

September 2022 Housing Market Report

Test Valley

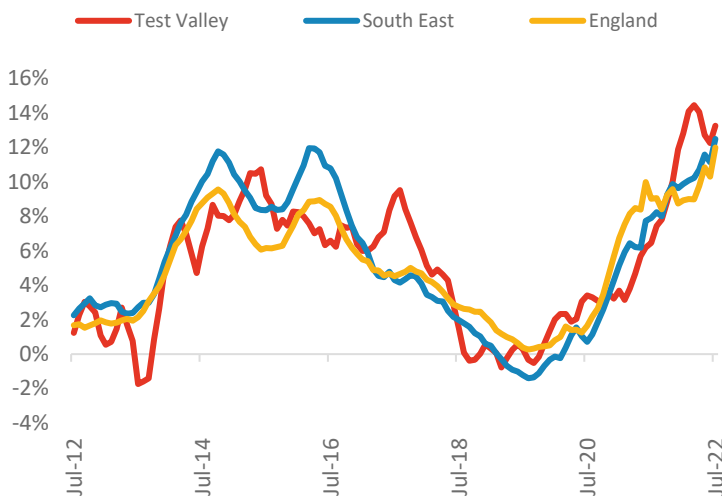
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	Current level	3 month	Annual	5 year	10 year
House prices	£406,216	1.6%	13.3%	26.9%	68.4%
Transactions	1,896	-19.5%	-23.6%	-17.8%	23.7%

House Prices (July 2022 data)

Annual Change in House Prices

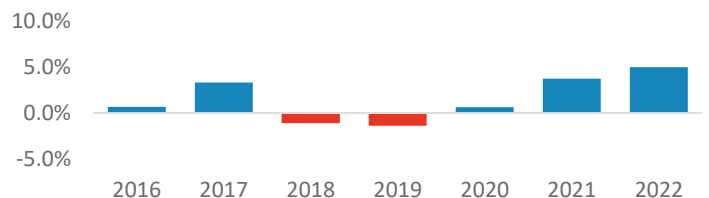


House prices in Test Valley grew by 13.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South East grew by 12.5% over the same period.

Test Valley house prices are now 58.9% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

Local prices have grown by 5.0% in 2022 so far, compared to growth of 3.8% over the same period last year.

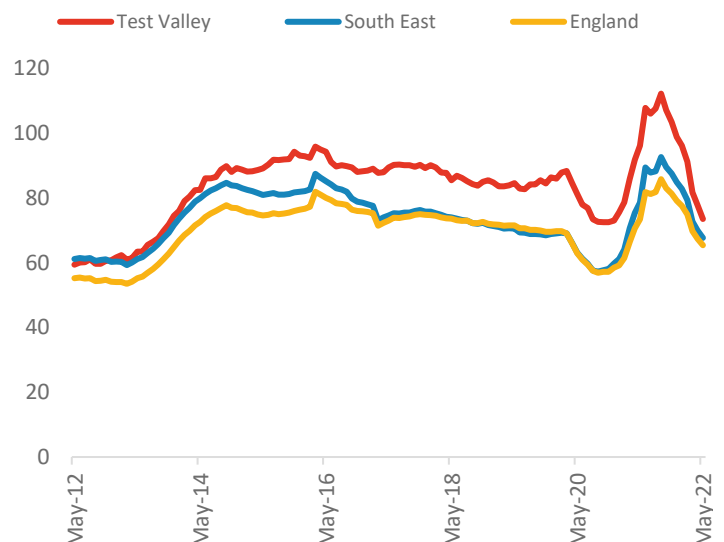
Year-To-Date Change in House Prices, December to July



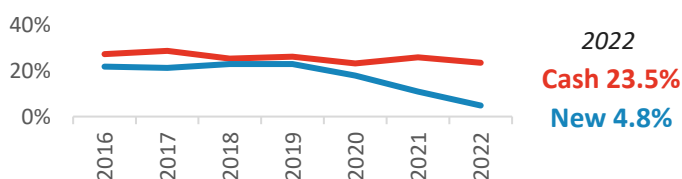
Transactions (May 2022 data)

There were 1,896 transactions in Test Valley during the 12 months to May 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Test Valley have fallen by 17.7% since 2014, compared to changes of -19.1% for the South East 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.