

# November 2022 Housing Market Report

## New Forest

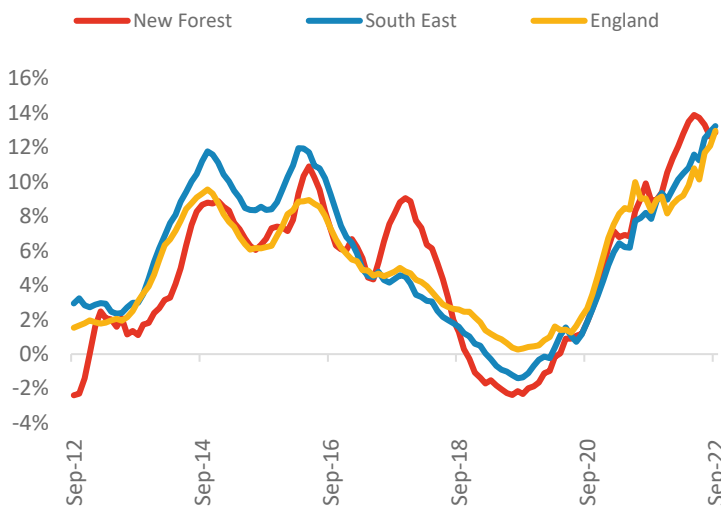
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	Current level	3 month	Annual	5 year	10 year
House prices	£420,771	1.2%	12.9%	23.9%	68.5%
Transactions	2,499	-16.5%	-37.9%	-18.3%	-5.5%

### House Prices (September 2022 data)

#### Annual Change in House Prices

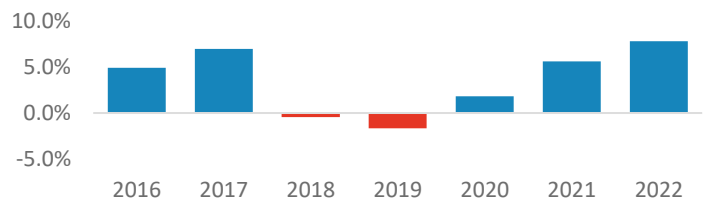


House prices in New Forest grew by 12.9% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South East grew by 13.2% over the same period.

New Forest house prices are now 59.6% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 7.9% in 2022 so far, compared to growth of 5.6% over the same period last year.

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

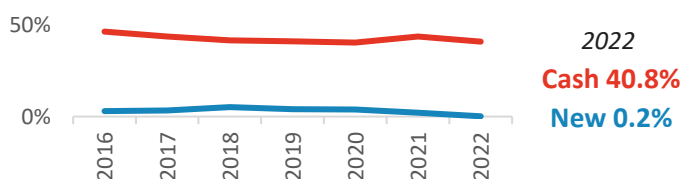


### Transactions (July 2022 data)

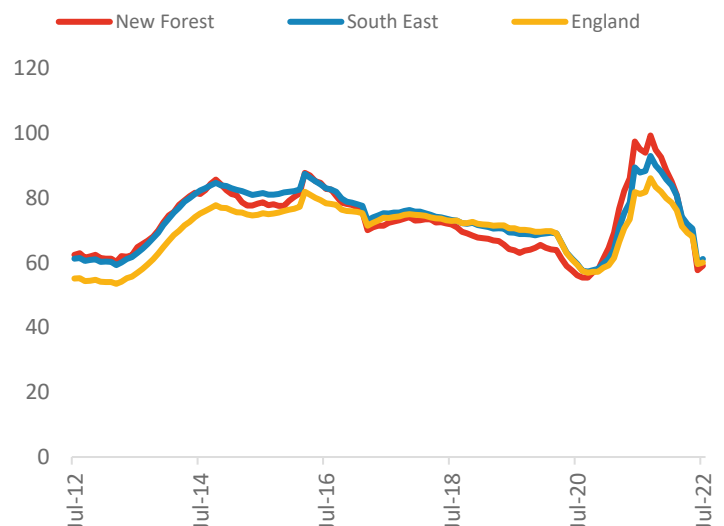
There were 2,499 transactions in New Forest during the 12 months to July 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in New Forest have fallen by 28.4% 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.