

November 2022 Housing Market Report

Swindon

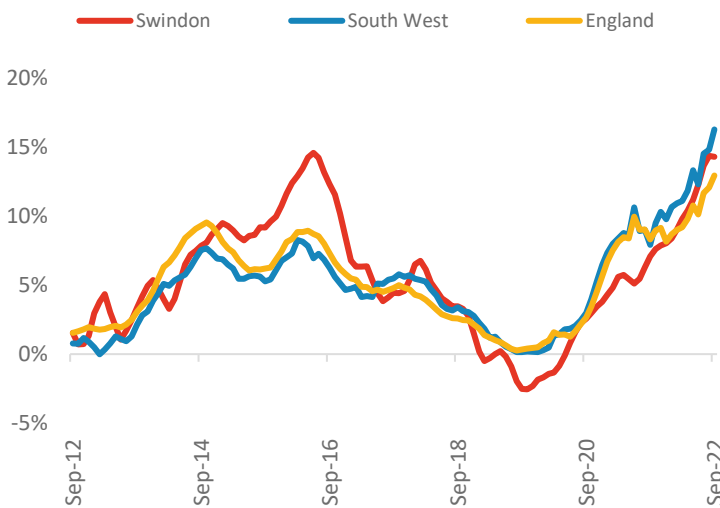


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	Current level	3 month	Annual	5 year	10 year
House prices	£268,451	4.7%	14.3%	26.7%	81.0%
Transactions	3,478	-12.8%	-15.4%	-23.4%	23.5%

House Prices (September 2022 data)

Annual Change in House Prices

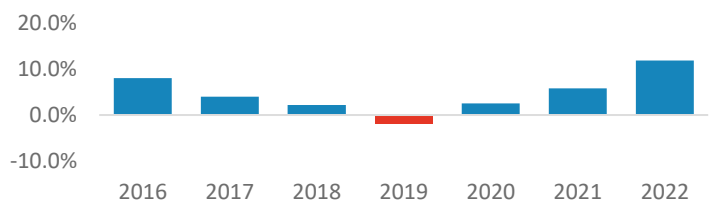


House prices in Swindon grew by 14.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South West grew by 16.3% over the same period.

Swindon house prices are now 55.4% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

Local prices have grown by 11.9% 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

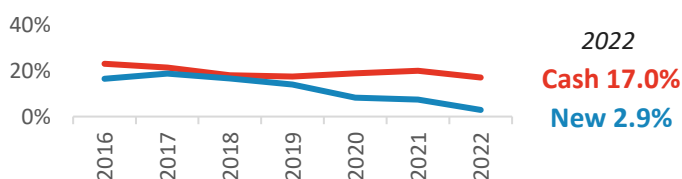


Transactions (July 2022 data)

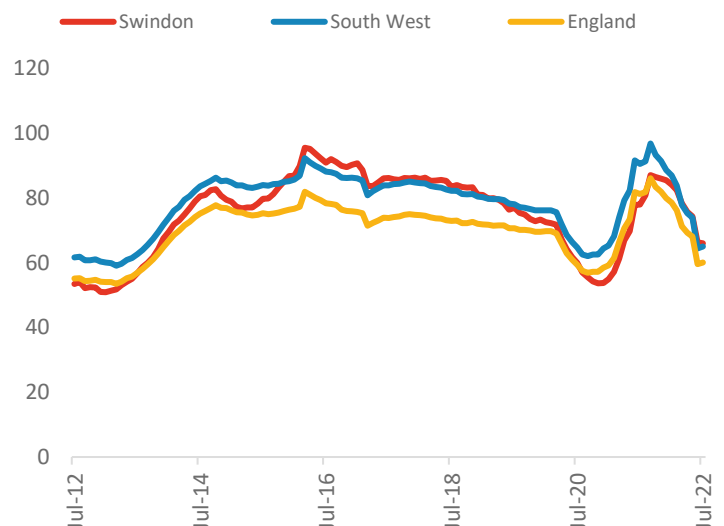
There were 3,478 transactions in Swindon during the 12 months to July 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Swindon have fallen by 17.0% 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.