

Southend-on-Sea

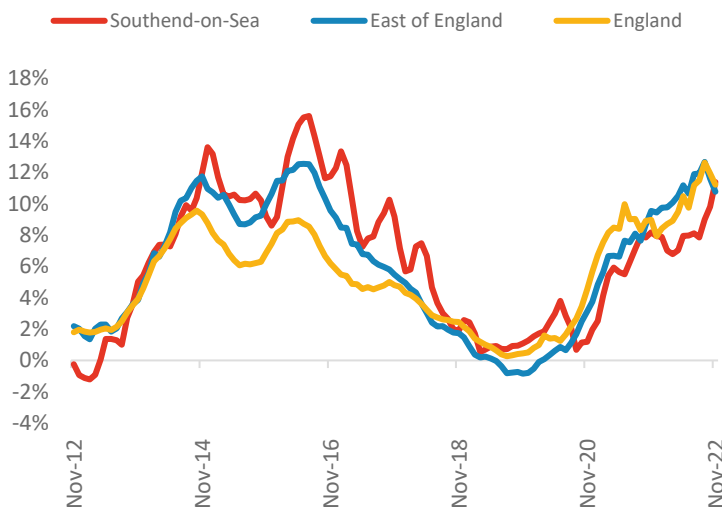
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£358,875	4.9%	11.4%	25.6%	96.8%
Transactions	2,524	-6.3%	-36.0%	-22.7%	0.6%

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Southend-on-Sea grew by 11.4% 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.

Southend-on-Sea house prices are now 80.7% above their previous peak in 2007, compared to +73.7% for the East of England and +61.9% across England.

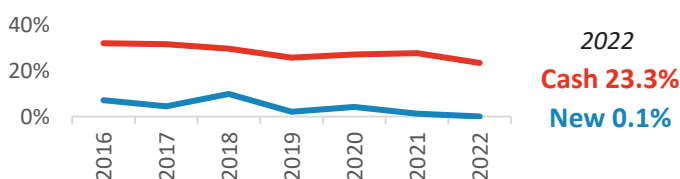
Local prices have grown by 10.5% in 2022 so far, compared to growth of 7.1% over the same period last year.

Transactions (September 2022 data)

There were 2,524 transactions in Southend-on-Sea during the 12 months to September 2022. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southend-on-Sea have fallen by 28.2% since 2014, compared to changes of -31.1% for the East of England and -25.4% for England.

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

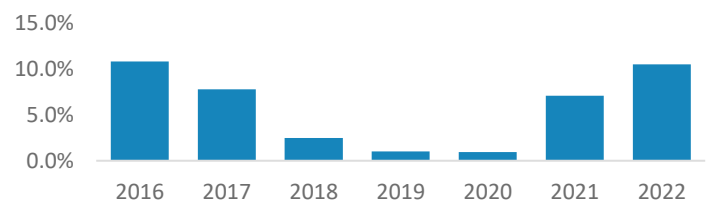


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

