

# November 2022 Housing Market Report

## Colchester

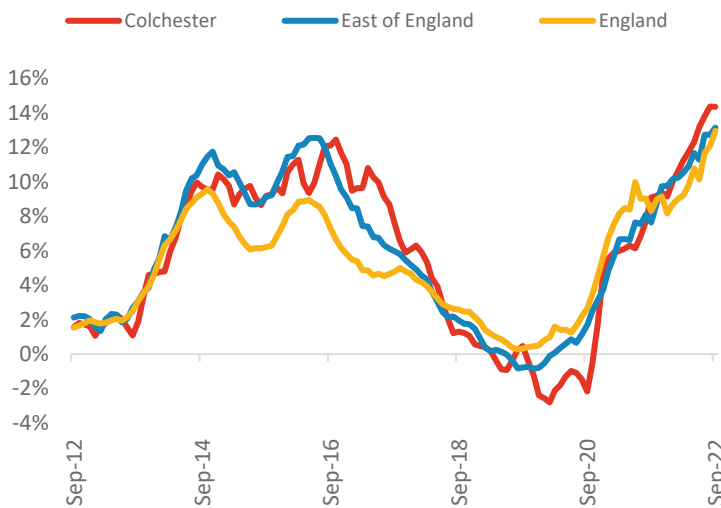
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	Current level	3 month	Annual	5 year	10 year
House prices	£327,883	4.7%	14.4%	24.2%	82.9%
Transactions	2,793	-12.9%	-27.4%	-25.3%	-2.2%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Colchester grew by 14.4% 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.

Colchester house prices are now 65.1% above their previous peak in 2007, compared to +72.3% for the East of England and +60.8% across England.

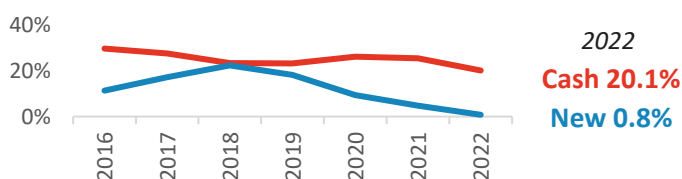
Local prices have grown by 9.7% in 2022 so far, compared to growth of 4.7% over the same period last year.

### Transactions (July 2022 data)

There were 2,793 transactions in Colchester during the 12 months to July 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Colchester have fallen by 27.7% 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\*

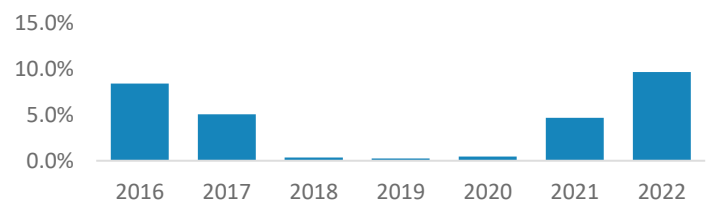


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 September



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

