

## Test Valley

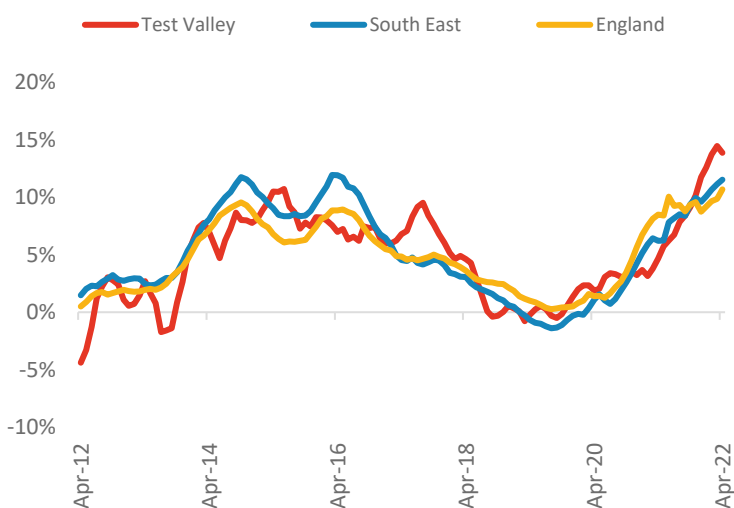
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	Current level	3 month	Annual	5 year	10 year
House prices	£393,953	2.5%	13.9%	26.8%	76.0%
Transactions	2,178	-15.4%	7.2%	-5.2%	45.8%

### House Prices (April 2022 data)

#### Annual Change in House Prices

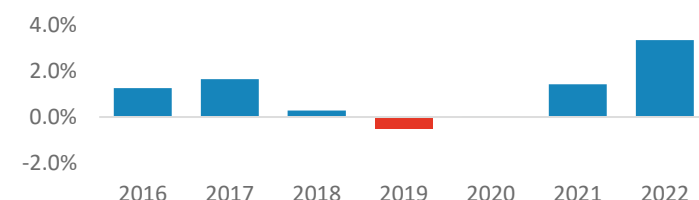


House prices in Test Valley grew by 13.9% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

Test Valley house prices are now 56.2% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 3.4% in 2022 so far, compared to growth of 1.4% over the same period last year.

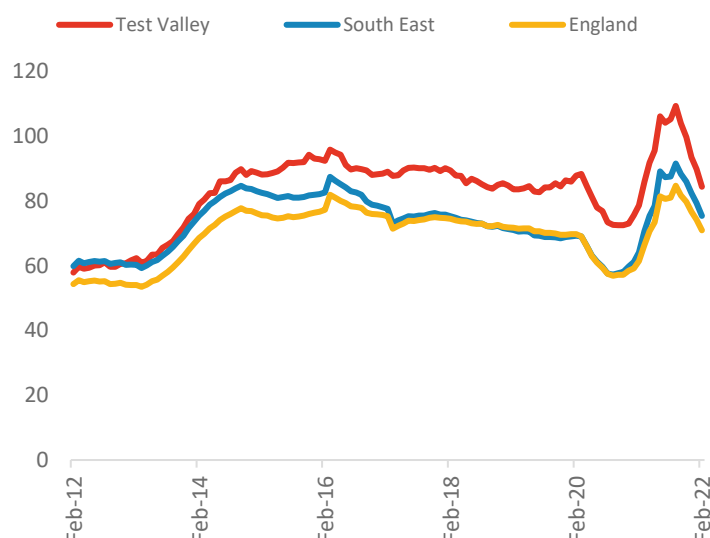
#### Year-To-Date Change in House Prices, December to April



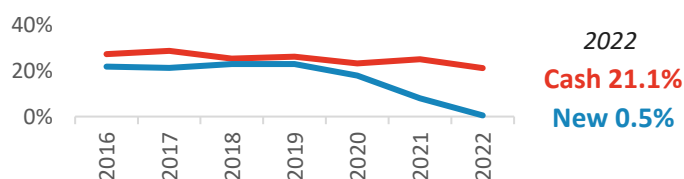
### Transactions (February 2022 data)

There were 2,178 transactions in Test Valley during the 12 months to February 2022. This is 84% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Test Valley have fallen by 5.4% since 2014, compared to changes of -9.9% for the South East 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.