

# September 2022 Housing Market Report

## Colchester

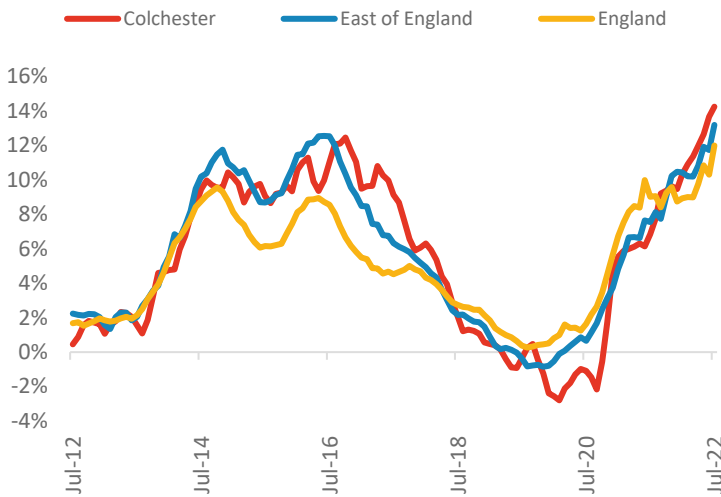


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£322,165	3.2%	14.3%	22.8%	80.4%
Transactions	3,084	-13.9%	-10.9%	-14.5%	7.3%

### House Prices (July 2022 data)

#### Annual Change in House Prices

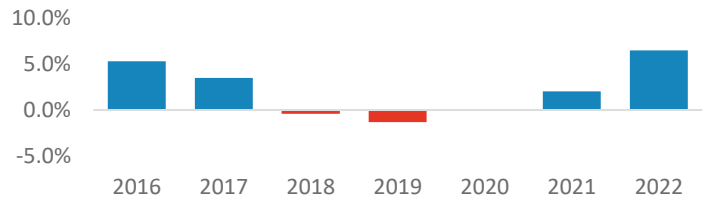


House prices in Colchester grew by 14.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Colchester house prices are now 60.8% 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 6.5% in 2022 so far, compared to growth of 2.1% over the same period last year.

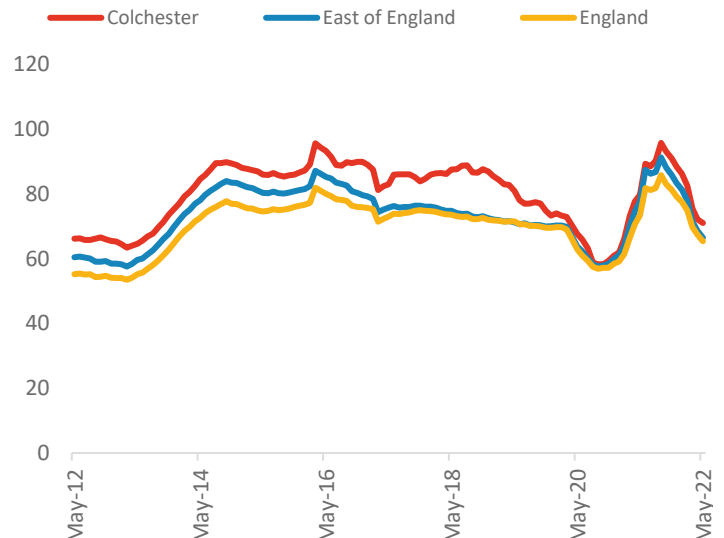
#### Year-To-Date Change in House Prices, December to July



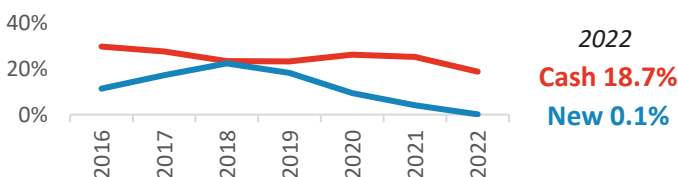
### Transactions (May 2022 data)

There were 3,084 transactions in Colchester during the 12 months to May 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Colchester have fallen by 20.2% since 2014, compared to changes of -20.3% for the East of England and -14.9% 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.