

# September 2022 Housing Market Report

## Gloucester

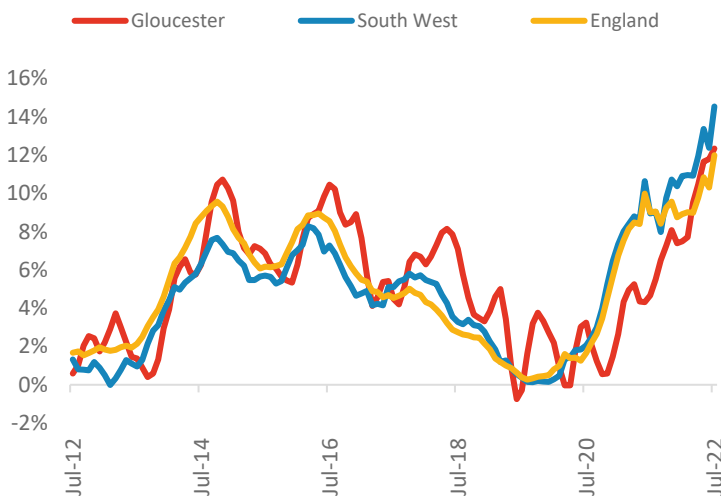
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £247,535      | 2.9%    | 12.3%  | 29.6%  | 72.2%   |
| Transactions | 2,016         | -10.4%  | -4.0%  | -16.2% | 18.6%   |

### House Prices (July 2022 data)

#### Annual Change in House Prices

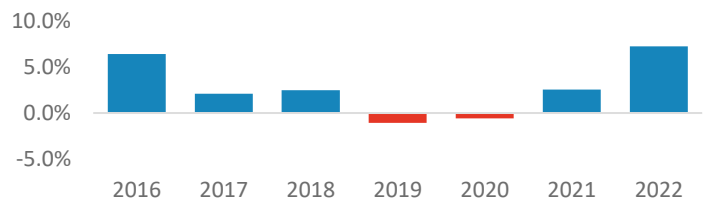


House prices in Gloucester grew by 12.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South West grew by 14.5% over the same period.

Gloucester house prices are now 44.7% above their previous peak in 2007, compared to +52.9% for the South West and +57.1% across England.

Local prices have grown by 7.3% in 2022 so far, compared to growth of 2.6% over the same period last year.

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

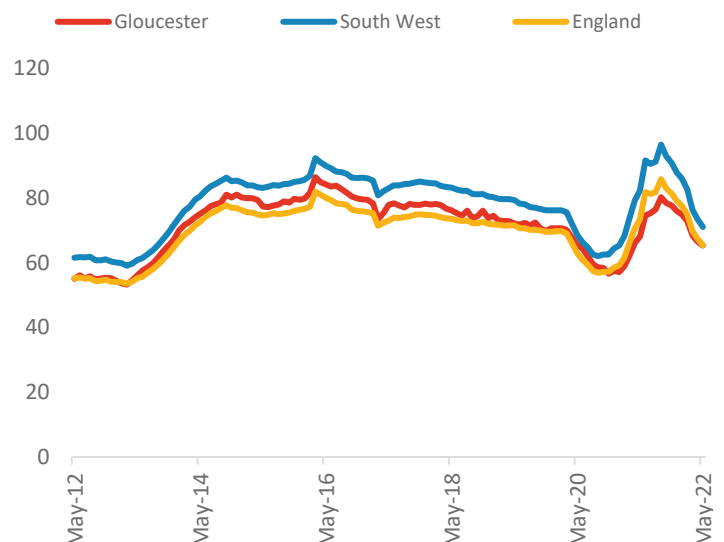


### Transactions (May 2022 data)

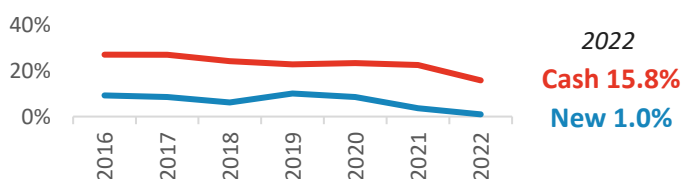
There were 2,016 transactions in Gloucester during the 12 months to May 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gloucester have fallen by 19.4% since 2014, compared to changes of -16.8% for the South West 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.