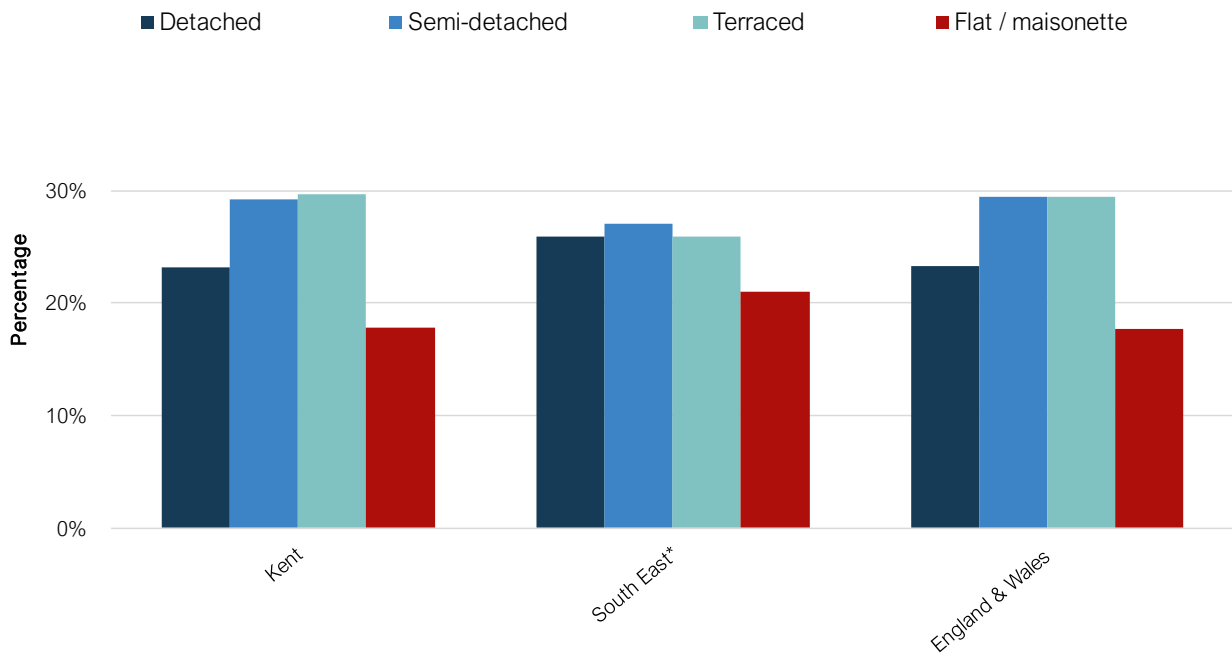
Number of property sales by type

There were 14,195 property sales in Kent during the calendar year 2023. The majority of these were terraced properties (29.7%) and semi-detached properties (29.3%) of all sales. This is a higher proportion of sales for both these types of property than the South East. Semi-detached property sales were slightly lower in Kent than the proportion sold in England & Wales though the proportion of sales of terraced properties in Kent were slightly higher than seen nationally.

The sales of flats / maisonettes accounted for the smallest proportion of all property sales in Kent, the South East, and England & Wales. Chart 3 shows the proportion of property sales by each of the four property types, in Kent in comparison to regional and national figures.

Chart 3: Proportion of property sales by type: 2023

Proportion of property sales by type of property: 2023



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

Maidstone saw 1,638 property sales during 2023, the highest number of total sales within Kent. Ashford saw the highest number of sales of detached properties (424) and Maidstone saw the highest number of sales of semi-detached properties (554).

The highest number of terraced property sales (461) were seen in Swale and Thanet had the highest number of sales of flats / maisonettes during 2023 with 317 sales of this type. In contrast, Gravesham saw the lowest number of total sales in Kent with 760 property sales during 2023 and saw the lowest number of sales for all types of dwelling expect terraced houses. Table 3 shows the number and proportion of property sales by property type in 2023.

Table 3: Number and proportion of property sales by type: 2023

Area	Total Sales	Detached	% detached	Semi-detached	% Semi-detached	Terraced	% terraced	Flat / Maisonette	% flat / maisonette
England & Wales	522,990	121,734	23.3%	154,336	29.5%	154,223	29.5%	92,697	17.7%
South East*	118,671	30,792	25.9%	32,107	27.1%	30,811	26.0%	24,961	21.0%
Kent	14,195	3,290	23.2%	4,157	29.3%	4,211	29.7%	2,537	17.9%
Ashford	1,249	424	33.9%	332	26.6%	349	27.9%	144	11.5%
Canterbury	1,395	388	27.8%	424	30.4%	329	23.6%	254	18.2%
Dartford	1,003	114	11.4%	250	24.9%	370	36.9%	269	26.8%
Dover	1,036	219	21.1%	298	28.8%	389	37.5%	130	12.5%
Folkestone & Hythe	1,161	258	22.2%	296	25.5%	324	27.9%	283	24.4%
Gravesham	760	110	14.5%	243	32.0%	293	38.6%	114	15.0%
Maidstone	1,638	366	22.3%	554	33.8%	445	27.2%	273	16.7%
Sevenoaks	1,027	294	28.6%	295	28.7%	297	28.9%	141	13.7%
Swale	1,262	304	24.1%	363	28.8%	461	36.5%	134	10.6%
Thanet	1,297	248	19.1%	353	27.2%	379	29.2%	317	24.4%
Tonbridge & Malling	1,205	270	22.4%	430	35.7%	323	26.8%	182	15.1%
Tunbridge Wells	1,162	295	25.4%	319	27.5%	252	21.7%	296	25.5%
Medway U.A.	2,834	344	12.1%	883	31.2%	1,231	43.4%	376	13.3%

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

Change in number of property sales

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:2003=100).

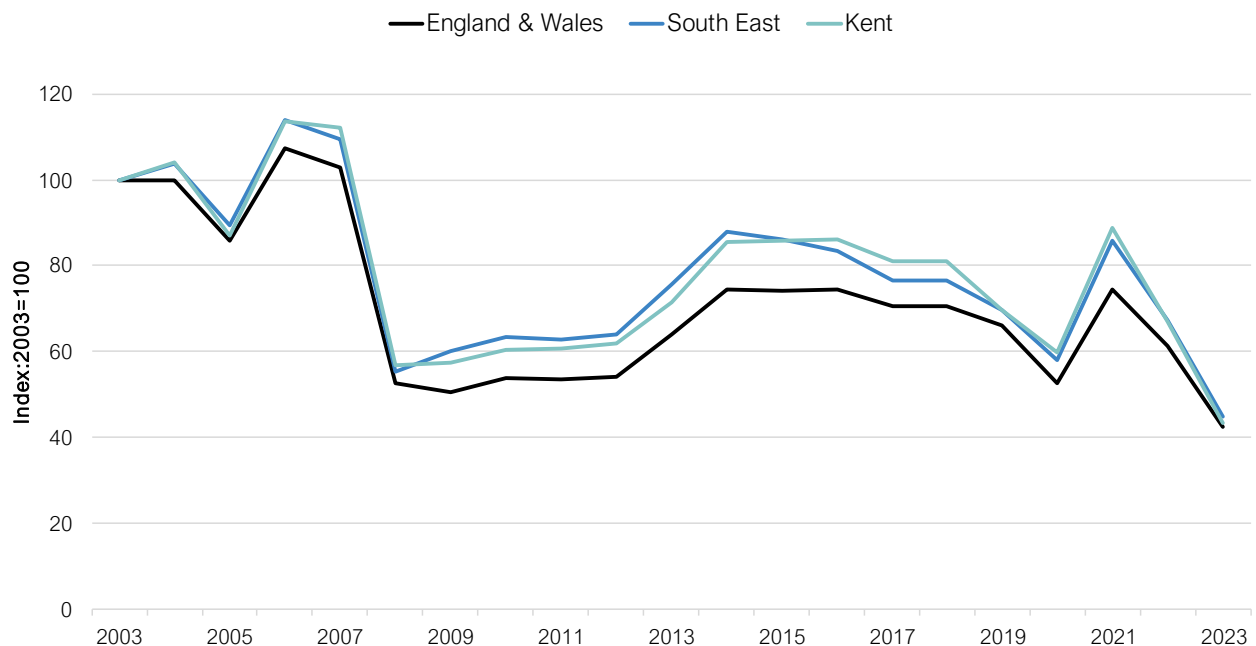
Chart 4 overleaf presents the timeseries of sales for Kent, the South East, and England & Wales between 2003 and 2023. The chart shows the negative effect of the recession in 2007 on house sales everywhere. Since 2009 sales generally increased up to 2016 but there has been an annual decrease in property sales nationally, regionally and in Kent between 2017 and 2020. 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.

All areas saw a fall in sales in 2022 and again in 2023. The fewest number of sales were seen in 2023 in Kent, regionally and nationally. In all areas, number of sales were less than half the number seen 20 years ago. In 2003, Kent had 32,734 property sales whereas in 2023 there were 14,195.

Table 4 shows the 1-year and 20-year change in number of property sales in all Kent compared to regional and national figures. Kent saw a fall in property sales between 2003 and 2023 of 56.6%, slightly higher than the decrease seen in the South East of 55.2% though slightly lower than that seen in England and Wales of -57.7%. Thanet had the largest 20-year fall in number of property sales (-2,470,) and percentage decrease (-65.6%). Maidstone had the largest fall in number of sales between 2022 and 2023 of 901 sales though Thanet had the biggest 1-year percentage change of -39.1%.

Chart 4: Property sales for Kent, the South East, and England & Wales: 2003-2023

Change in property sales 2003 to 2023



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

Table 4: Change in number of property sales: 2003 to 2023

Area	2003	2022	2023	20-year change	20 year % change	1 year change	1 year % change
England & Wales	1,234,939	756,579	522,990	-711,949	-57.7%	-233,589	-30.9%
South East*	265,145	177,952	118,671	-146,474	-55.2%	-59,281	-33.3%
Kent	32,734	21,941	14,195	-18,539	-56.6%	-7,746	-35.3%
Ashford	2,730	1,881	1,249	-1,481	-54.2%	-632	-33.6%
Canterbury	3,543	2,130	1,395	-2,148	-60.6%	-735	-34.5%
Dartford	2,466	1,542	1,003	-1,463	-59.3%	-539	-35.0%
Dover	2,517	1,663	1,036	-1,481	-58.8%	-627	-37.7%
Folkestone & Hythe	2,801	1,623	1,161	-1,640	-58.6%	-462	-28.5%
Gravesham	1,843	1,199	760	-1,083	-58.8%	-439	-36.6%
Maidstone	3,368	2,539	1,638	-1,730	-51.4%	-901	-35.5%
Sevenoaks	2,037	1,549	1,027	-1,010	-49.6%	-522	-33.7%
Swale	3,121	1,922	1,262	-1,859	-59.6%	-660	-34.3%
Thanet	3,767	2,130	1,297	-2,470	-65.6%	-833	-39.1%
Tonbridge & Malling	2,235	1,918	1,205	-1,030	-46.1%	-713	-37.2%
Tunbridge Wells	2,306	1,845	1,162	-1,144	-49.6%	-683	-37.0%
Medway	6,150	3,576	2,834	-3,316	-53.9%	-742	-20.7%

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

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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 “Old” 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 old properties.

The average price paid for new properties in Kent during the calendar year 2023 was £476,922. This was 14.7% higher than the price paid for older properties which was £406,792. As with the average price for total properties, prices for new and older properties in Kent were lower than the average property price in the South East, but higher than England & Wales. This can be seen in table 5 overleaf which shows the overall average price paid for new and older properties in 2023.

In 2023, Dartford, Folkestone & Hythe, Thanet and Tonbridge & Malling all had a lower average price paid for new properties than older properties.

Tunbridge Wells had the highest average price for new properties at £563,014. Thanet had the lowest average price for new properties with £295,714. The highest average price for older properties at £635,274 was seen in Sevenoaks whilst Swale had the lowest average price for older properties with £323,929.

In the local authorities where the average price paid for new properties is higher than older properties, Ashford had the highest percentage difference at 31.2%. Tunbridge Wells had the smallest percentage difference between price for new and old properties at 0.9%.

Chart 5 shows the overall average price for both new and older properties in each Kent district, Medway, the South East and England. There was a higher price paid for new properties than older properties in just over half of the districts in Kent. Tunbridge Wells, Ashford, Maidstone and Gravesham had a higher average price paid for new properties than the Kent average, whereas Sevenoaks, Tonbridge & Malling and Tunbridge Wells had a higher average price paid than the Kent average for older properties.

Table 5: Overall price paid per new and older properties: 2023

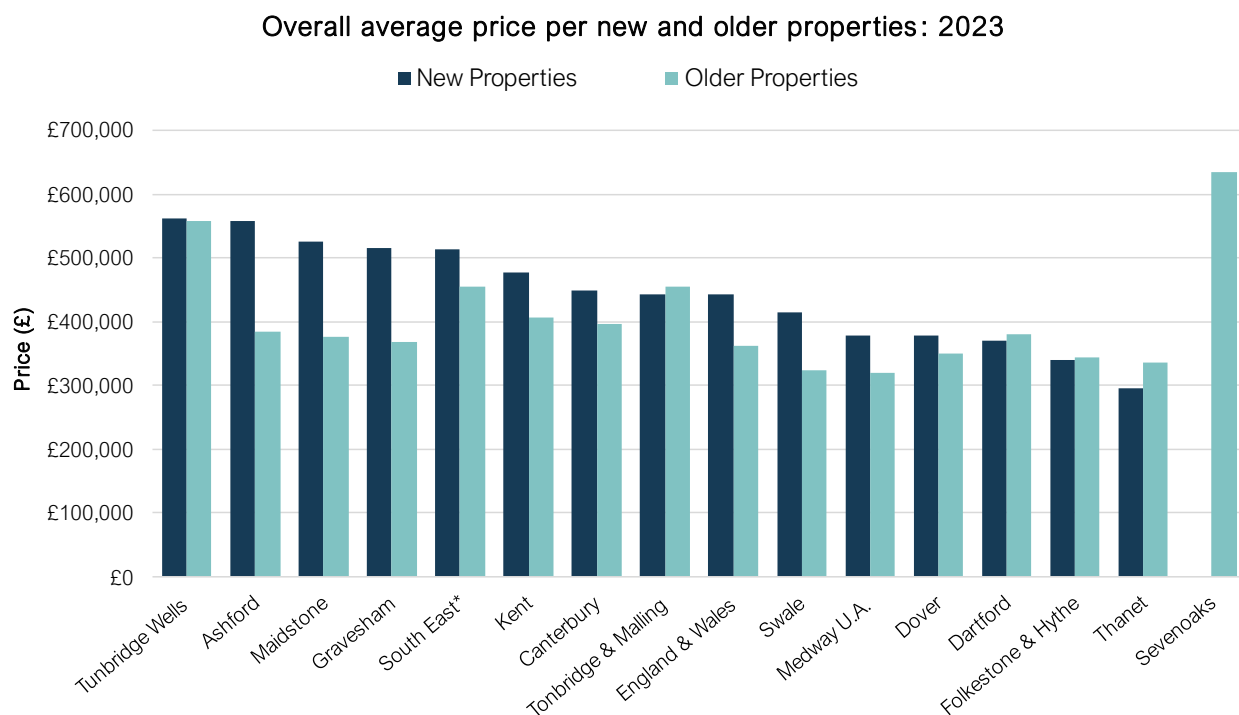
Area	Overall average price paid	New Properties	Older Properties	% difference between New and Old average price
England & Wales	£363,358	£443,557	£361,584	18.5%
South East*	£455,599	£512,894	£454,263	11.4%
Kent	£408,640	£476,922	£406,792	14.7%
Ashford	£400,312	£558,005	£384,013	31.2%
Canterbury	£398,756	£448,157	£396,882	11.4%
Dartford	£379,675	£369,886	£380,082	-2.8%
Dover	£349,850	£377,359	£349,170	7.5%
Folkestone & Hythe	£343,497	£339,122	£343,512	-1.3%
Gravesham	£368,587	£515,000	£368,394	28.5%
Maidstone	£381,440	£526,423	£377,157	28.4%
Sevenoaks	£635,274	-	£635,274	-
Swale	£327,901	£415,063	£323,929	22.0%
Thanet	£334,695	£295,714	£334,907	-13.3%
Tonbridge & Malling	£455,261	£443,649	£455,319	-2.6%
Tunbridge Wells	£558,072	£563,014	£557,981	0.9%
Medway U.A.	£321,665	£377,496	£318,785	15.6%

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

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

Note: Data for new properties in Sevenoaks is not available

Chart 5: Overall price paid per new and older properties: 2023


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

The overall average price for new properties in Kent during the calendar year 2023 was £476,922. This was 8.1% higher than the average price during 2022 of £441,302, however it was a lower increase than seen in both the South East (13.8%) and England & Wales (11.5%).

Within Kent's local authorities, Ashford had seen the highest 1-year increase in absolute and percentage terms in price for new properties between 2022 and 2023 with a rise of £137,472 (32.7%). Tunbridge Wells saw the lowest growth between 2022 and 2023 with a rise of £8,399 (1.5%). The average price paid for a new property in Medway was £377,496. This was a decrease of 0.4% since 2022.

Three local authorities in Kent saw a decrease in average price for new properties between 2022 and 2023. These were Dartford, Dover and Thanet. Thanet saw the largest fall in the price of new properties in absolute and percentage terms with average prices £123,533 lower than the previous year (a fall of 29.5%). Table 6 shows the change in price paid for new properties between 2003 and 2023 and the 1-year change between 2022 and 2023.

Table 6: Change in price paid for new properties: 2003-2023

Area	2003	2022	2023	20-year change	20 year % change	1 year change	1 year % change
England & Wales	£184,725	£397,891	£443,557	£258,832	140.1%	£45,666	11.5%
South East*	£228,680	£450,776	£512,894	£284,214	124.3%	£62,118	13.8%
Kent	£211,428	£441,302	£476,922	£265,494	125.6%	£35,620	8.1%
Ashford	£186,530	£420,533	£558,005	£371,475	199.2%	£137,472	32.7%
Canterbury	£193,744	£435,171	£448,157	£254,413	131.3%	£12,986	3.0%
Dartford	£241,689	£437,206	£369,886	£128,197	53.0%	−£67,320	−15.4%
Dover	£159,999	£410,080	£377,359	£217,360	135.9%	−£32,721	−8.0%
Folkestone & Hythe	£183,758	£298,565	£339,122	£155,364	84.5%	£40,557	13.6%
Gravesham	£161,007	£449,388	£515,000	£353,993	219.9%	£65,612	14.6%
Maidstone	£206,508	£478,969	£526,423	£319,915	154.9%	£47,454	9.9%
Sevenoaks	£326,905	£301,780	-	-	-	-	-
Swale	£178,613	£395,634	£415,063	£236,450	132.4%	£19,429	4.9%
Thanet	£182,650	£419,247	£295,714	£113,064	61.9%	−£123,533	−29.5%
Tonbridge & Malling	£264,284	£408,119	£443,649	£179,365	67.9%	£35,530	8.7%
Tunbridge Wells	£361,814	£554,615	£563,014	£201,200	55.6%	£8,399	1.5%
Medway U.A.	£191,081	£379,066	£377,496	£186,415	97.6%	−£1,570	−0.4%

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

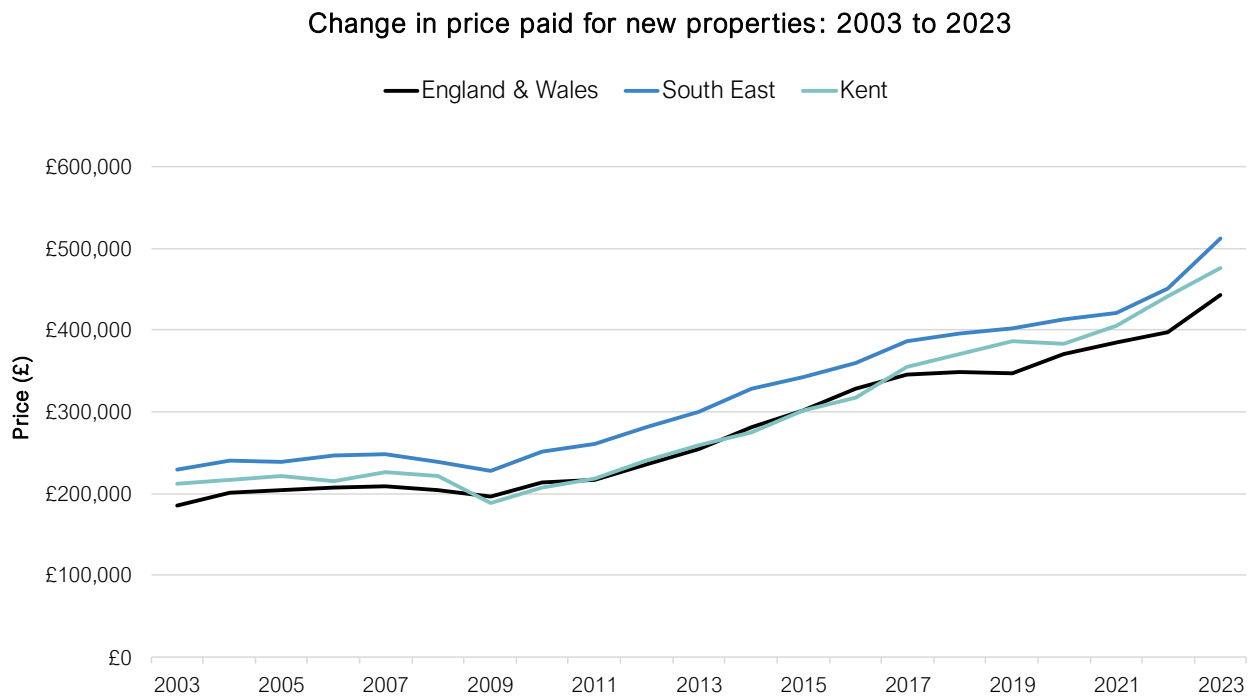
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New is a newly built property but not a conversion of existing residential property, e.g., a residential house converted into flats.

Note: Data for new properties in Sevenoaks is not available

Chart 6 shows the change in price paid for new properties over the last 20 years between 2003 and 2023. 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 £13,275 each year between 2003 and 2023. In the South East, the average annual increase is £14,211 between 2003 and 2023, whilst England & Wales the annual increase is £12,942.

Chart 6: Change in price paid for new properties: 2003-2023



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.

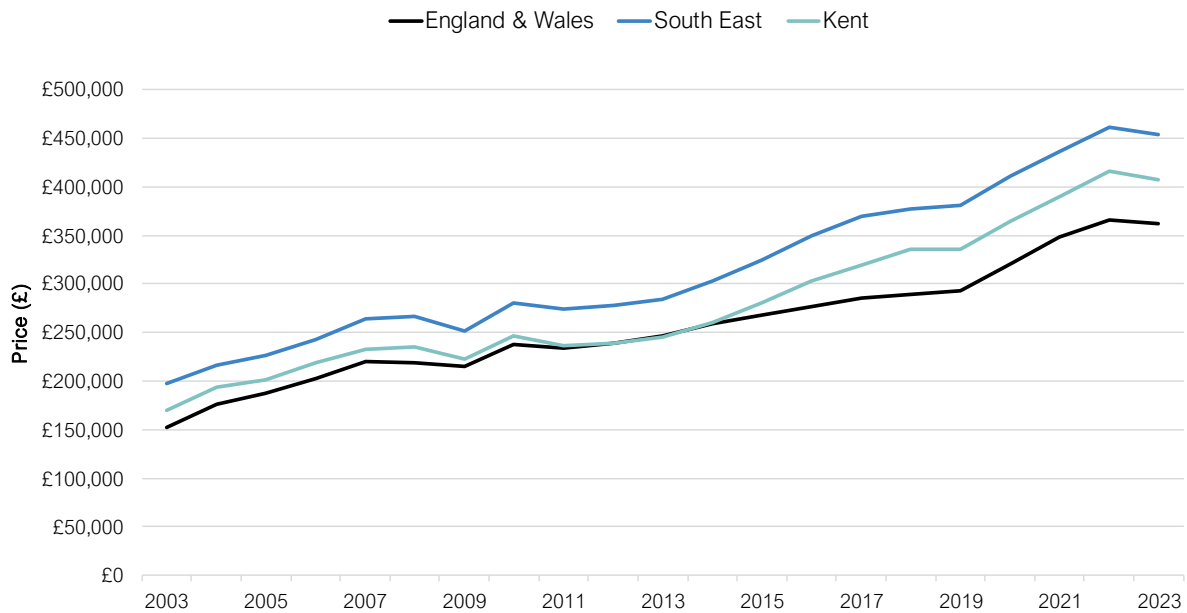
Change in price paid for older properties

The overall average price for older properties in Kent during the calendar year 2023 was £406,792. This was 2.1% lower than the average price during 2022 of £415,646 and was a bigger decrease than was seen in both the South East (-1.6%) and England & Wales (-1.2%).

Chart 7 shows that the change in price paid for older properties between 2003 and 2023 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 £11,813 each year between 2003 and 2023. The South East has seen an average annual increase of £12,863 between 2003 and 2023, whilst for England & Wales the annual increase has been £10,445. Price for older properties fell slightly in most areas between 2022 and 2023.

Chart 7: Change in price paid for older properties: 2003-2023

Change in price paid for older properties: 2003 to 2023



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

Within Kent's local authorities, Dover was the only district that saw an increase in price for older properties between 2022 and 2023 with a rise of £2,325 (+0.7%).

Folkestone & Hythe had the highest decrease in price for older properties in percentage terms between 2022 and 2023 with a fall of 6.4% (-£23,578). Sevenoaks saw the lowest decrease in price in percentage terms between 2022 and 2023 with -0.1% (-£679).

The average price paid for an older property in Medway was £318,785. This was an increase of 0.3% since 2022.

Table 7 overleaf shows the 1-year change between 2022 and 2023 and the 20-year change between 2003 and 2023 in price paid for older properties.

Table 7: Change in price paid for older properties: 2003-2023

Area	2003	2022	2023	20 year change	20 year % change	1 year change	1 year % change
England & Wales	£152,677	£365,948	£361,584	£208,907	136.8%	-£4,364	-1.2%
South East*	£197,005	£461,443	£454,263	£257,258	130.6%	-£7,180	-1.6%
Kent	£170,541	£415,646	£406,792	£236,251	138.5%	-£8,854	-2.1%
Ashford	£175,313	£390,640	£384,013	£208,700	119.0%	-£6,627	-1.7%
Canterbury	£168,131	£397,987	£396,882	£228,751	136.1%	-£1,105	-0.3%
Dartford	£159,169	£392,261	£380,082	£220,913	138.8%	-£12,179	-3.1%
Dover	£135,506	£346,845	£349,170	£213,664	157.7%	£2,325	0.7%
Folkestone & Hythe	£144,727	£367,090	£343,512	£198,785	137.4%	-£23,578	-6.4%
Gravesham	£156,853	£381,760	£368,394	£211,541	134.9%	-£13,366	-3.5%
Maidstone	£183,685	£401,581	£377,157	£193,472	105.3%	-£24,424	-6.1%
Sevenoaks	£269,087	£635,953	£635,274	£366,187	136.1%	-£679	-0.1%
Swale	£138,449	£331,864	£323,929	£185,480	134.0%	-£7,935	-2.4%
Thanet	£127,180	£337,726	£334,907	£207,727	163.3%	-£2,819	-0.8%
Tonbridge & Malling	£206,161	£469,061	£455,319	£249,158	120.9%	-£13,742	-2.9%
Tunbridge Wells	£233,821	£561,989	£557,981	£324,160	138.6%	-£4,008	-0.7%
Medway U.A.	£129,876	£317,718	£318,785	£188,909	145.5%	£1,067	0.3%

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

Number of sales of new and older properties

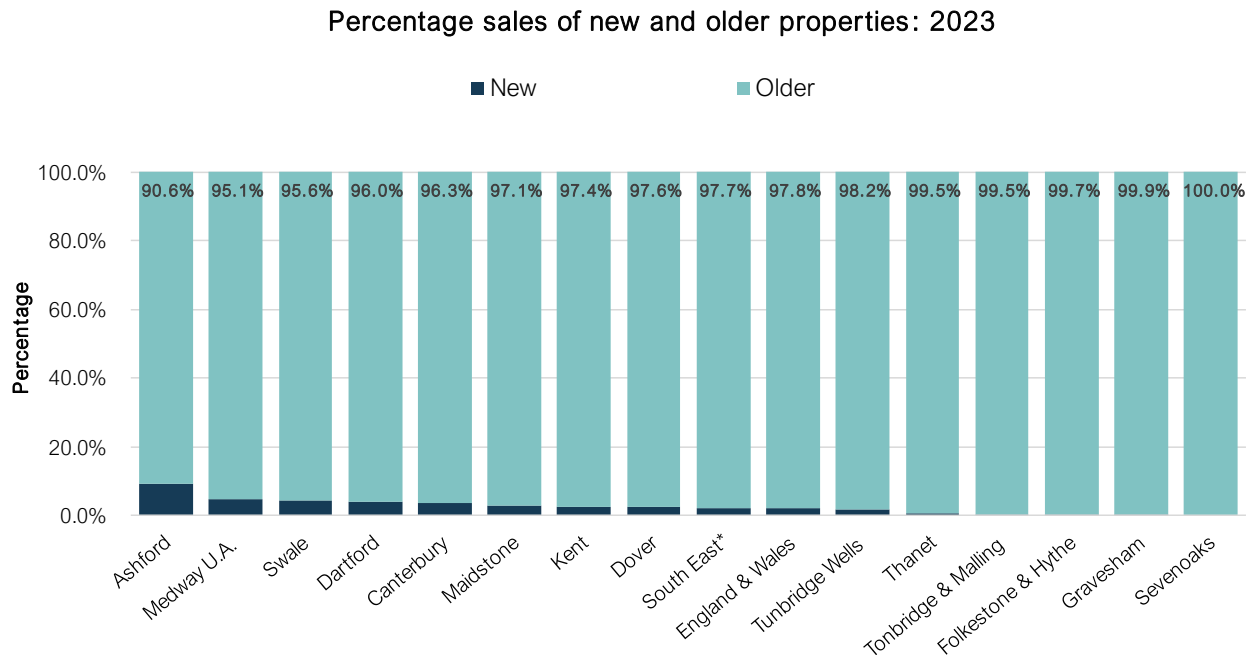
In all areas sales of older properties are much higher than those of the new properties. This can be attributed to the fact that there are more older properties available than new ones. During 2023 Kent saw a slightly higher proportion of sales of new properties than the South East and England & Wales.

Within Kent's local authorities, Ashford saw the highest number of sales of new properties with a total of 117 sales, accounting for almost a third of all sales of new properties in Kent. This accounted for 9.4% of all sales in Ashford and was the highest proportion of new sales of all the districts. Gravesham saw the smallest number of new property sales with 1 sale accounting for 0.1% of all sales in Gravesham during 2023.

Maidstone saw the highest number of older property sales with 1,591 sales, which accounted for 97.1% of all sales in Maidstone during 2023. Gravesham saw the highest proportion of older property sales at 99.9% (759 sales).

Chart 8 shows the percentage of sales of new and older properties and table 8 shows the number and proportion of new and older property sales in 2023.

Chart 8: Percentage of sales of new and older properties: 2023



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: 2023

Area	Total Sales	New Properties	% NEW	Older Properties	% OLDER
England & Wales	522,990	11,320	2.2%	511,670	97.8%
South East*	118,671	2,705	2.3%	115,966	97.7%
Kent	14,195	374	2.6%	13,821	97.4%
Ashford	1,249	117	9.4%	1,132	90.6%
Canterbury	1,395	51	3.7%	1,344	96.3%
Dartford	1,003	40	4.0%	963	96.0%
Dover	1,036	25	2.4%	1,011	97.6%
Folkestone & Hythe	1,161	4	0.3%	1,157	99.7%
Gravesham	760	1	0.1%	759	99.9%
Maidstone	1,638	47	2.9%	1,591	97.1%
Sevenoaks	1,027	-	-	1,027	-
Swale	1,262	55	4.4%	1,207	95.6%
Thanet	1,297	7	0.5%	1,290	99.5%
Tonbridge & Malling	1,205	6	0.5%	1,199	99.5%
Tunbridge Wells	1,162	21	1.8%	1,141	98.2%
Medway U.A.	2,834	139	4.9%	2,695	95.1%

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
 New is a newly built property but not a conversion of existing residential property, e.g., a residential house converted into flats.
Note: Data for new properties in Sevenoaks is not available

Change in number of property sales for new properties

The same starting point (Index:2003=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 similar to that seen regionally and nationally. The number of sales fell from their peak in 2006 and started to increase again a few years later in 2010. There was a large fall in sales between 2019 and 2020 and sales have continued to fall each year to 2023.

Chart 9 presents the timeseries of new property sales for Kent, the South East, and England & Wales between 2003 and 2023.

Chart 9: New property sales for Kent, the South East, and England & Wales: 2003-2023



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

Table 9 overleaf shows the change in new property sales from 2003 to 2023 and also the 1-year change from 2022 to 2023.

In Kent, Ashford had the highest number of new property sales in 2003, 2022 and 2023. Gravesham saw the biggest 20-year and 1-year percentage decreases at -99.0% and -98.5%. Swale was the only district to see a 1-year increase (+6, +12.2%).

Table 9: Change in number of new property sales: 2003 to 2023

Area	2003	2022	2023	20 year change	20 year % change	1 year change	1 year % change
England & Wales	122,680	31,380	11,320	-111,360	-90.8%	-20,060	-63.9%
South East*	24,467	7,409	2,705	-21,762	-88.9%	-4,704	-63.5%
Kent	3,340	953	374	-2,966	-88.8%	-579	-60.8%
Ashford	524	159	117	-407	-77.7%	-42	-26.4%
Canterbury	479	77	51	-428	-89.4%	-26	-33.8%
Dartford	512	126	40	-472	-92.2%	-86	-68.3%
Dover	117	74	25	-92	-78.6%	-49	-66.2%
Folkestone & Hythe	233	23	4	-229	-98.3%	-19	-82.6%
Gravesham	104	68	1	-103	-99.0%	-67	-98.5%
Maidstone	362	155	47	-315	-87.0%	-108	-69.7%
Sevenoaks	83	25	-	-	-	-	-
Swale	396	49	55	-341	-86.1%	6	12.2%
Thanet	100	47	7	-93	-93.0%	-40	-85.1%
Tonbridge & Malling	337	46	6	-331	-98.2%	-40	-87.0%
Tunbridge Wells	93	104	21	-72	-77.4%	-83	-79.8%
Medway	415	171	139	-276	-66.5%	-32	-18.7%

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

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Note: Data for new properties in Sevenoaks is not available

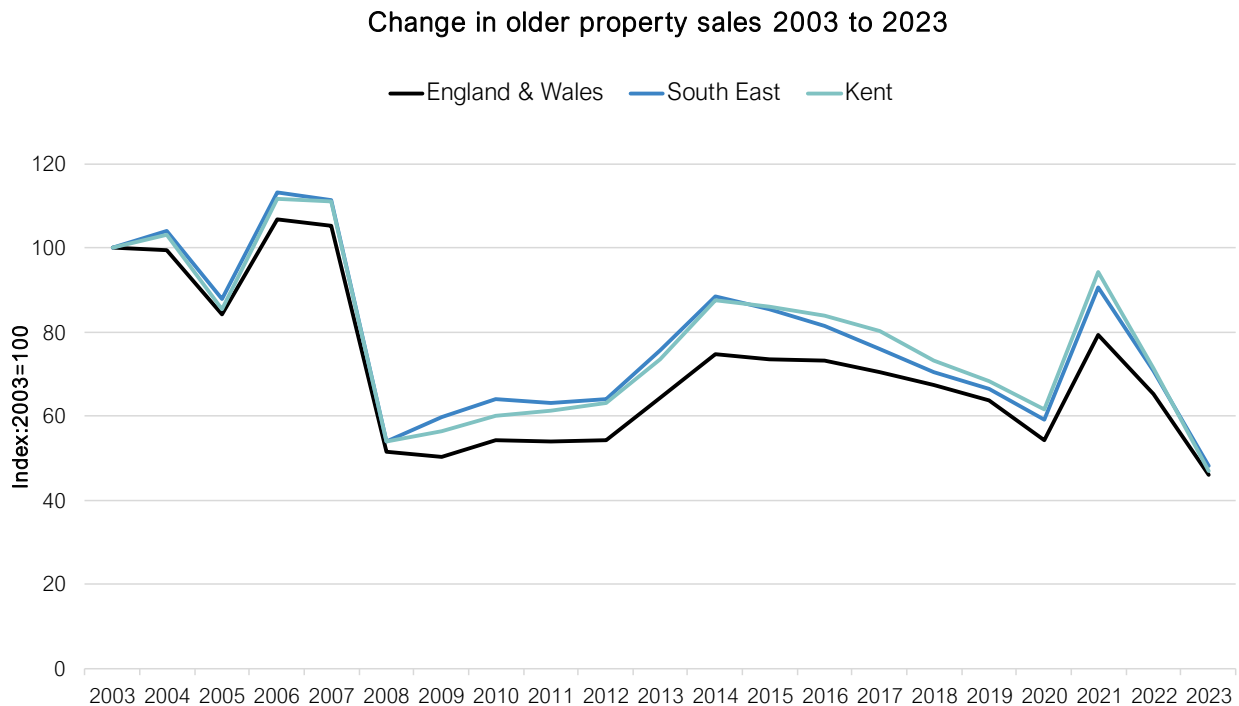
Change in number of property sales for older properties

As with new property sales, the same starting point (Index:2003=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 the timeseries of older property sales for Kent, the South East, and England & Wales between 2003 and 2023. 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.

There was a large increase in older property sales between 2020 and 2021, however they have fallen in 2022 and again in 2023. The pattern of older property sales seen in Kent is similar to that seen regionally and nationally.

Chart 10: Older property sales for Kent, the South East, and England & Wales: 2003-2023



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

Table 10 overleaf shows the change in number of older property sales in Kent compared to regionally and nationally from 2003 to 2023 alongside the 20-year change and the 1-year change between 2022 and 2023.

The number of sales of older properties in Kent was less than half seen 20 years ago. The sales of older properties fell by 53.0% (-15,573 properties) between 2003 and 2023.

Over the last year Kent saw the number drop from 20,988 in 2022 to 13,821 in 2023, a fall of 34.1%. This was a bigger 1-year percentage decrease than seen in the South East (-32.0%) and England & Wales (-29.4%).

All Kent districts have seen a 20-year and a 1-year fall in the number of sales of older properties.

Thanet saw 3,667 older property sales in 2003 which was the highest seen in Kent, however the number of older property sales in the district fell by 64.8% over the last 20 years, the biggest drop in sales seen in the county.

Maidstone had the most older property sales in 2022 and 2023 (2,384 and 1,591), while Gravesham saw the fewest (1,131 in 2022 dropping to 759 in 2023).

Thanet and Maidstone saw the biggest drop in older property sales over the last year, both seeing 793 fewer sales than in 2022.

Table 10: Change in number of older property sales: 2003 to 2023

Area	2003	2022	2023	20 year change	20 year % change	1 year change	1 year % change
England & Wales	1,111,878	725,199	511,670	-600,208	-54.0%	-213,529	-29.4%
South East*	240,647	170,543	115,966	-124,681	-51.8%	-54,577	-32.0%
Kent	29,394	20,988	13,821	-15,573	-53.0%	-7,167	-34.1%
Ashford	2,206	1,722	1,132	-1,074	-48.7%	-590	-34.3%
Canterbury	3,064	2,053	1,344	-1,720	-56.1%	-709	-34.5%
Dartford	1,954	1,416	963	-991	-50.7%	-453	-32.0%
Dover	2,400	1,589	1,011	-1,389	-57.9%	-578	-36.4%
Folkestone & Hythe	2,568	1,600	1,157	-1,411	-54.9%	-443	-27.7%
Gravesham	1,739	1,131	759	-980	-56.4%	-372	-32.9%
Maidstone	3,006	2,384	1,591	-1,415	-47.1%	-793	-33.3%
Sevenoaks	1,954	1,524	1,027	-927	-47.4%	-497	-32.6%
Swale	2,725	1,873	1,207	-1,518	-55.7%	-666	-35.6%
Thanet	3,667	2,083	1,290	-2,377	-64.8%	-793	-38.1%
Tonbridge & Malling	1,898	1,872	1,199	-699	-36.8%	-673	-36.0%
Tunbridge Wells	2,213	1,741	1,141	-1,072	-48.4%	-600	-34.5%
Medway	5,735	3,405	2,695	-3,040	-53.0%	-710	-20.9%

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 can be found on the Kent Analytics [Housing statistics web pages](#)

These include information about:

- New housing
- House and land prices
- Housing stock