

Test Valley

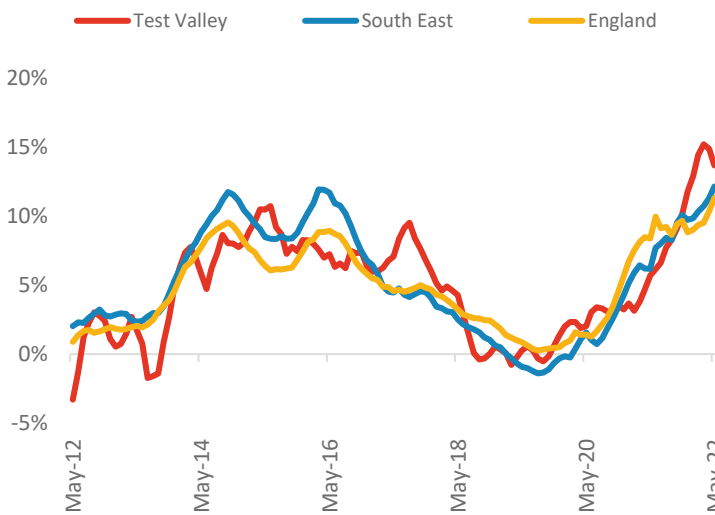


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£399,944	2.6%	13.7%	28.2%	75.1%
Transactions	1,985	-19.9%	-10.4%	-12.3%	28.9%

House Prices (May 2022 data)

Annual Change in House Prices

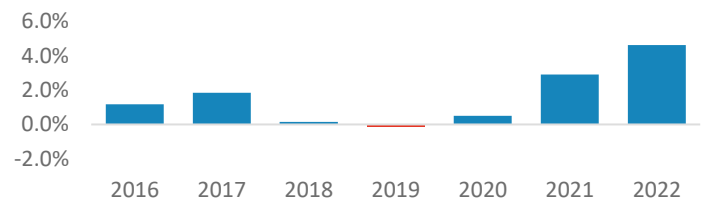


House prices in Test Valley grew by 13.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Test Valley house prices are now 58.2% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 4.6% in 2022 so far, compared to growth of 2.9% over the same period last year.

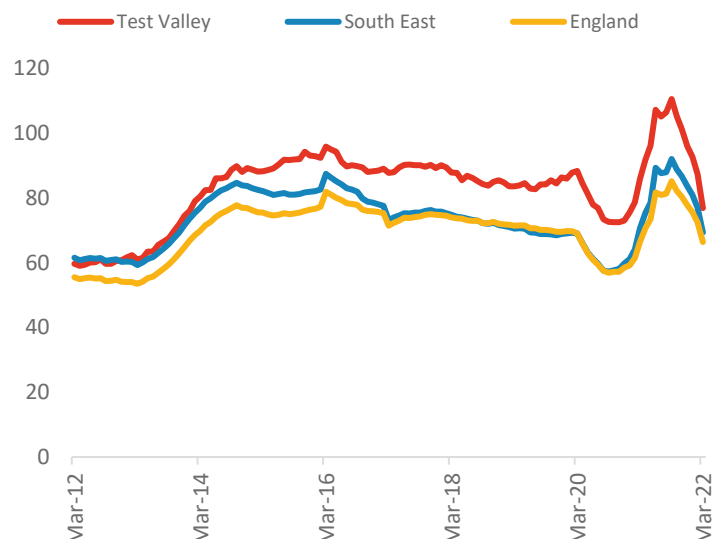
Year-To-Date Change in House Prices, December to May



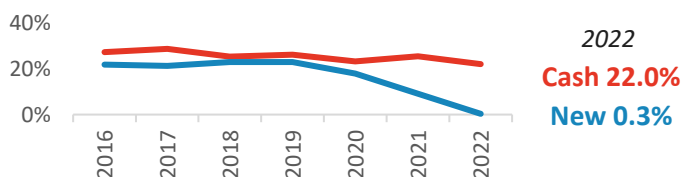
Transactions (March 2022 data)

There were 1,985 transactions in Test Valley during the 12 months to March 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Test Valley have fallen by 13.8% 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.