

July 2022 Housing Market Report

Wiltshire

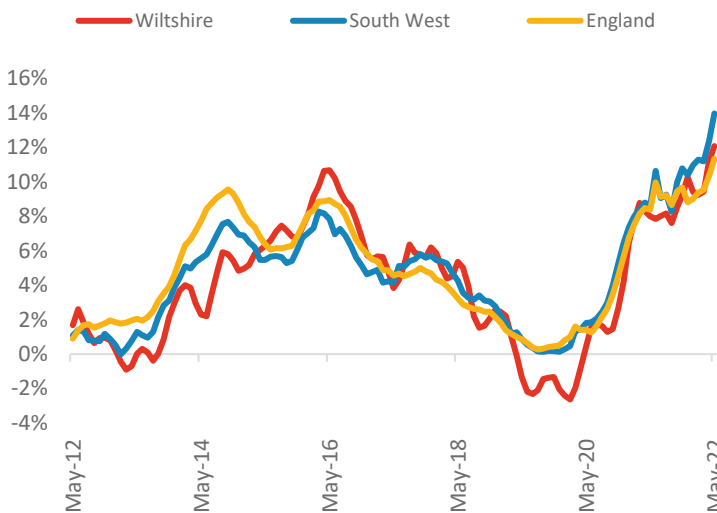
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£330,295	3.2%	12.1%	26.4%	58.0%
Transactions	7,624	-17.1%	-2.8%	-12.0%	19.3%

House Prices (May 2022 data)

Annual Change in House Prices

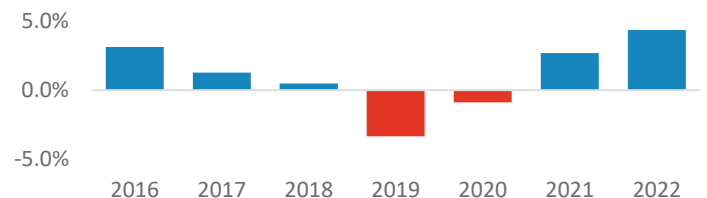


House prices in Wiltshire grew by 12.1% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 14.0% over the same period.

Wiltshire house prices are now 45.2% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 4.4% in 2022 so far, compared to growth of 2.7% over the same period last year.

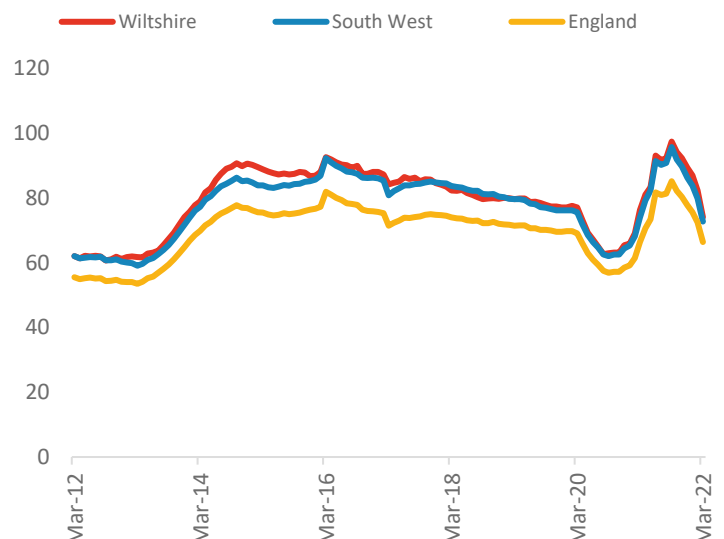
Year-To-Date Change in House Prices, December to May



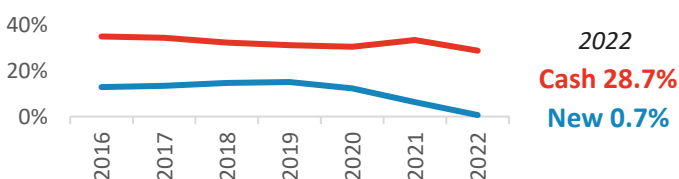
Transactions (March 2022 data)

There were 7,624 transactions in Wiltshire during the 12 months to March 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Wiltshire have fallen by 18.3% 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.