

November 2022 Housing Market Report

Dorset

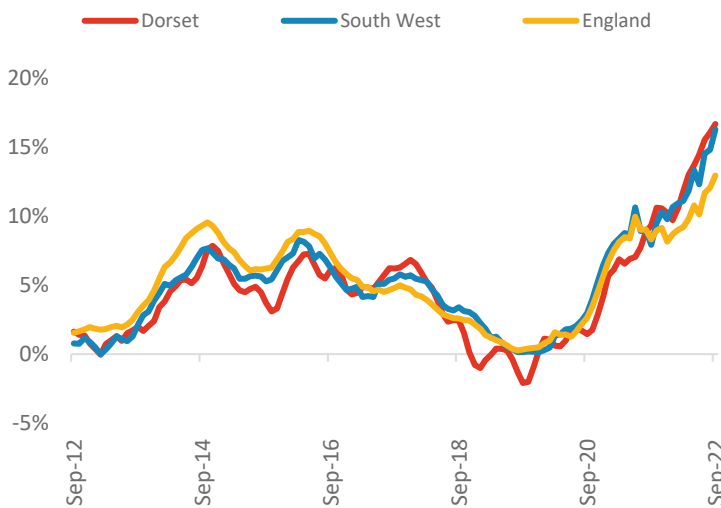
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	Current level	3 month	Annual	5 year	10 year
House prices	£372,636	3.2%	16.7%	29.9%	64.6%
Transactions	5,669	-13.4%	-33.4%	-22.7%	0.5%

House Prices (September 2022 data)

Annual Change in House Prices

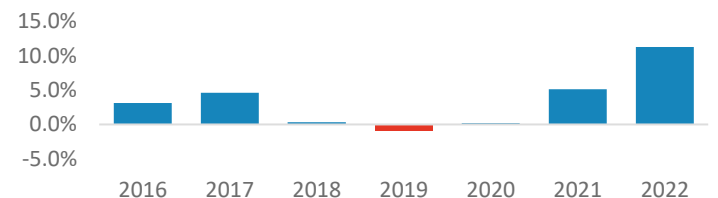


House prices in Dorset grew by 16.7% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South West grew by 16.3% over the same period.

Dorset house prices are now 49.8% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

Local prices have grown by 11.3% in 2022 so far, compared to growth of 5.1% over the same period last year.

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

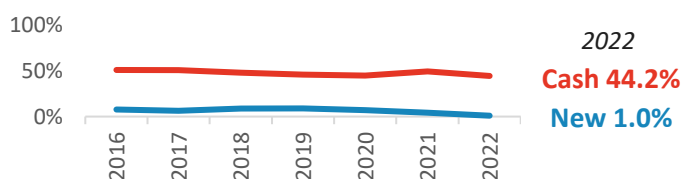


Transactions (July 2022 data)

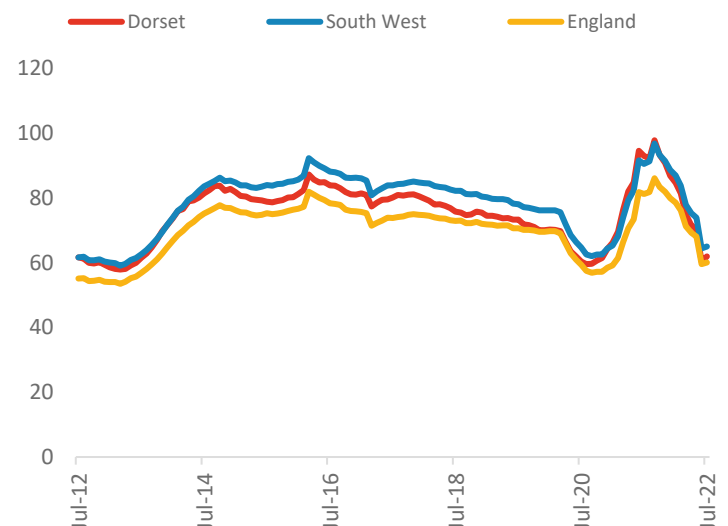
There were 5,669 transactions in Dorset during the 12 months to July 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dorset 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*



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.