

North Somerset

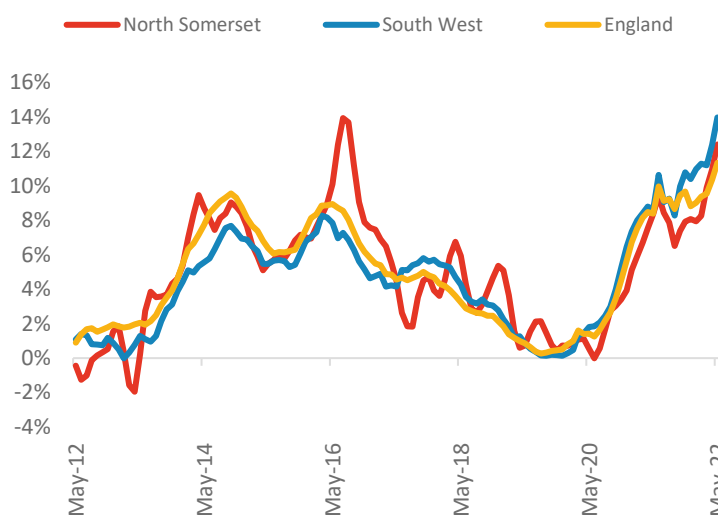
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	Current level	3 month	Annual	5 year	10 year
House prices	£323,755	4.6%	12.4%	30.7%	72.8%
Transactions	3,927	-14.7%	4.3%	-4.0%	22.0%

House Prices (May 2022 data)

Annual Change in House Prices

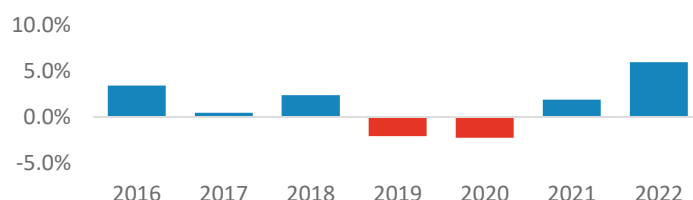


House prices in North Somerset grew by 12.4% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 14.0% over the same period.

North Somerset house prices are now 53.9% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 6.0% in 2022 so far, compared to growth of 1.9% over the same period last year.

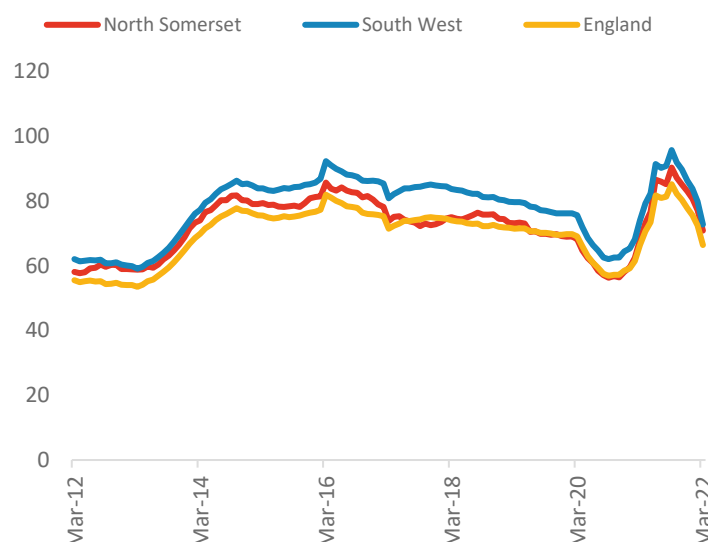
Year-To-Date Change in House Prices, December to May



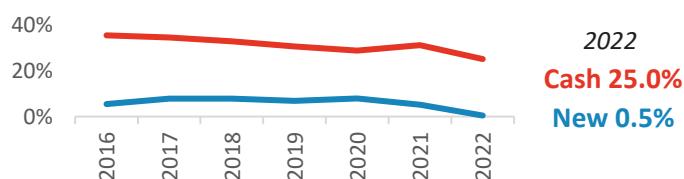
Transactions (March 2022 data)

There were 3,927 transactions in North Somerset during the 12 months to March 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in North Somerset have fallen by 11.6% 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.