

## Southend-on-Sea

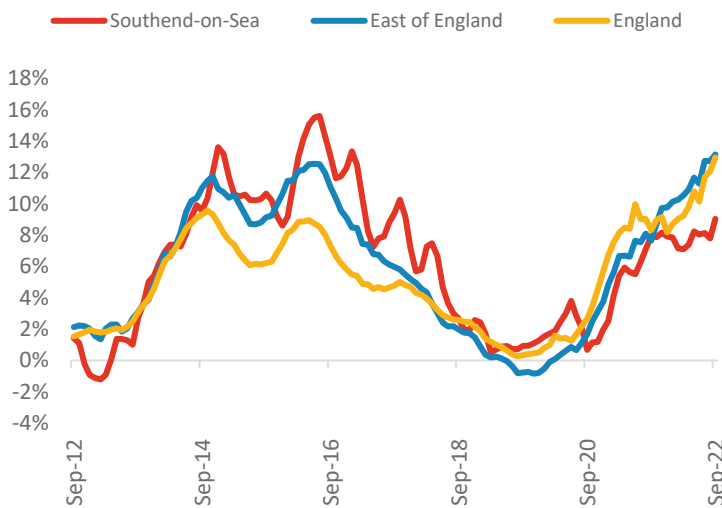
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	Current level	3 month	Annual	5 year	10 year
House prices	£344,708	2.2%	9.0%	22.7%	89.1%
Transactions	2,666	-14.8%	-27.8%	-17.9%	1.8%

### House Prices (September 2022 data)

#### Annual Change in House Prices

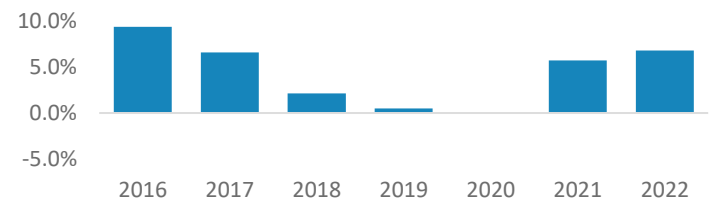


House prices in Southend-on-Sea grew by 9.0% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East of England grew by 13.2% over the same period.

Southend-on-Sea house prices are now 74.6% 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 6.9% in 2022 so far, compared to growth of 5.8% over the same period last year.

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

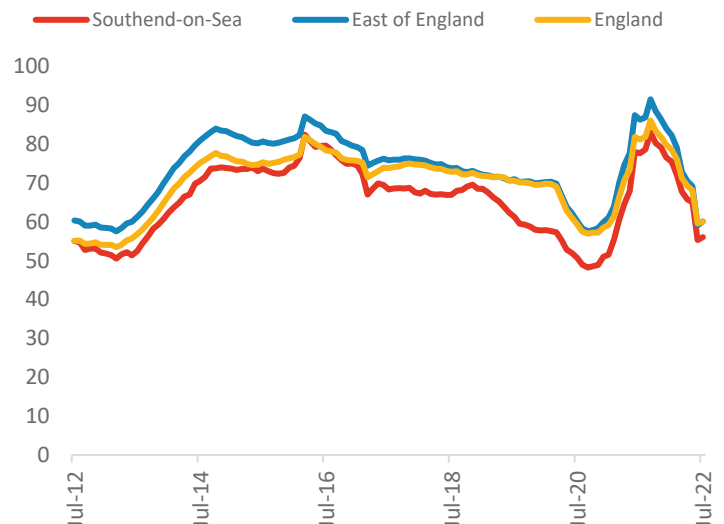


### Transactions (July 2022 data)

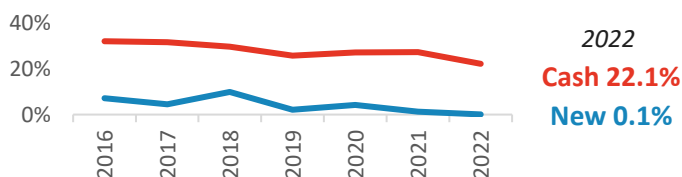
There were 2,666 transactions in Southend-on-Sea during the 12 months to July 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southend-on-Sea have fallen by 24.1% since 2014, compared to changes of -27.9% for the East of England and -21.9% for England.

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



#### 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.