

Bath and NE Somerset

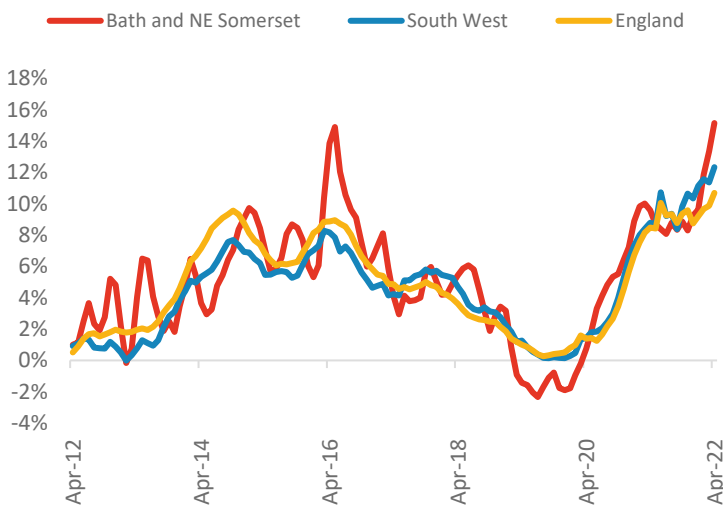


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	Current level	3 month	Annual	5 year	10 year
House prices	£436,359	7.3%	15.2%	32.1%	80.9%
Transactions	2,956	-11.9%	18.1%	-7.2%	20.5%

House Prices (April 2022 data)

Annual Change in House Prices

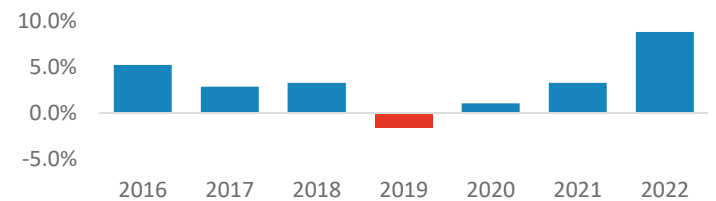


House prices in Bath and NE Somerset grew by 15.2% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South West grew by 12.3% over the same period.

Bath and NE Somerset house prices are now 69.6% above their previous peak in 2007, compared to +48.4% for the South West and +52.7% across England.

Local prices have grown by 8.9% in 2022 so far, compared to growth of 3.3% over the same period last year.

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

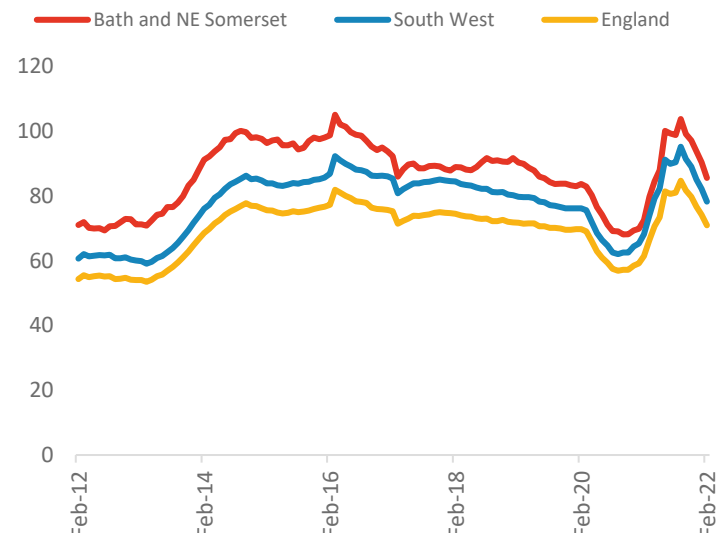


Transactions (February 2022 data)

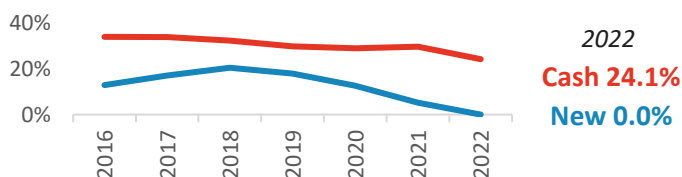
There were 2,956 transactions in Bath and NE Somerset during the 12 months to February 2022. This is 86% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Bath and NE Somerset have fallen by 12.8% since 2014, compared to changes of -8.3% for the South West and -7.7% for England.

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



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



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

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.