

July 2022 Housing Market Report

Sedgemoor

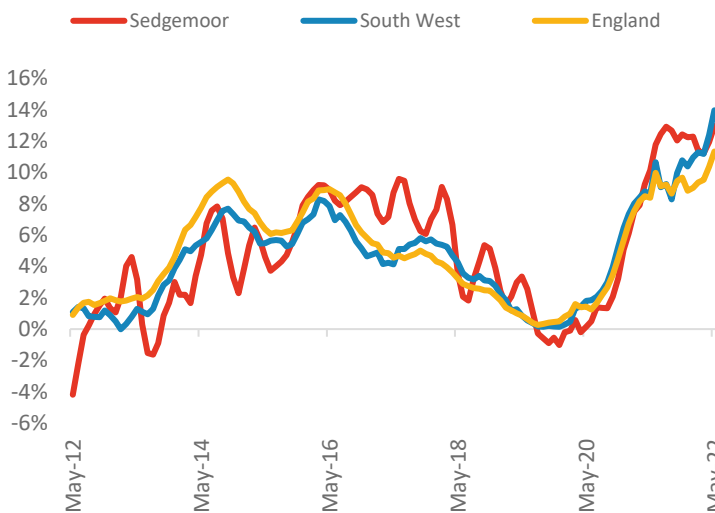
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £286,732 | 3.5% | 13.0% | 33.4% | 78.5% |
| Transactions | 1,985 | -17.4% | -1.9% | -7.2% | 19.6% |

House Prices (May 2022 data)

Annual Change in House Prices



House prices in Sedgemoor grew by 13.0% 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.

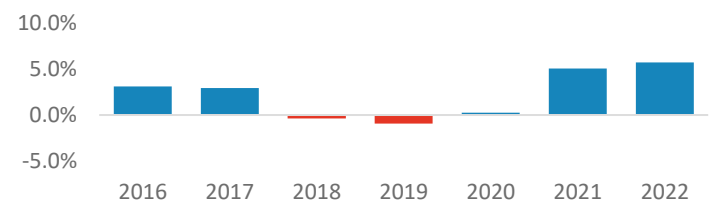
Sedgemoor house prices are now 44.7% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 5.8% in 2022 so far, compared to growth of 5.1% over the same period last year.

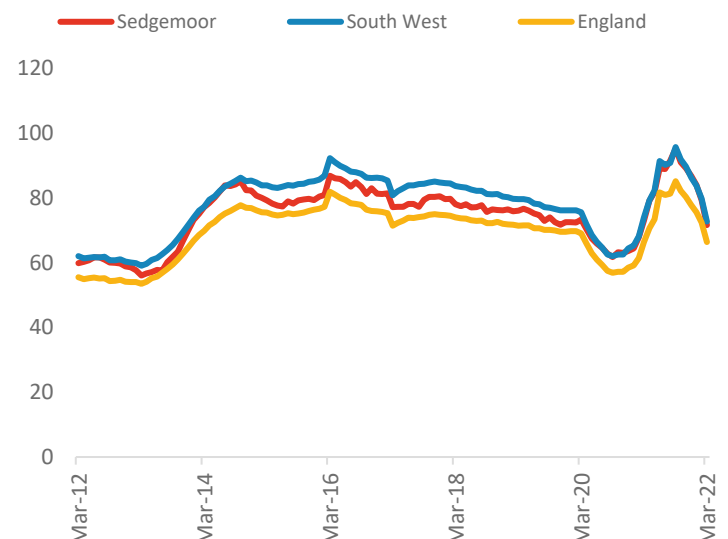
Transactions (March 2022 data)

There were 1,985 transactions in Sedgemoor 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 Sedgemoor have fallen by 13.0% since 2014, compared to changes of -14.9% for the South West and -13.6% for England.

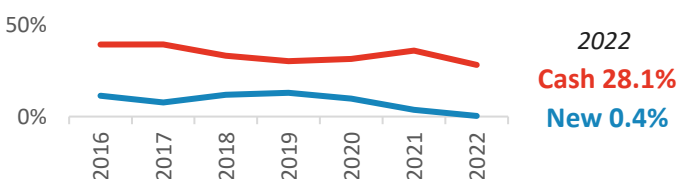
Year-To-Date Change in House Prices, December to May



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.