

June 2022 Housing Market Report

Winchester

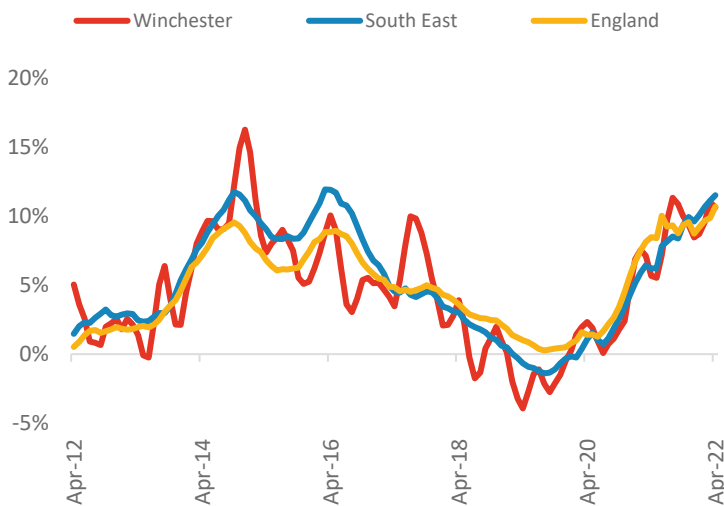
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	Current level	3 month	Annual	5 year	10 year
House prices	£474,310	1.7%	10.7%	19.5%	61.3%
Transactions	2,060	-12.9%	16.6%	6.8%	19.2%

House Prices (April 2022 data)

Annual Change in House Prices

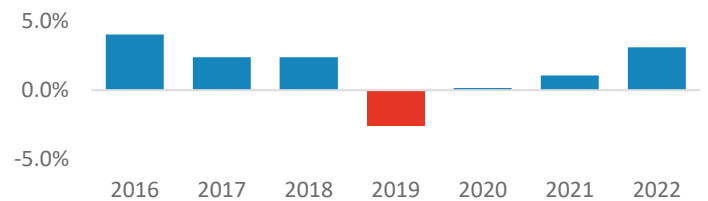


House prices in Winchester grew by 10.7% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the South East grew by 11.5% over the same period.

Winchester house prices are now 52.3% above their previous peak in 2007, compared to +60.0% for the South East and +52.7% across England.

Local prices have grown by 3.1% in 2022 so far, compared to growth of 1.1% over the same period last year.

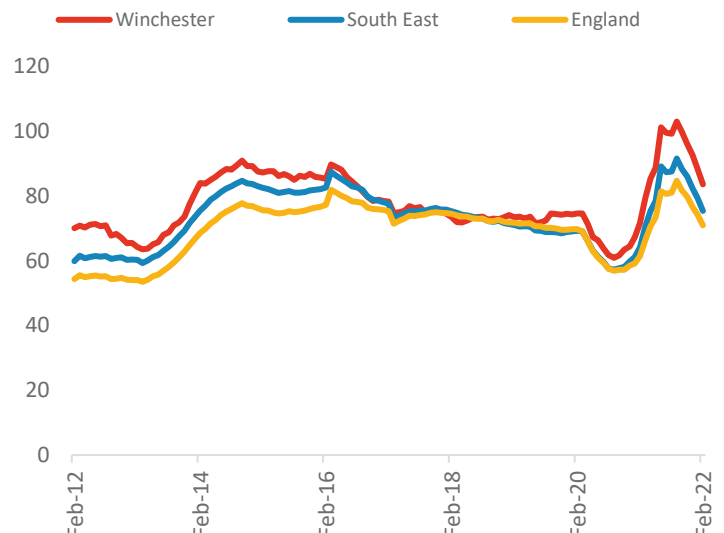
Year-To-Date Change in House Prices, December to April



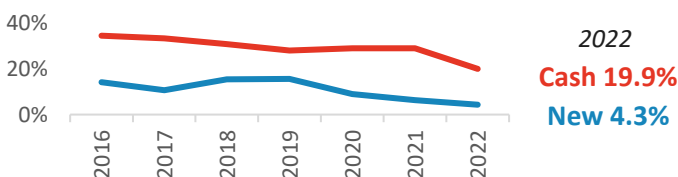
Transactions (February 2022 data)

There were 2,060 transactions in Winchester during the 12 months to February 2022. This is 83% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Winchester have fallen by 6.3% 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.