

# January 2023 Housing Market Report

## Oxford

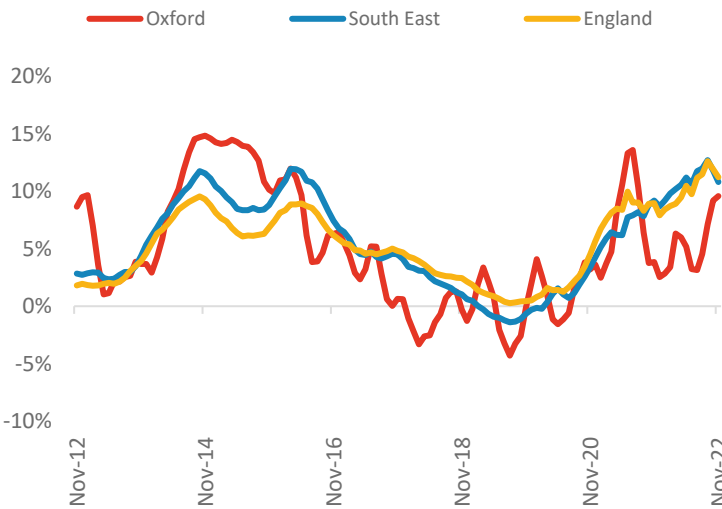
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	Current level	3 month	Annual	5 year	10 year
House prices	£487,986	5.0%	9.6%	16.9%	64.0%
Transactions	1,204	-0.5%	-31.7%	-11.4%	-22.9%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Oxford grew by 9.6% 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 East grew by 10.8% over the same period.

Oxford house prices are now 70.7% above their previous peak in 2007, compared to +69.2% for the South East and +61.9% across England.

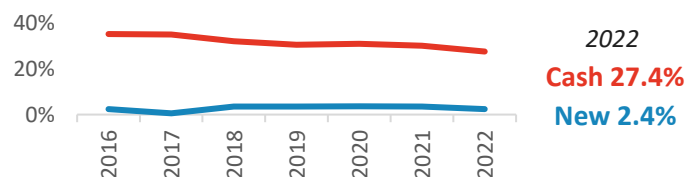
Local prices have grown by 10.2% in 2022 so far, compared to growth of 3.1% over the same period last year.

### Transactions (September 2022 data)

There were 1,204 transactions in Oxford during the 12 months to September 2022. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oxford have fallen by 35.3% since 2014, compared to changes of -30.2% for the South East and -25.4% for England.

#### Cash and New Build Sales as % of Total, by Year\*

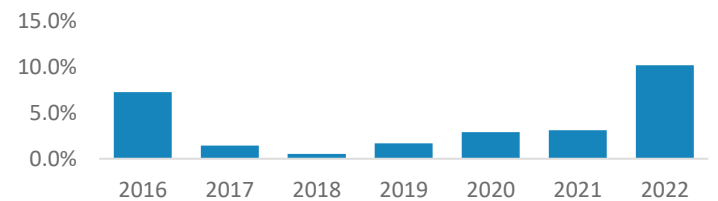


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

