

January 2023 Housing Market Report

Uttlesford

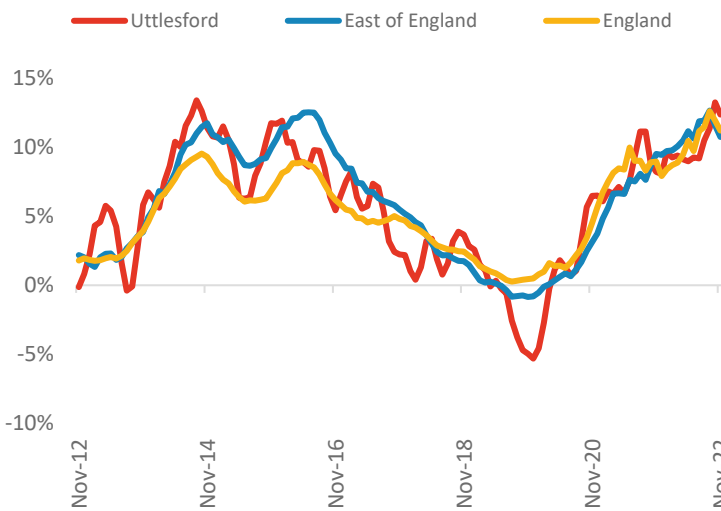


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£489,153	2.6%	12.4%	27.6%	81.4%
Transactions	1,041	-6.1%	-48.3%	-38.1%	-20.2%

House Prices (November 2022 data)

Annual Change in House Prices

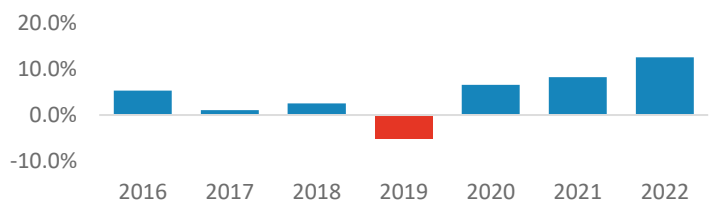


House prices in Uttlesford grew by 12.4% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the East of England grew by 10.8% over the same period.

Uttlesford house prices are now 72.1% 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 12.6% in 2022 so far, compared to growth of 8.3% over the same period last year.

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

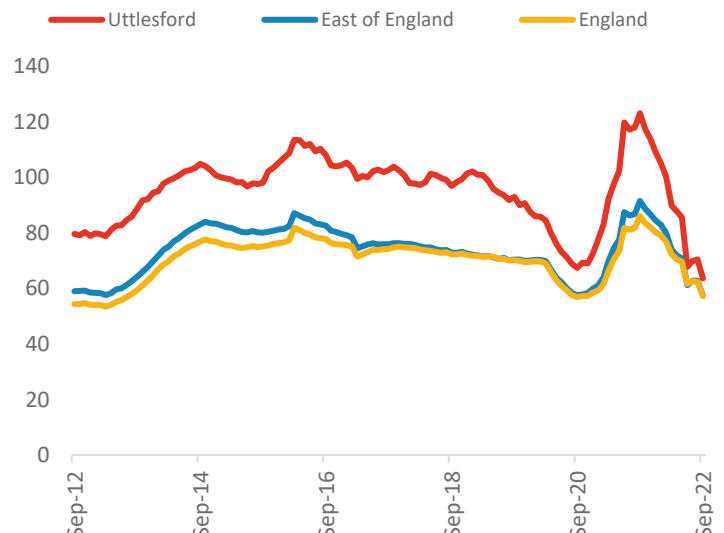


Transactions (September 2022 data)

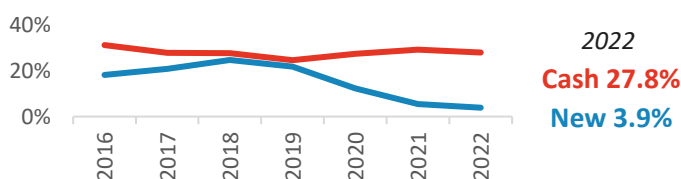
There were 1,041 transactions in Uttlesford during the 12 months to September 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Uttlesford have fallen by 36.9% since 2014, compared to changes of -31.1% for the East of England 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.