

November 2022 Housing Market Report

Cornwall

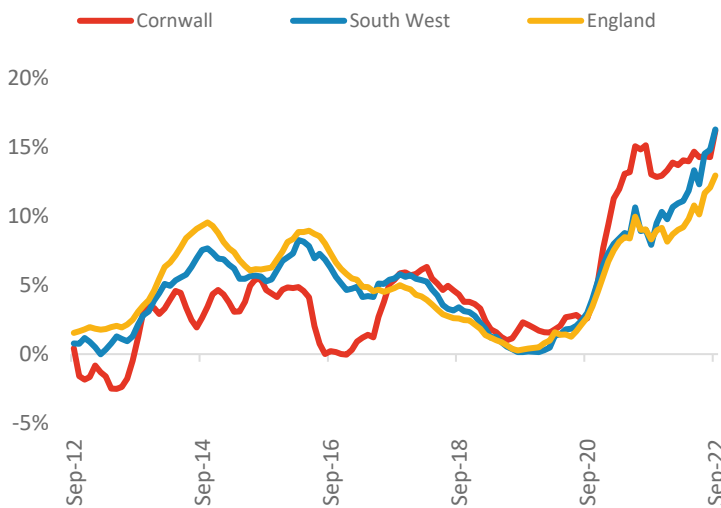
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£322,525	2.9%	16.2%	43.9%	65.2%
Transactions	7,824	-14.4%	-34.1%	-27.9%	2.2%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Cornwall grew by 16.2% 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 South West grew by 16.3% over the same period.

Cornwall house prices are now 46.6% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

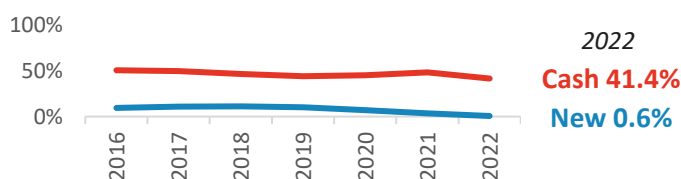
Local prices have grown by 9.8% in 2022 so far, compared to growth of 7.1% over the same period last year.

Transactions (July 2022 data)

There were 7,824 transactions in Cornwall 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 Cornwall have fallen by 25.2% 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*

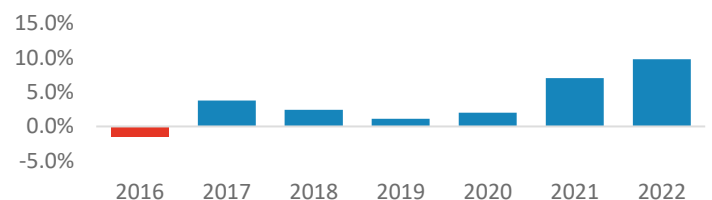


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

