

South Somerset

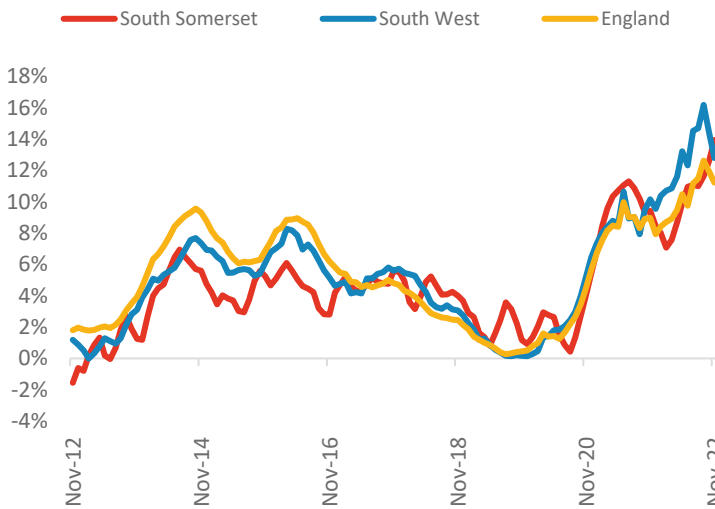
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	Current level	3 month	Annual	5 year	10 year
House prices	£305,539	4.2%	14.0%	36.5%	66.8%
Transactions	2,269	-8.7%	-39.2%	-29.0%	1.7%

House Prices (November 2022 data)

Annual Change in House Prices

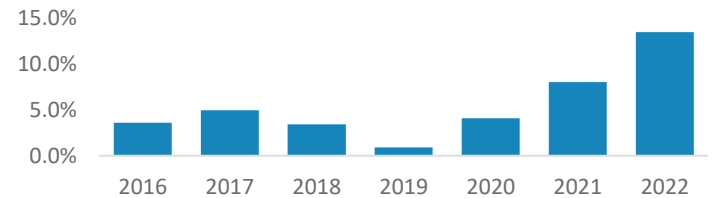


House prices in South Somerset grew by 14.0% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

South Somerset house prices are now 50.0% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 13.5% in 2022 so far, compared to growth of 8.0% over the same period last year.

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

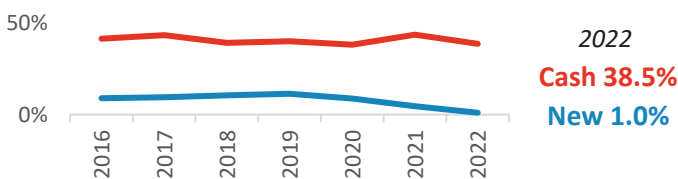


Transactions (September 2022 data)

There were 2,269 transactions in South Somerset during the 12 months to September 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Somerset have fallen by 27.2% since 2014, compared to changes of -28.7% for the South West 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.

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

