

July 2022 Housing Market Report

Eastleigh

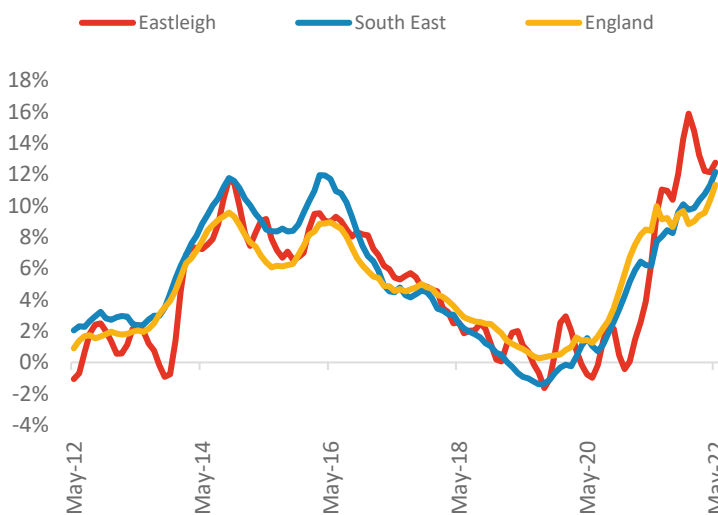
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	Current level	3 month	Annual	5 year	10 year
House prices	£344,171	1.6%	12.8%	23.3%	69.7%
Transactions	2,132	-15.9%	-7.1%	-6.7%	15.9%

House Prices (May 2022 data)

Annual Change in House Prices

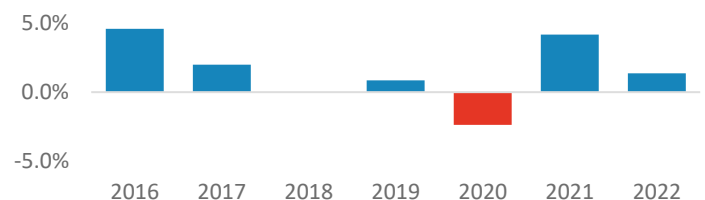


House prices in Eastleigh grew by 12.8% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Eastleigh house prices are now 55.1% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 1.4% in 2022 so far, compared to growth of 4.2% over the same period last year.

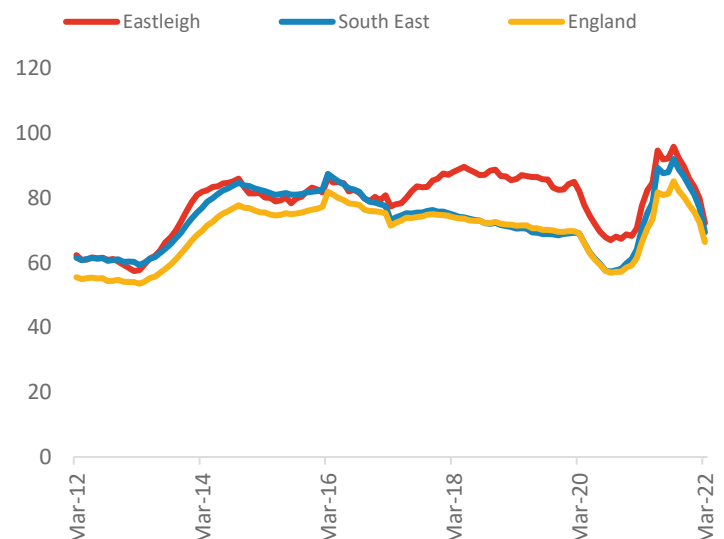
Year-To-Date Change in House Prices, December to May



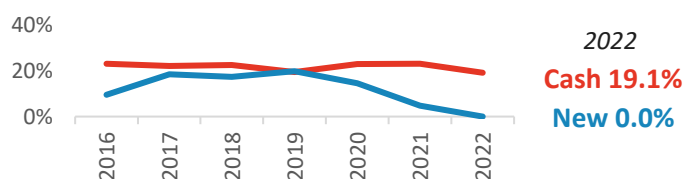
Transactions (March 2022 data)

There were 2,132 transactions in Eastleigh during the 12 months to March 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Eastleigh have fallen by 11.4% since 2014, compared to changes of -17.1% for the South East 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.