

# February 2023 Housing Market Report

## Bristol

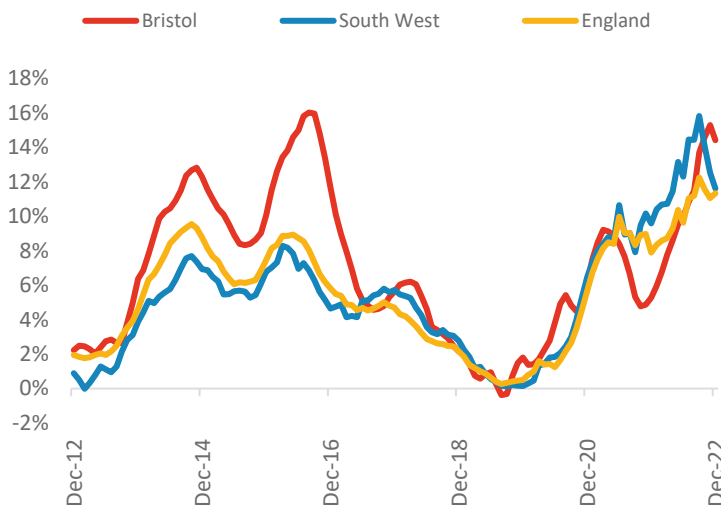
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	Current level	3 month	Annual	5 year	10 year
House prices	£366,459	3.7%	14.4%	32.9%	106.1%
Transactions	5,663	-5.7%	-30.6%	-26.4%	-6.3%

### House Prices (December 2022 data)

#### Annual Change in House Prices

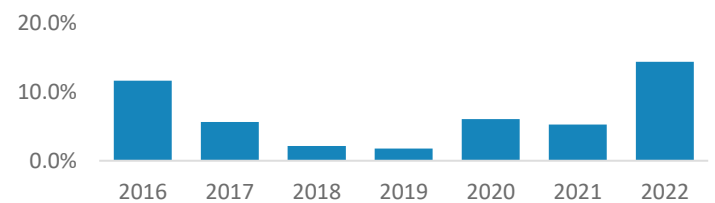


House prices in Bristol grew by 14.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 11.6% over the same period.

Bristol house prices are now 88.2% above their previous peak in 2007, compared to +58.0% for the South West and +61.9% across England.

Local prices have grown by 14.4% in 2022 so far, compared to growth of 5.3% over the same period last year.

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

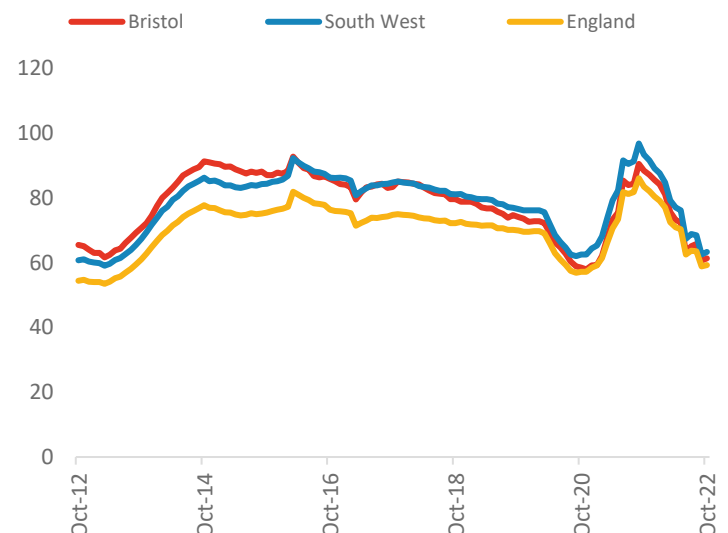


### Transactions (October 2022 data)

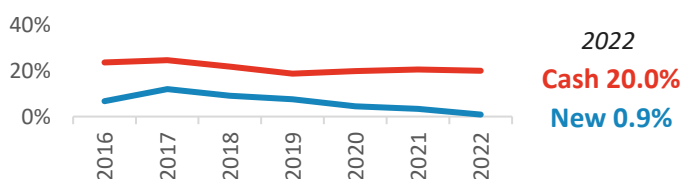
There were 5,663 transactions in Bristol during the 12 months to October 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bristol have fallen by 32.3% since 2014, compared to changes of -25.8% for the South West 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.