

January 2023 Housing Market Report

Swindon

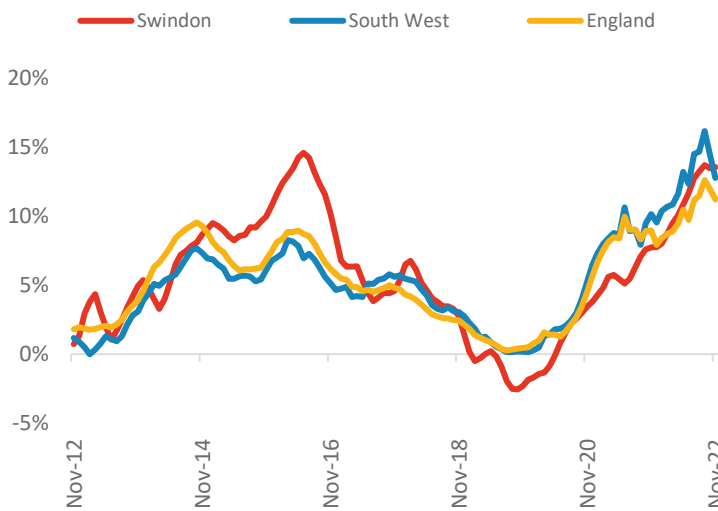
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	Current level	3 month	Annual	5 year	10 year
House prices	£270,710	3.1%	13.6%	27.1%	83.8%
Transactions	3,277	-10.3%	-28.6%	-27.4%	19.2%

House Prices (November 2022 data)

Annual Change in House Prices

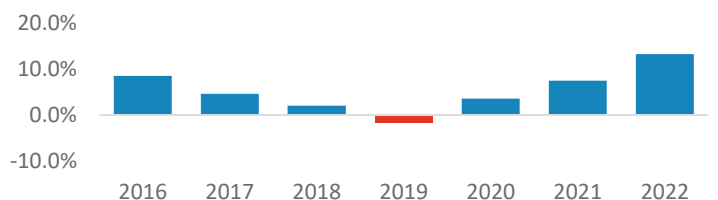


House prices in Swindon grew by 13.6% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

Swindon house prices are now 56.9% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 13.3% in 2022 so far, compared to growth of 7.5% over the same period last year.

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

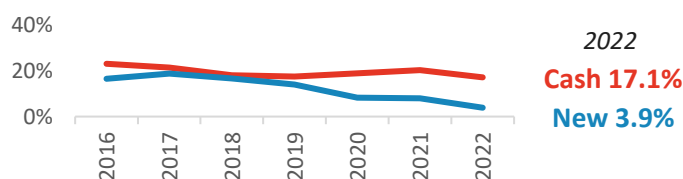


Transactions (September 2022 data)

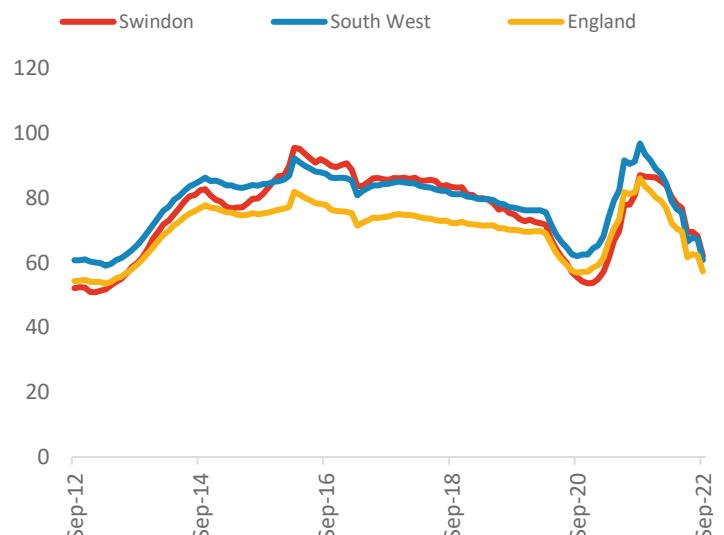
There were 3,277 transactions in Swindon during the 12 months to September 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Swindon have fallen by 21.8% 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*



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



* 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.