

September 2022 Housing Market Report

Braintree

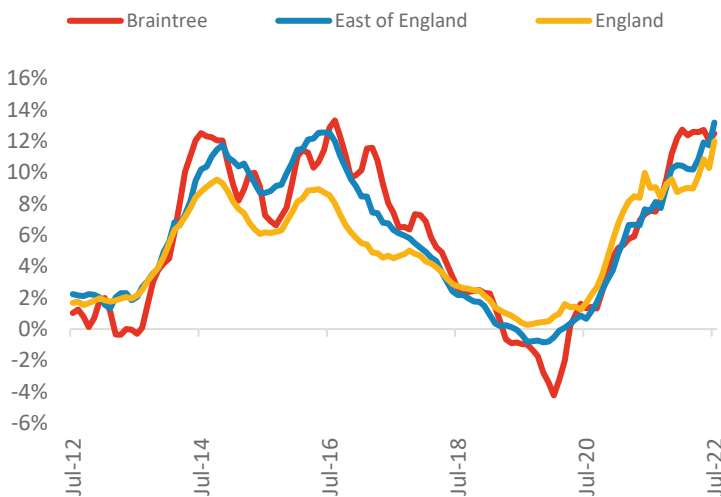
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	Current level	3 month	Annual	5 year	10 year
House prices	£345,210	1.7%	12.5%	24.6%	81.8%
Transactions	2,440	-15.3%	-14.8%	-0.7%	22.7%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Braintree grew by 12.5% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Braintree house prices are now 66.1% above their previous peak in 2007, compared to +69.4% for the East of England and +57.1% across England.

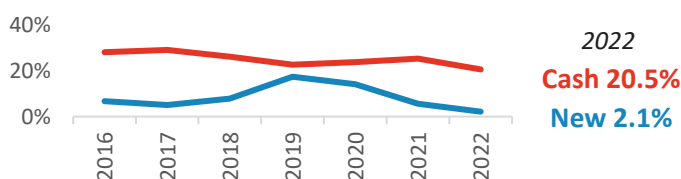
Local prices have grown by 4.9% in 2022 so far, compared to growth of 4.6% over the same period last year.

Transactions (May 2022 data)

There were 2,440 transactions in Braintree during the 12 months to May 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Braintree have fallen by 13.8% since 2014, compared to changes of -20.3% for the East of England and -14.9% for England.

Cash and New Build Sales as % of Total, by Year*

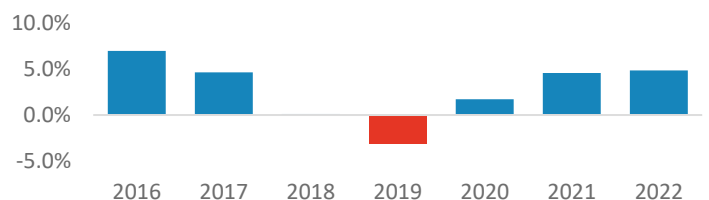


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



Annual Transactions, Indexed (2001-05 average = 100)

