

September 2022 Housing Market Report

Southampton

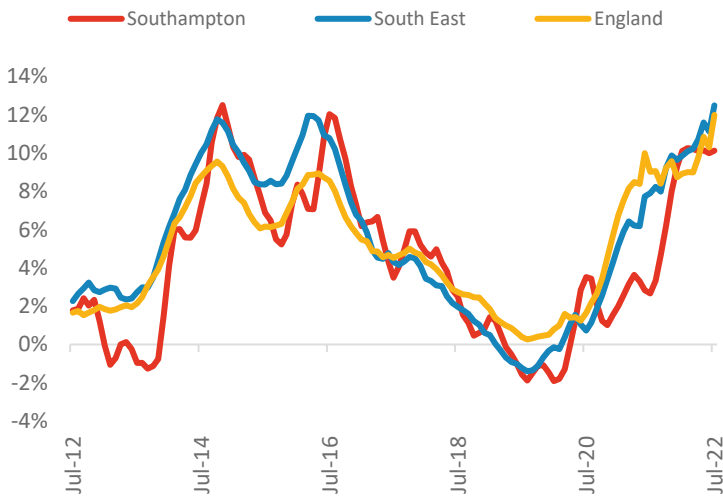
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	Current level	3 month	Annual	5 year	10 year
House prices	£242,701	1.3%	10.1%	18.1%	55.5%
Transactions	3,099	-8.2%	3.3%	-12.9%	16.5%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Southampton grew by 10.1% 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 East grew by 12.5% over the same period.

Southampton house prices are now 42.7% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

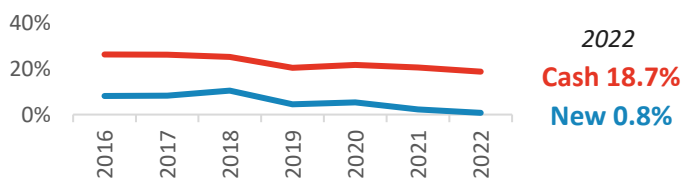
Local prices have grown by 4.0% in 2022 so far, compared to growth of 3.2% over the same period last year.

Transactions (May 2022 data)

There were 3,099 transactions in Southampton during the 12 months to May 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southampton have fallen by 23.3% since 2014, compared to changes of -19.1% for the South East and -14.9% for England.

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

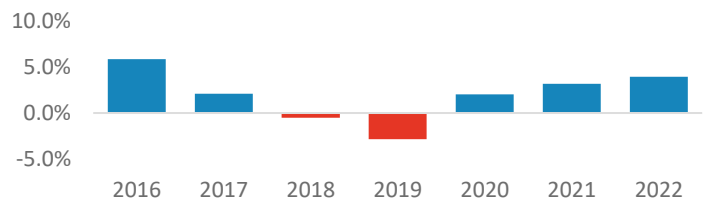


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

