

Southampton

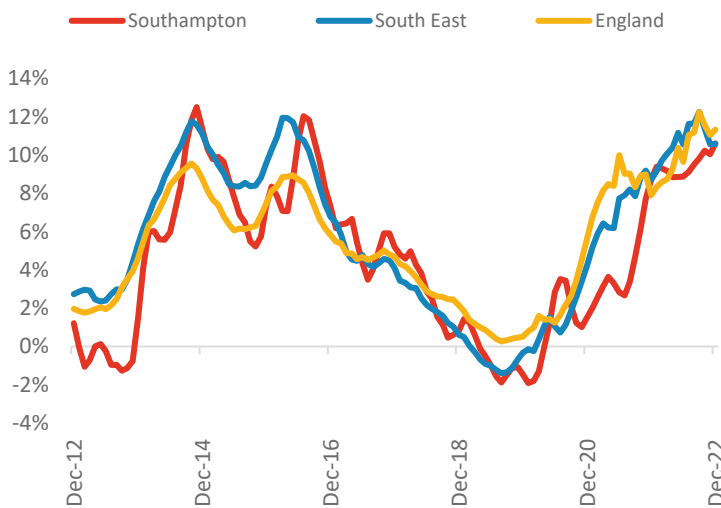
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	Current level	3 month	Annual	5 year	10 year
House prices	£259,424	4.4%	10.6%	21.3%	66.3%
Transactions	2,849	-6.9%	-19.2%	-23.2%	9.4%

House Prices (December 2022 data)

Annual Change in House Prices

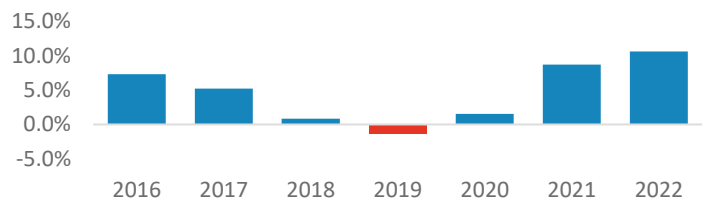


House prices in Southampton grew by 10.6% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Southampton house prices are now 51.1% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 10.6% in 2022 so far, compared to growth of 8.7% over the same period last year.

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

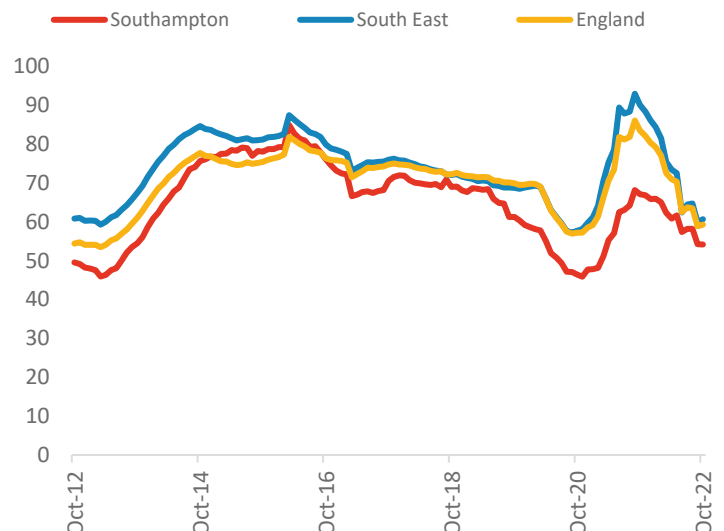


Transactions (October 2022 data)

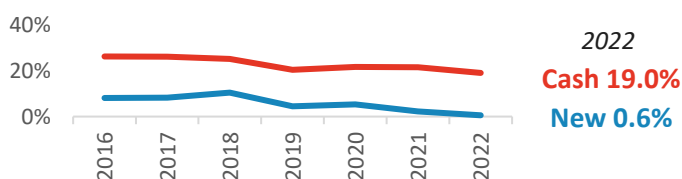
There were 2,849 transactions in Southampton during the 12 months to October 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southampton have fallen by 29.5% 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.