

# November 2022 Housing Market Report

## Eastleigh

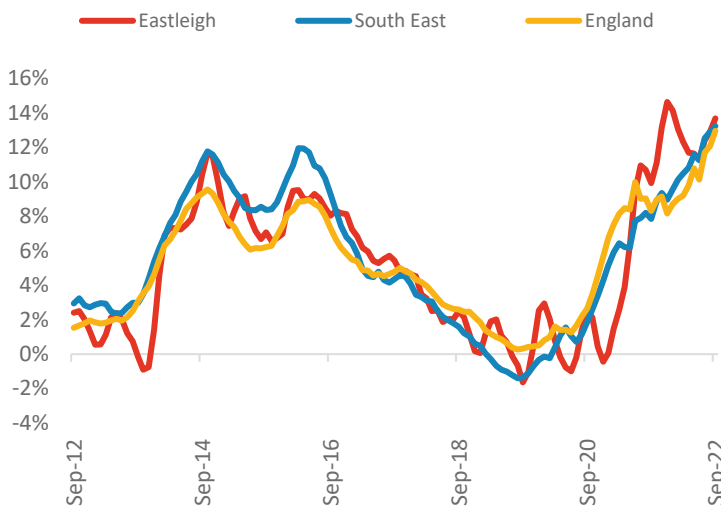
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	Current level	3 month	Annual	5 year	10 year
House prices	£356,493	5.5%	13.7%	29.1%	73.6%
Transactions	1,943	-12.5%	-28.5%	-19.8%	7.2%

### House Prices (September 2022 data)

#### Annual Change in House Prices

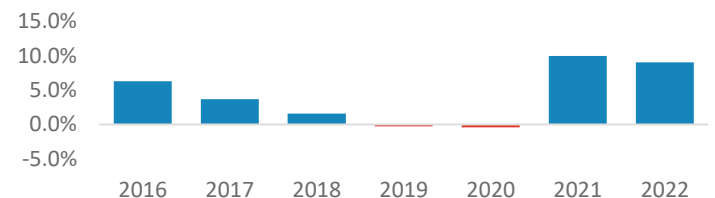


House prices in Eastleigh grew by 13.7% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South East grew by 13.2% over the same period.

Eastleigh house prices are now 65.1% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 9.1% in 2022 so far, compared to growth of 10.0% over the same period last year.

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

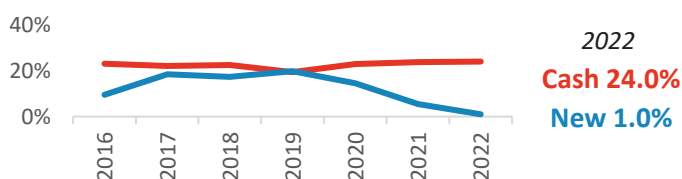


### Transactions (July 2022 data)

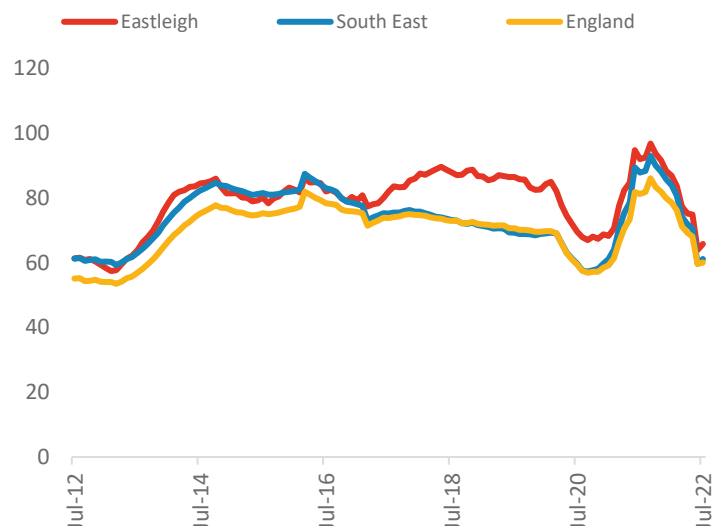
There were 1,943 transactions in Eastleigh during the 12 months to July 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Eastleigh have fallen by 19.2% since 2014, compared to changes of -26.9% for the South East 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.