

# February 2023 Housing Market Report

## Eastleigh

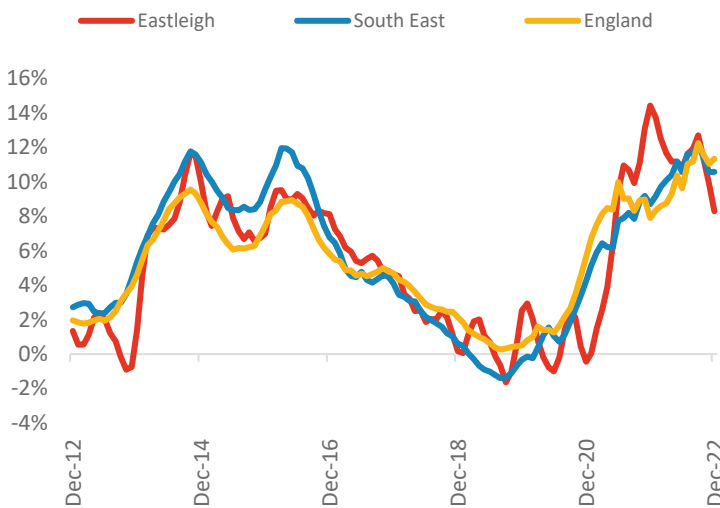
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	Current level	3 month	Annual	5 year	10 year
House prices	£354,729	0.0%	8.3%	26.8%	71.1%
Transactions	1,937	-4.5%	-30.0%	-21.3%	7.3%

### House Prices (December 2022 data)

#### Annual Change in House Prices

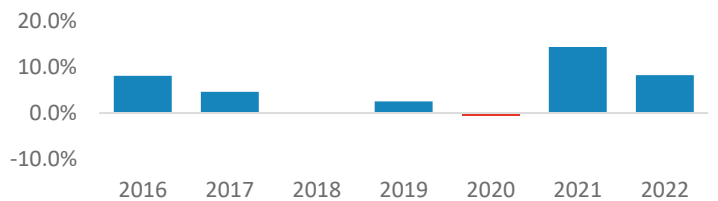


House prices in Eastleigh grew by 8.3% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Eastleigh house prices are now 63.7% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 8.3% in 2022 so far, compared to growth of 14.4% over the same period last year.

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

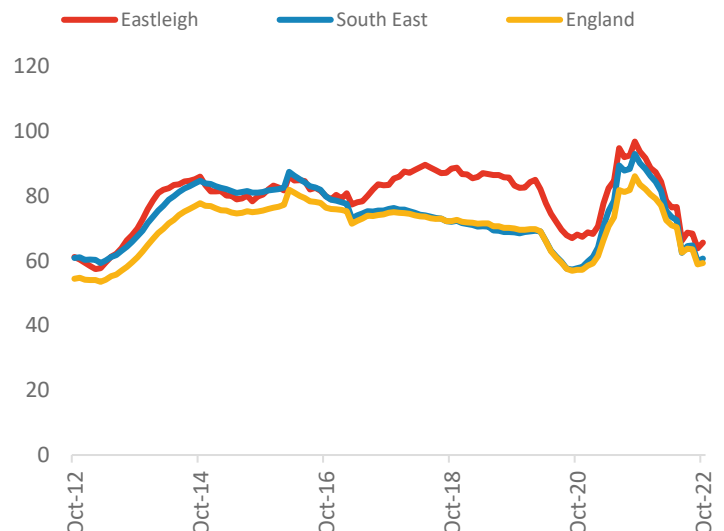


### Transactions (October 2022 data)

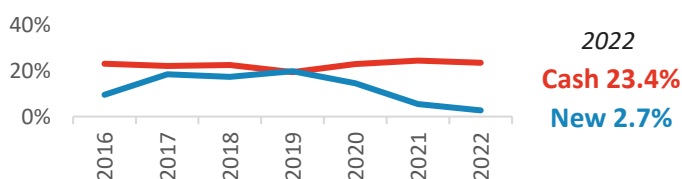
There were 1,937 transactions in Eastleigh during the 12 months to October 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Eastleigh have fallen by 19.5% since 2014, compared to changes of -27.5% for the South East 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.