

# June 2022 Housing Market Report

## Gloucester

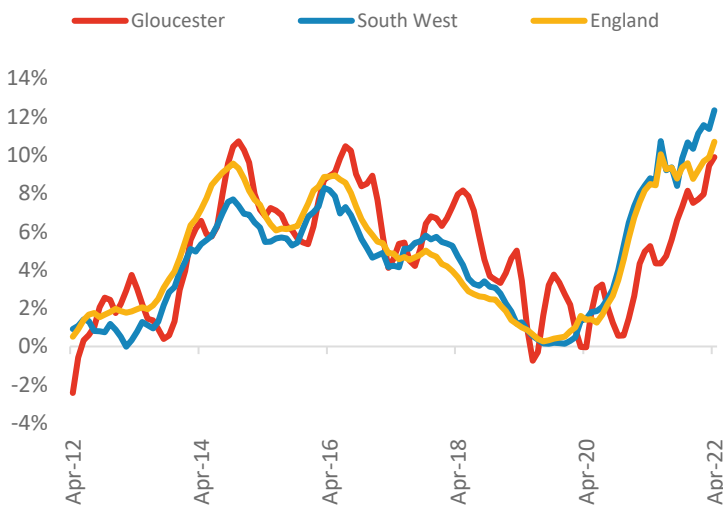


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	Current level	3 month	Annual	5 year	10 year
House prices	£235,161	2.6%	9.9%	29.1%	72.5%
Transactions	2,132	-8.7%	17.2%	-11.8%	24.9%

### House Prices (April 2022 data)

#### Annual Change in House Prices

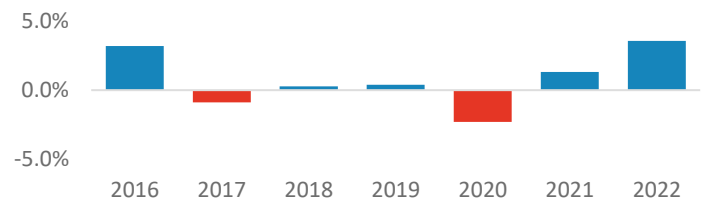


House prices in Gloucester grew by 9.9% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South West grew by 12.3% over the same period.

Gloucester house prices are now 39.9% above their previous peak in 2007, compared to +48.4% for the South West and +52.7% across England.

Local prices have grown by 3.6% in 2022 so far, compared to growth of 1.3% over the same period last year.

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

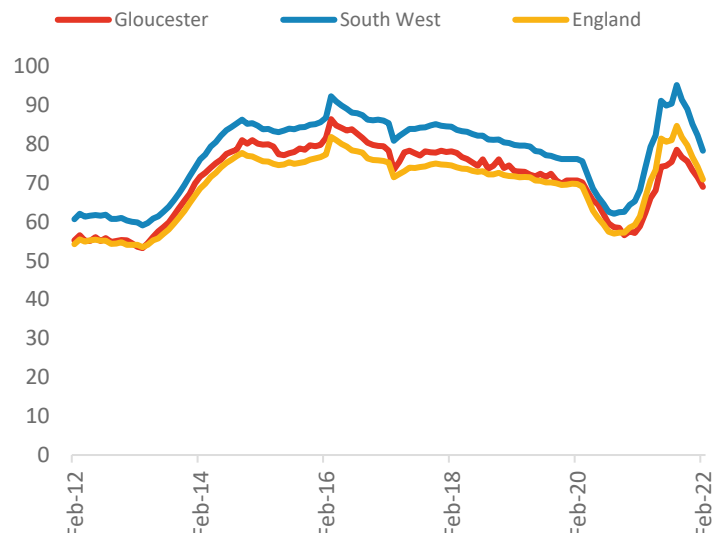


### Transactions (February 2022 data)

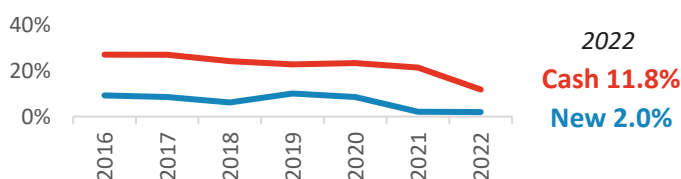
There were 2,132 transactions in Gloucester during the 12 months to February 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gloucester have fallen by 14.8% 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.