

September 2022 Housing Market Report

Winchester

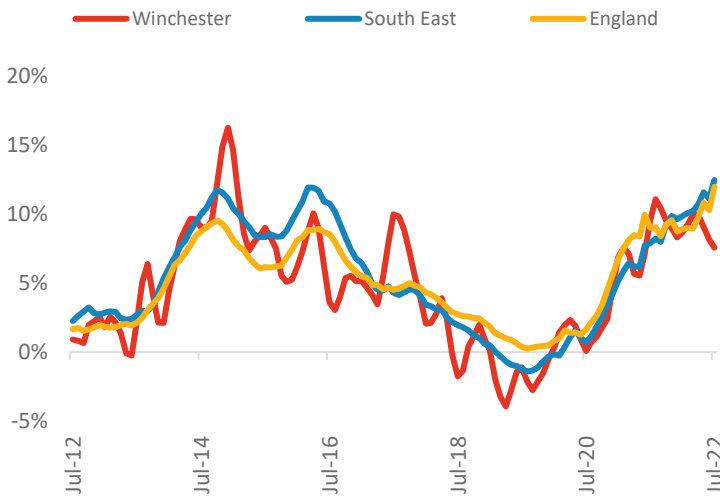
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £491,803 | 0.0% | 7.6% | 14.7% | 59.0% |
| Transactions | 1,830 | -15.3% | -16.3% | -1.6% | 4.4% |

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Winchester grew by 7.6% 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.

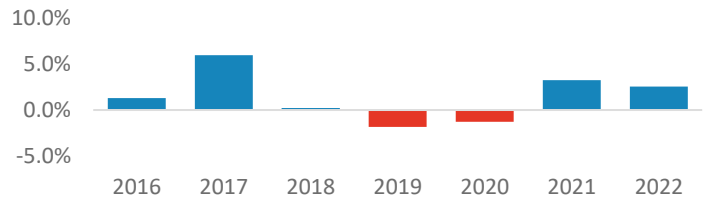
Winchester house prices are now 51.4% above their previous peak in 2007, compared to +64.3% for the South East and +57.1% across England.

Local prices have grown by 2.6% in 2022 so far, compared to growth of 3.3% over the same period last year.

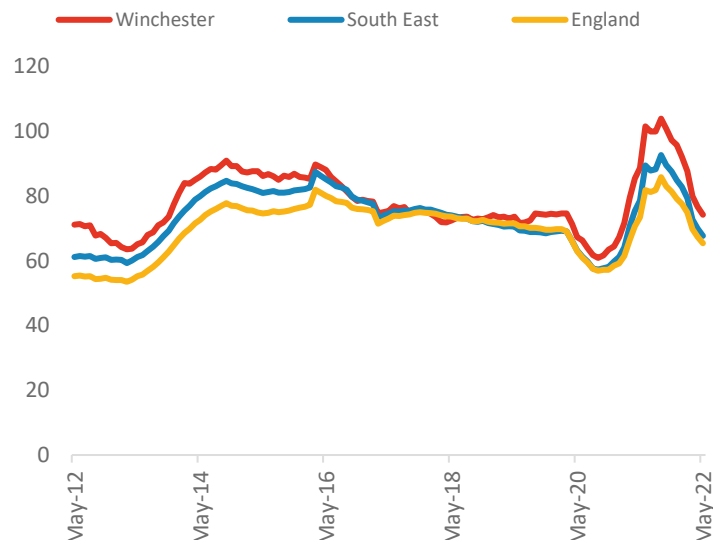
Transactions (May 2022 data)

There were 1,830 transactions in Winchester during the 12 months to May 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Winchester have fallen by 16.8% since 2014, compared to changes of -19.1% for the South East and -14.9% for England.

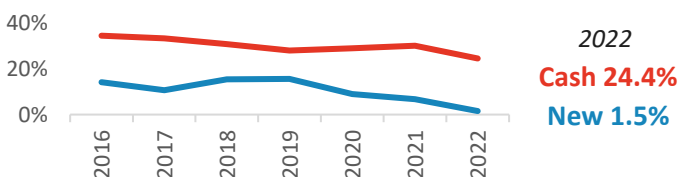
Year-To-Date Change in House Prices, December to July



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.