

Bath and NE Somerset

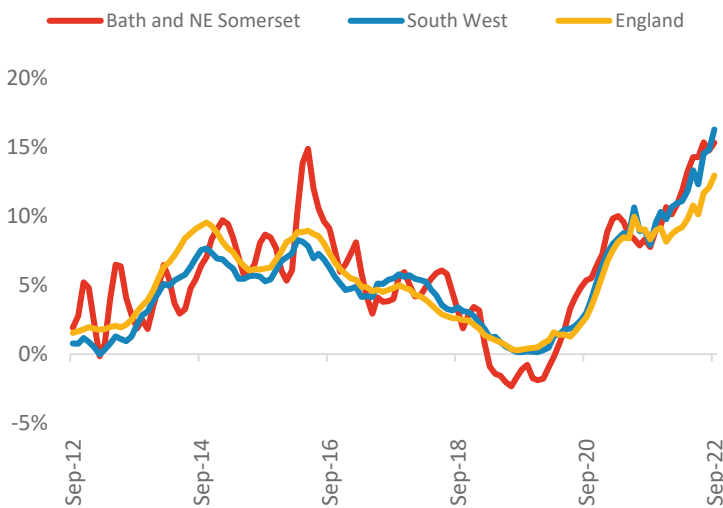


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	Current level	3 month	Annual	5 year	10 year
House prices	£443,213	2.8%	15.3%	33.6%	78.7%
Transactions	2,350	-17.4%	-31.9%	-23.2%	-1.9%

House Prices (September 2022 data)

Annual Change in House Prices

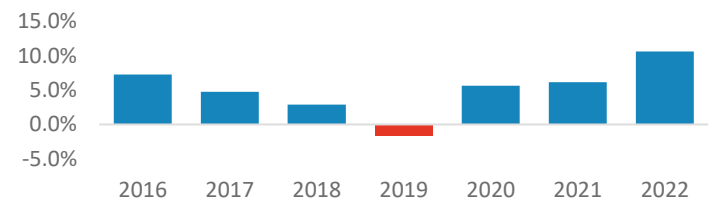


House prices in Bath and NE Somerset grew by 15.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South West grew by 16.3% over the same period.

Bath and NE Somerset house prices are now 74.5% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

Local prices have grown by 10.6% in 2022 so far, compared to growth of 6.2% over the same period last year.

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

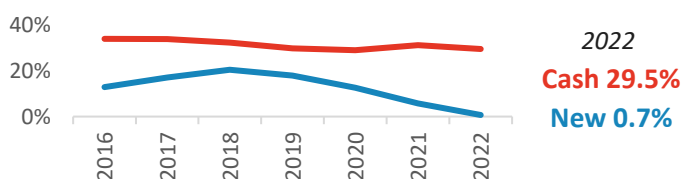


Transactions (July 2022 data)

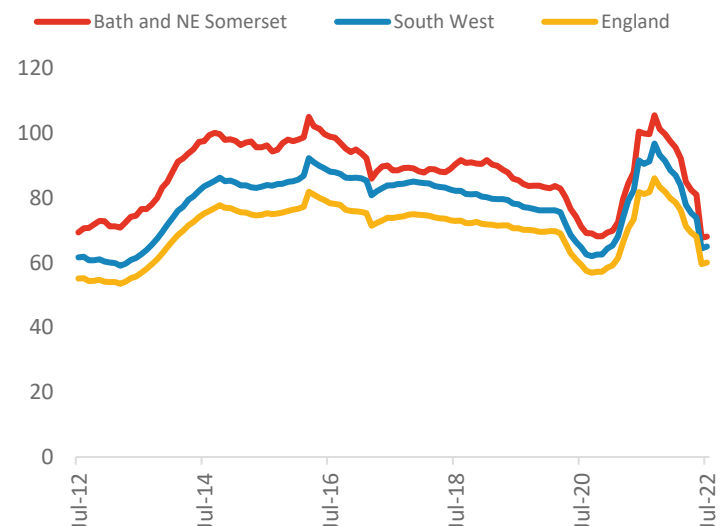
There were 2,350 transactions in Bath and NE Somerset during the 12 months to July 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bath and NE Somerset have fallen by 30.7% since 2014, compared to changes of -23.8% for the South West and -21.9% for England.

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



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



* 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.