

November 2022 Housing Market Report

Braintree

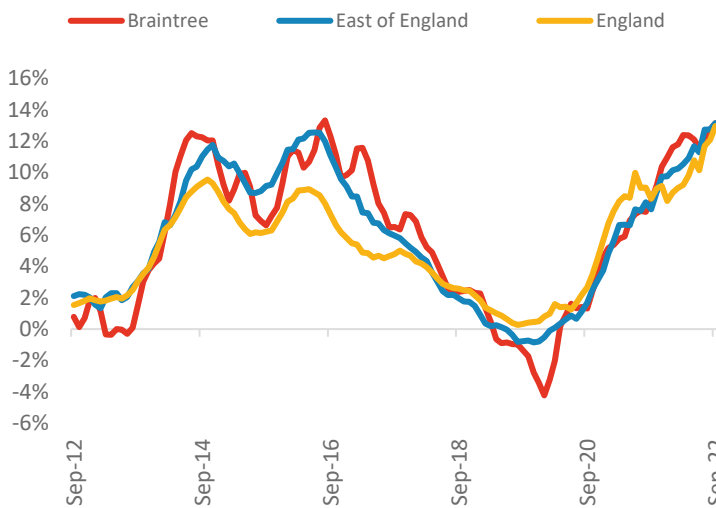
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £350,293 | 2.4% | 13.2% | 25.2% | 82.1% |
| Transactions | 2,225 | -14.7% | -30.2% | -8.5% | 16.2% |

House Prices (September 2022 data)

Annual Change in House Prices

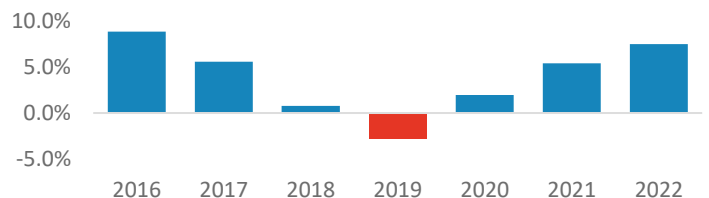


House prices in Braintree grew by 13.2% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East of England grew by 13.2% over the same period.

Braintree house prices are now 68.4% above their previous peak in 2007, compared to +72.3% for the East of England and +60.8% across England.

Local prices have grown by 7.5% in 2022 so far, compared to growth of 5.4% over the same period last year.

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

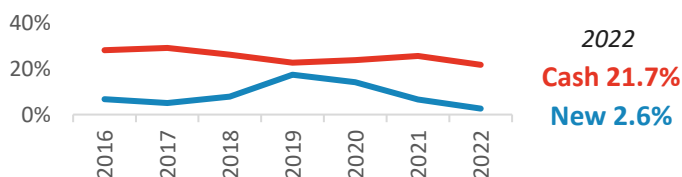


Transactions (July 2022 data)

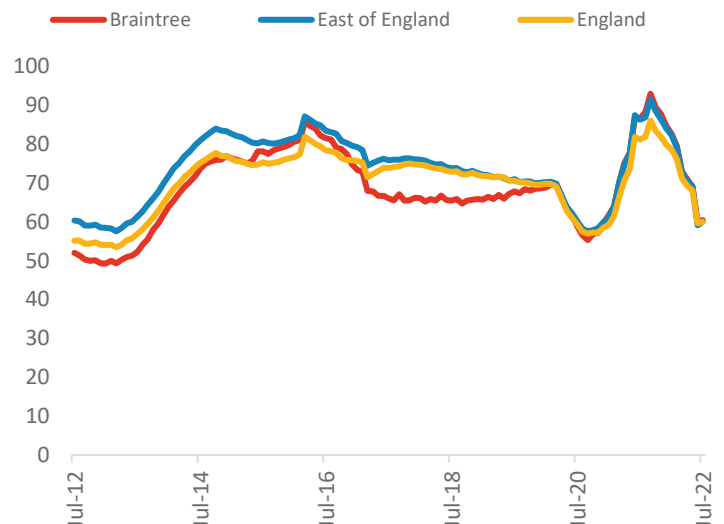
There were 2,225 transactions in Braintree during the 12 months to July 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Braintree have fallen by 21.4% since 2014, compared to changes of -27.9% for the East of England 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.