

# January 2023 Housing Market Report

## Braintree

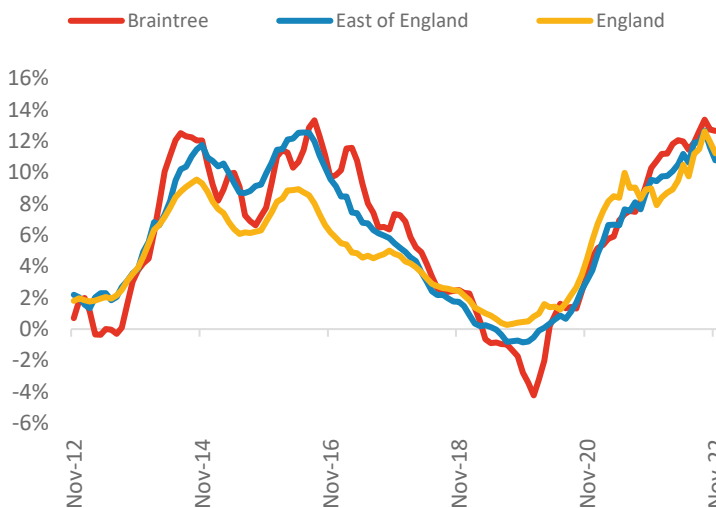
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£365,670	4.1%	12.7%	28.1%	89.0%
Transactions	2,188	-6.0%	-36.1%	-11.4%	18.1%

### House Prices (November 2022 data)

#### Annual Change in House Prices

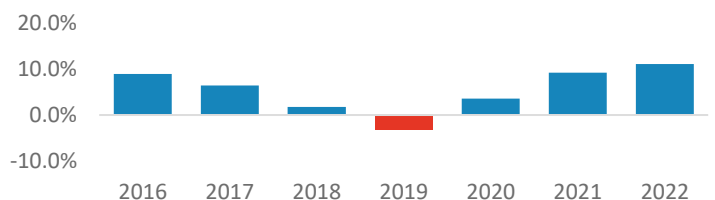


House prices in Braintree grew by 12.7% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the East of England grew by 10.8% over the same period.

Braintree house prices are now 73.7% above their previous peak in 2007, compared to +73.7% for the East of England and +61.9% across England.

Local prices have grown by 11.1% in 2022 so far, compared to growth of 9.3% over the same period last year.

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

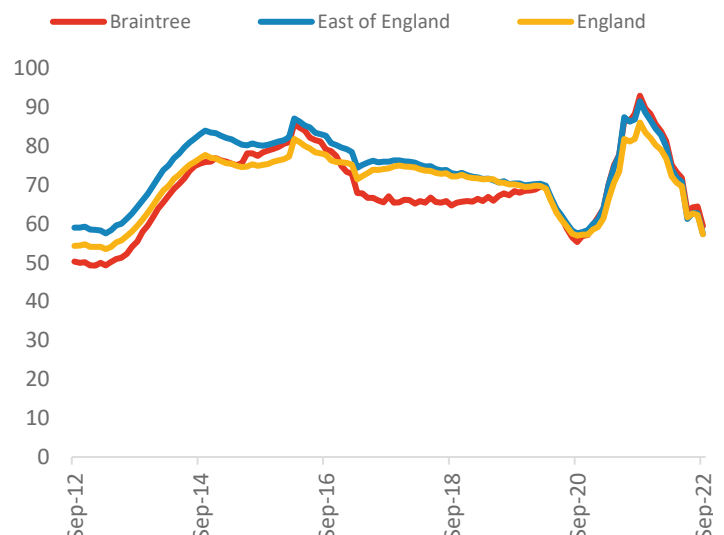


### Transactions (September 2022 data)

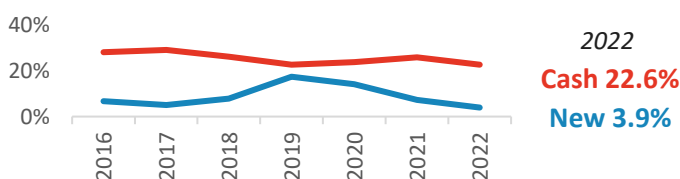
There were 2,188 transactions in Braintree during the 12 months to September 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Braintree have fallen by 22.7% since 2014, compared to changes of -31.1% for the East of England and -25.4% 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.