

## Somerset West and Taunton

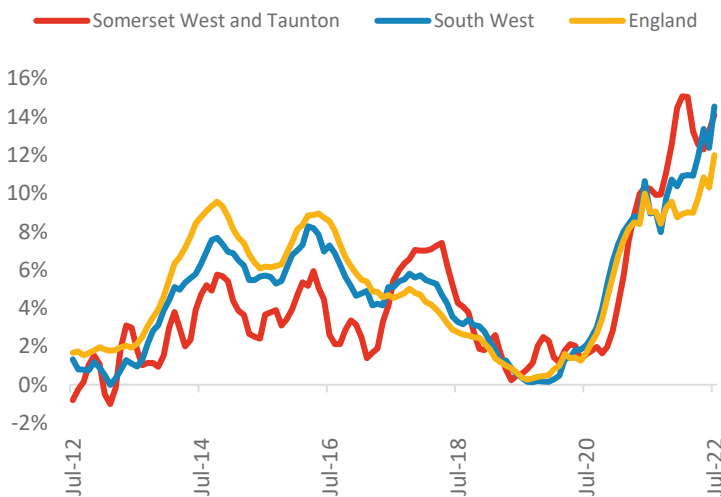


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	Current level	3 month	Annual	5 year	10 year
House prices	£299,296	2.3%	14.1%	34.0%	60.3%
Transactions	2,560	-10.9%	-8.0%	-20.7%	17.4%

### House Prices (July 2022 data)

#### Annual Change in House Prices

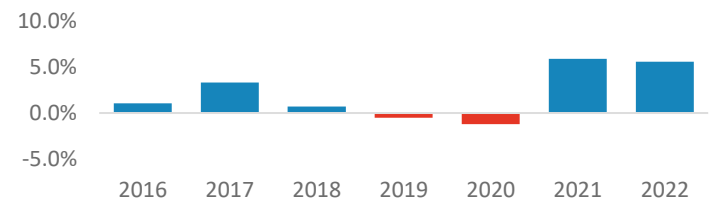


House prices in Somerset West and Taunton grew by 14.1% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South West grew by 14.5% over the same period.

Somerset West and Taunton house prices are now 39.2% above their previous peak in 2007, compared to +52.9% for the South West and +57.1% across England.

Local prices have grown by 5.6% in 2022 so far, compared to growth of 5.9% over the same period last year.

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

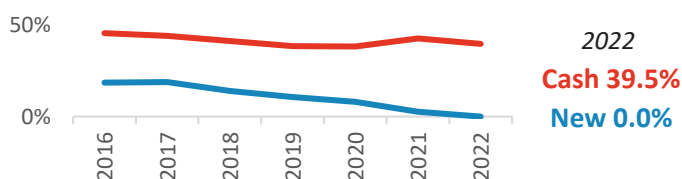


### Transactions (May 2022 data)

There were 2,560 transactions in Somerset West and Taunton during the 12 months to May 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Somerset West and Taunton have fallen by 13.9% since 2014, compared to changes of -16.8% for the South West 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.

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

