

June 2022 Housing Market Report

Swindon

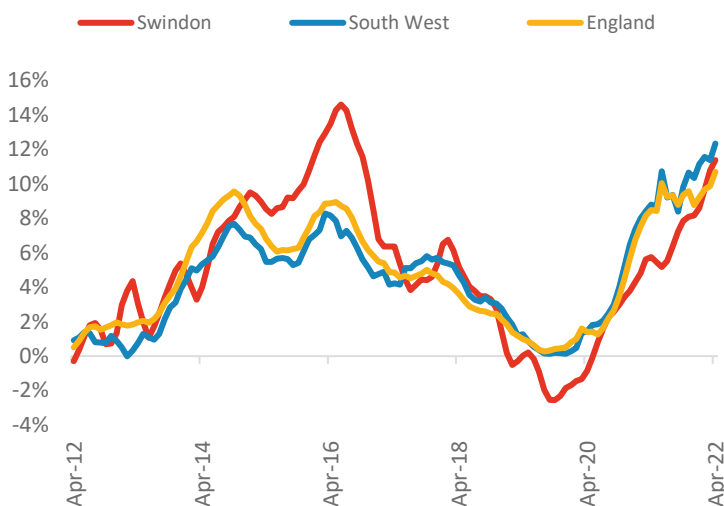
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	Current level	3 month	Annual	5 year	10 year
House prices	£252,438	4.7%	11.4%	22.9%	72.6%
Transactions	4,061	-8.5%	34.7%	-13.1%	43.9%

House Prices (April 2022 data)

Annual Change in House Prices

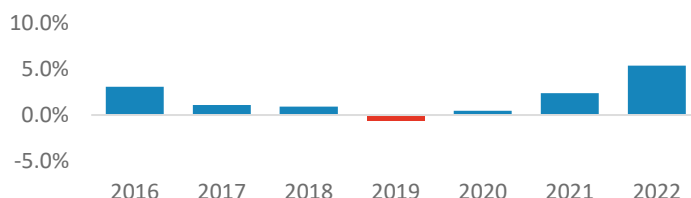


House prices in Swindon grew by 11.4% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South West grew by 12.3% over the same period.

Swindon house prices are now 46.5% above their previous peak in 2007, compared to +48.4% for the South West and +52.7% across England.

Local prices have grown by 5.4% in 2022 so far, compared to growth of 2.4% over the same period last year.

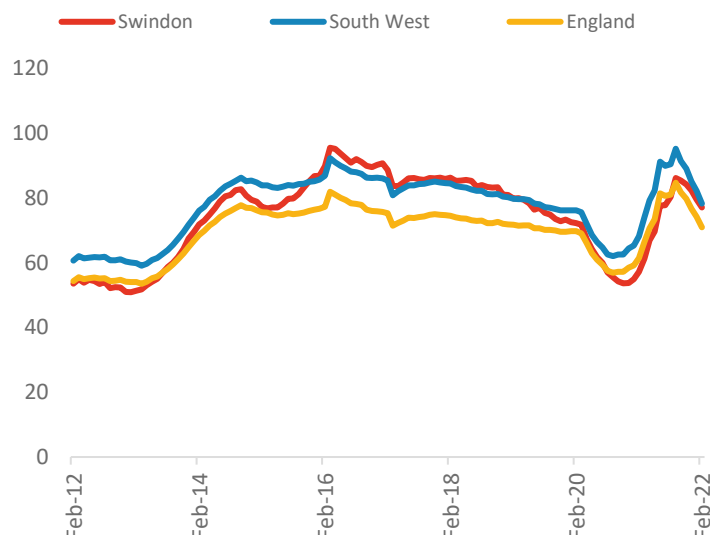
Year-To-Date Change in House Prices, December to April



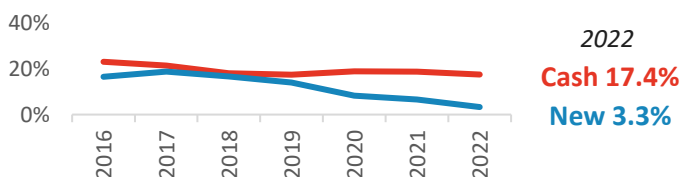
Transactions (February 2022 data)

There were 4,061 transactions in Swindon during the 12 months to February 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Swindon have fallen by 3.1% 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.