

# July 2022 Housing Market Report

## Bristol

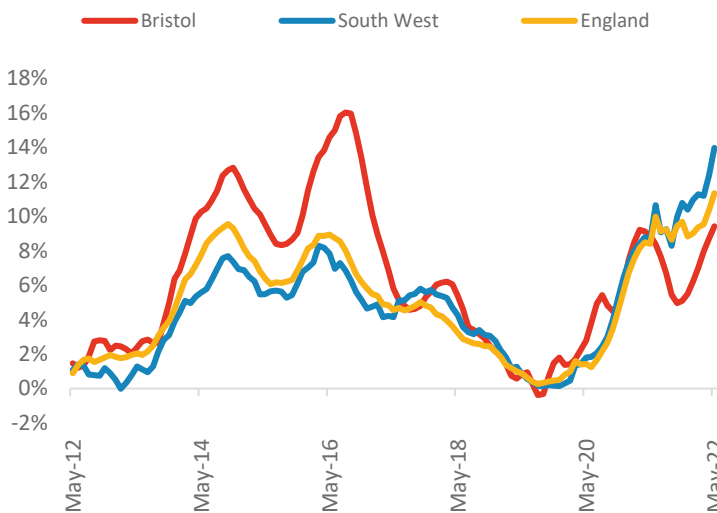
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	Current level	3 month	Annual	5 year	10 year
House prices	£342,432	3.2%	9.4%	30.2%	95.2%
Transactions	6,480	-15.7%	3.4%	-11.7%	6.8%

### House Prices (May 2022 data)

#### Annual Change in House Prices

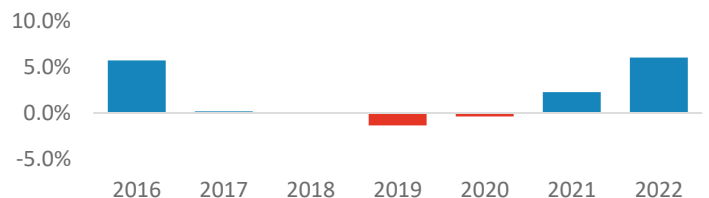


House prices in Bristol grew by 9.4% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 14.0% over the same period.

Bristol house prices are now 74.9% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 6.1% in 2022 so far, compared to growth of 2.3% over the same period last year.

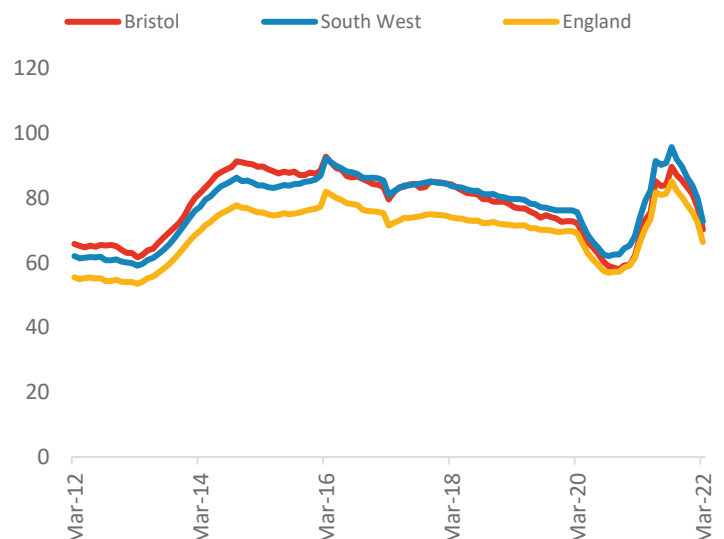
#### Year-To-Date Change in House Prices, December to May



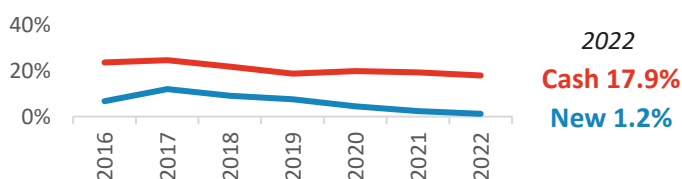
### Transactions (March 2022 data)

There were 6,480 transactions in Bristol during the 12 months to March 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Bristol have fallen by 22.5% since 2014, compared to changes of -14.9% for the South West and -13.6% 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.