

September 2022 Housing Market Report

Sedgemoor

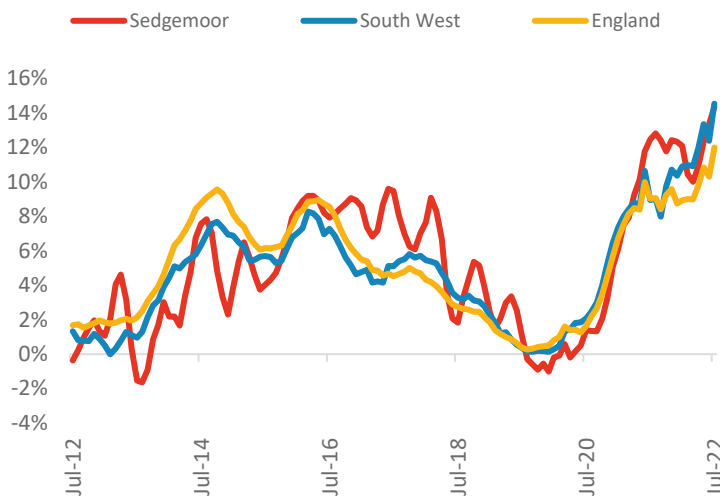
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£297,957	5.4%	14.4%	34.2%	74.7%
Transactions	1,950	-14.5%	-14.0%	-9.0%	15.7%

House Prices (July 2022 data)

Annual Change in House Prices

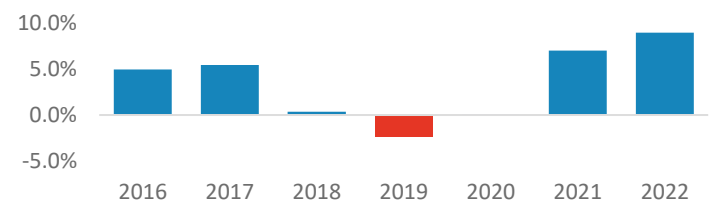


House prices in Sedgemoor grew by 14.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South West grew by 14.5% over the same period.

Sedgemoor house prices are now 49.2% above their previous peak in 2007, compared to +52.9% for the South West and +57.1% across England.

Local prices have grown by 9.0% in 2022 so far, compared to growth of 7.1% over the same period last year.

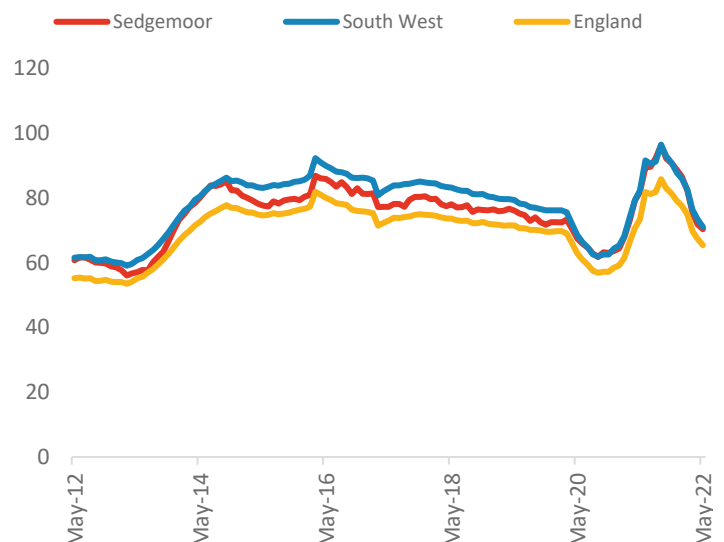
Year-To-Date Change in House Prices, December to July



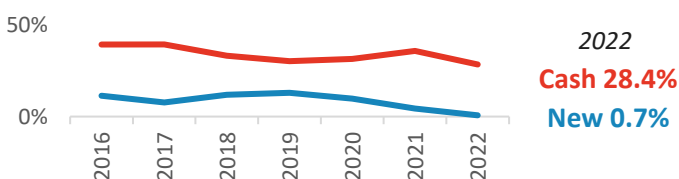
Transactions (May 2022 data)

There were 1,950 transactions in Sedgemoor during the 12 months to May 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Sedgemoor have fallen by 14.5% 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.