

# February 2023 Housing Market Report

## Brentwood

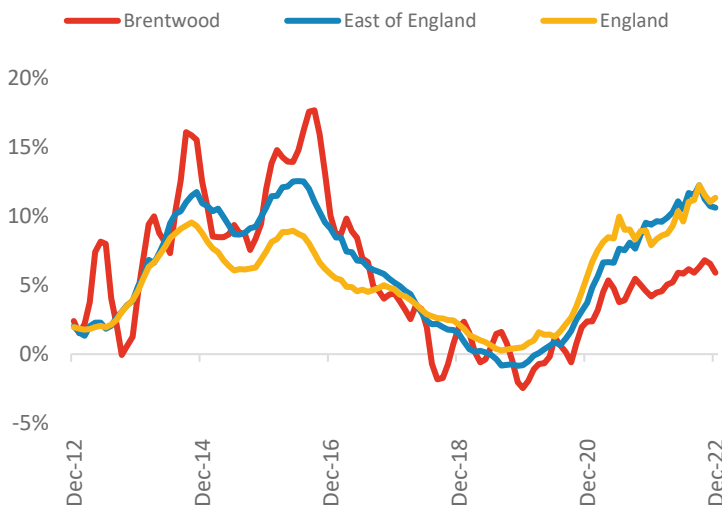
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	Current level	3 month	Annual	5 year	10 year
House prices	£473,148	1.2%	5.9%	12.4%	69.9%
Transactions	1,136	-3.9%	-35.1%	-12.5%	-5.1%

### House Prices (December 2022 data)

#### Annual Change in House Prices

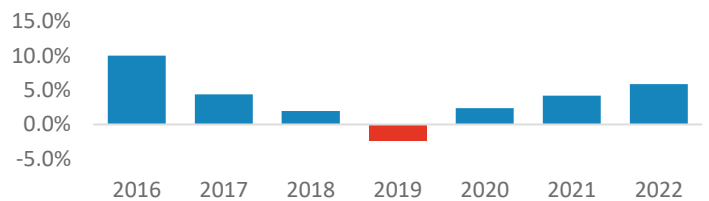


House prices in Brentwood grew by 5.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

Brentwood house prices are now 70.1% above their previous peak in 2007, compared to +74.0% for the East of England and +61.9% across England.

Local prices have grown by 5.9% in 2022 so far, compared to growth of 4.2% over the same period last year.

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

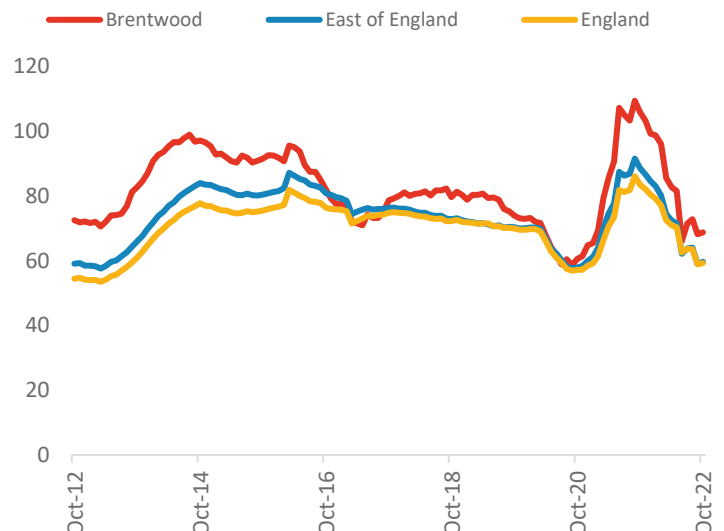


### Transactions (October 2022 data)

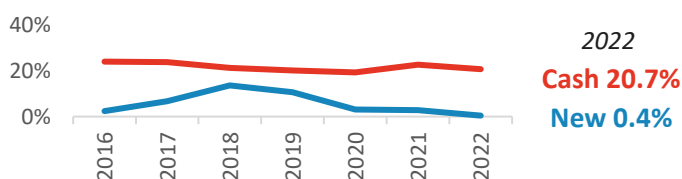
There were 1,136 transactions in Brentwood during the 12 months to October 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Brentwood have fallen by 27.9% since 2014, compared to changes of -28.4% for the East of England and -22.8% 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.