

January 2023 Housing Market Report

Bristol

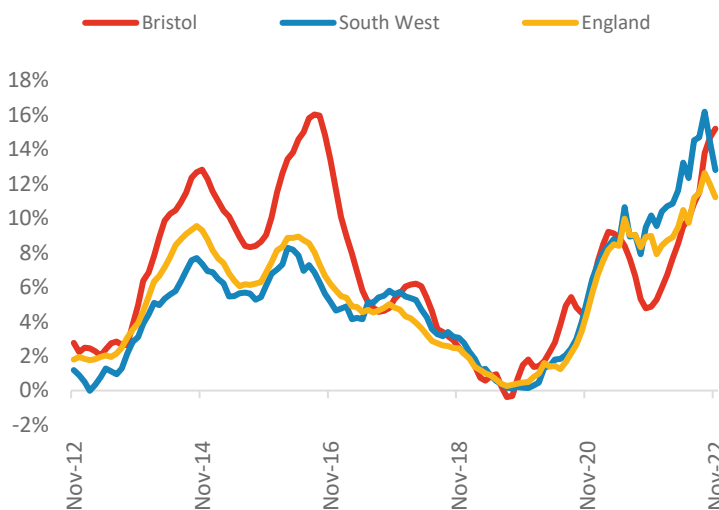
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£365,658	4.5%	15.2%	31.7%	103.1%
Transactions	5,458	-5.6%	-34.7%	-28.8%	-9.5%

House Prices (November 2022 data)

Annual Change in House Prices

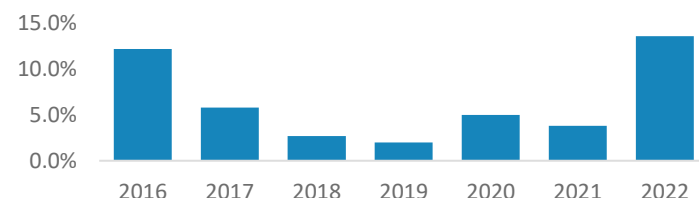


House prices in Bristol grew by 15.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

Bristol house prices are now 86.9% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 13.6% in 2022 so far, compared to growth of 3.8% over the same period last year.

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

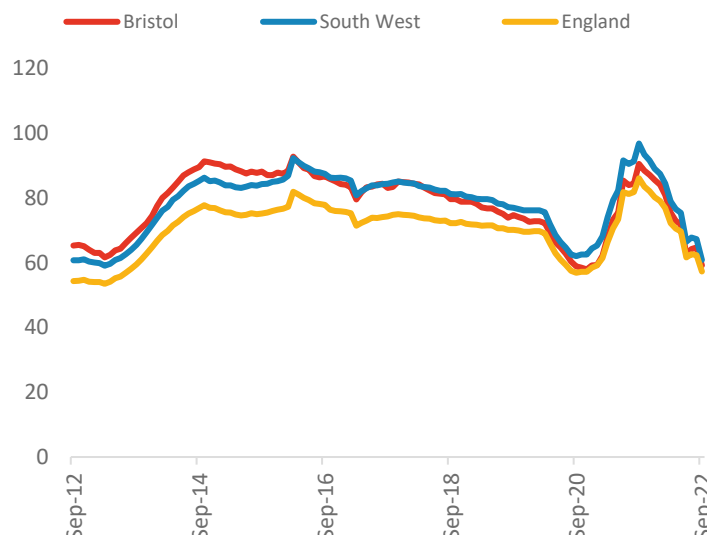


Transactions (September 2022 data)

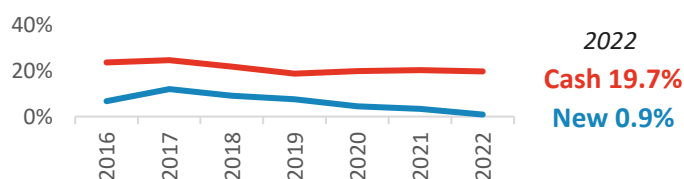
There were 5,458 transactions in Bristol during the 12 months to September 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bristol have fallen by 34.8% since 2014, compared to changes of -28.7% for the South West 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.