

Somerset West and Taunton

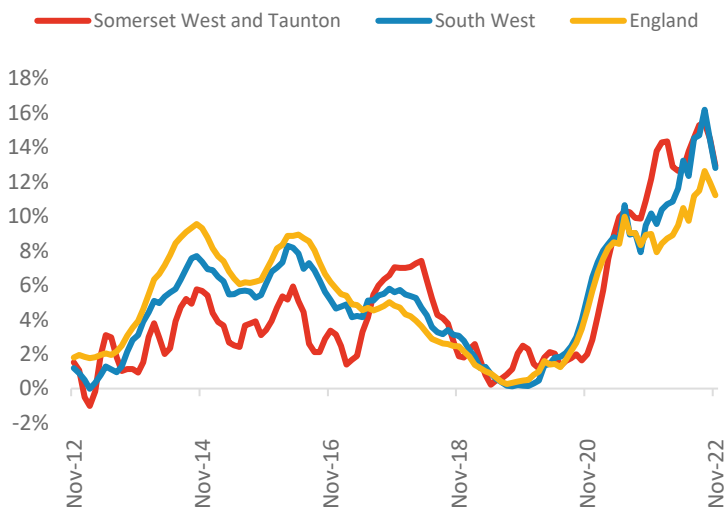
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	Current level	3 month	Annual	5 year	10 year
House prices	£308,684	2.7%	12.9%	34.9%	64.7%
Transactions	2,210	-9.7%	-34.0%	-33.1%	2.2%

House Prices (November 2022 data)

Annual Change in House Prices

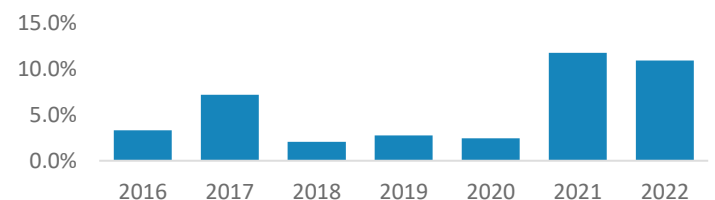


House prices in Somerset West and Taunton grew by 12.9% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

Somerset West and Taunton house prices are now 45.4% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 10.9% in 2022 so far, compared to growth of 11.8% over the same period last year.

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

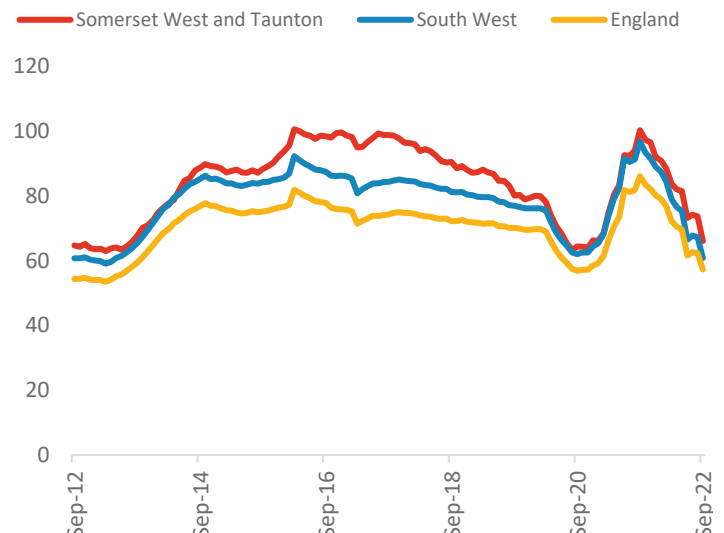


Transactions (September 2022 data)

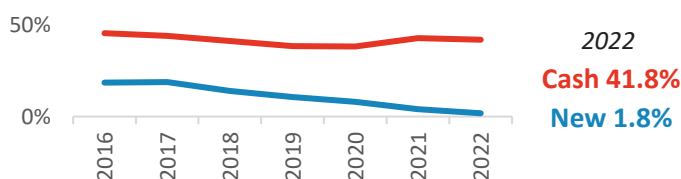
There were 2,210 transactions in Somerset West and Taunton during the 12 months to September 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Somerset West and Taunton have fallen by 25.7% 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.