

June 2022 Housing Market Report

Brentwood

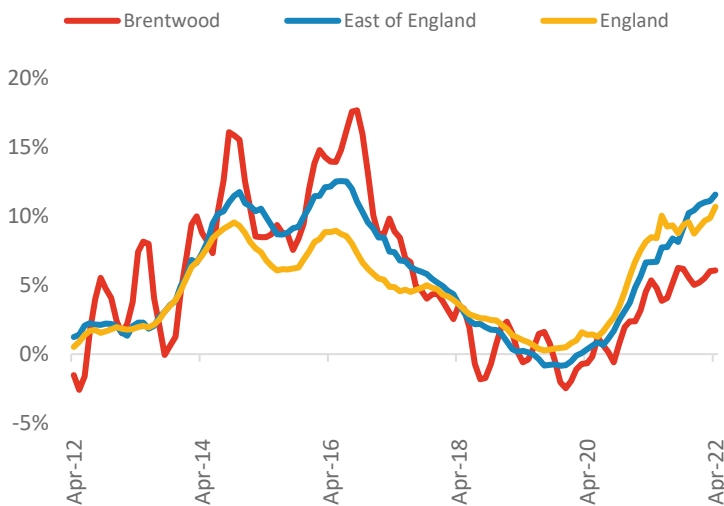


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	Current level	3 month	Annual	5 year	10 year
House prices	£471,545	2.2%	6.1%	14.2%	79.8%
Transactions	1,516	-9.9%	32.3%	19.0%	40.1%

House Prices (April 2022 data)

Annual Change in House Prices

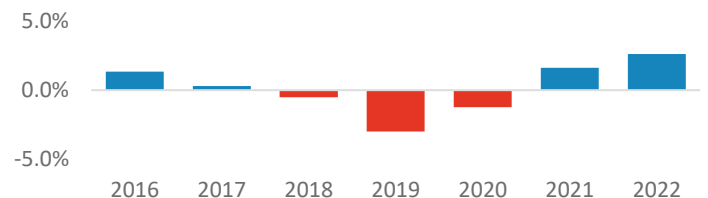


House prices in Brentwood grew by 6.1% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Brentwood house prices are now 66.2% above their previous peak in 2007, compared to +64.5% for the East of England and +52.7% across England.

Local prices have grown by 2.6% in 2022 so far, compared to growth of 1.6% over the same period last year.

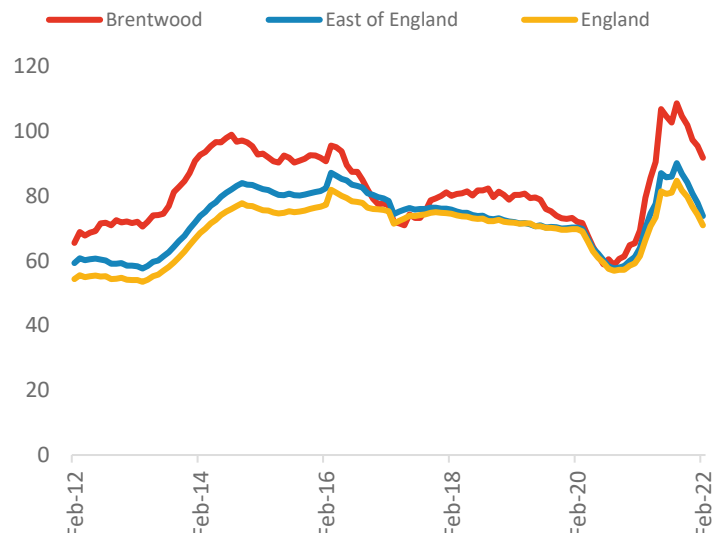
Year-To-Date Change in House Prices, December to April



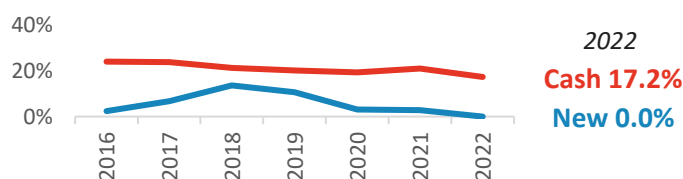
Transactions (February 2022 data)

There were 1,516 transactions in Brentwood during the 12 months to February 2022. This is 92% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Brentwood have fallen by 3.7% since 2014, compared to changes of -11.5% for the East of England 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.