

## Test Valley

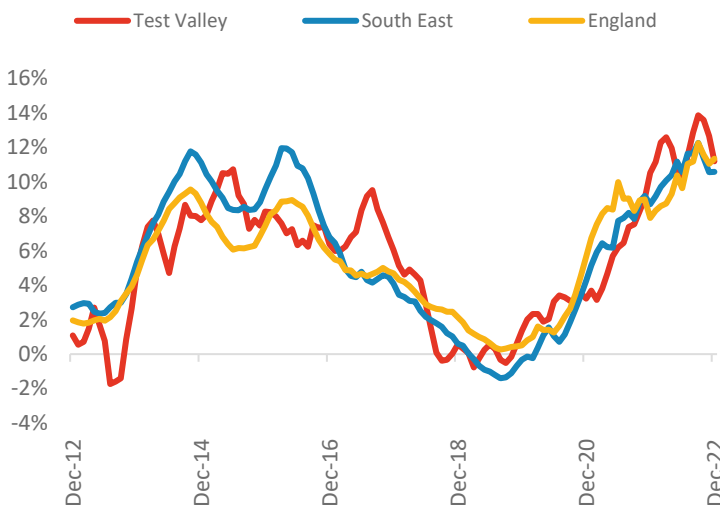


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	Current level	3 month	Annual	5 year	10 year
House prices	£416,562	3.2%	11.2%	29.3%	78.7%
Transactions	1,679	-6.6%	-39.7%	-27.4%	9.0%

### House Prices (December 2022 data)

#### Annual Change in House Prices



House prices in Test Valley grew by 11.2% 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.

Test Valley house prices are now 66.2% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

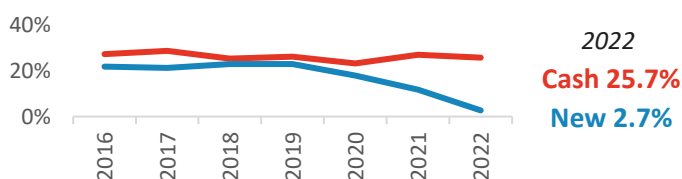
Local prices have grown by 11.2% in 2022 so far, compared to growth of 10.5% over the same period last year.

### Transactions (October 2022 data)

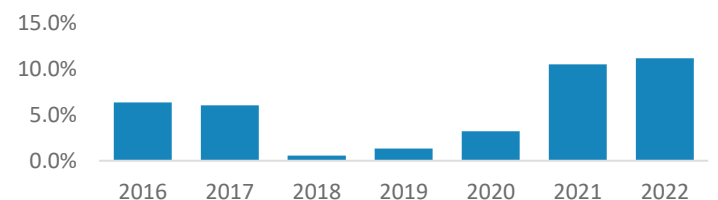
There were 1,679 transactions in Test Valley during the 12 months to October 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Test Valley have fallen by 27.1% since 2014, compared to changes of -27.5% for the South East and -22.8% for England.

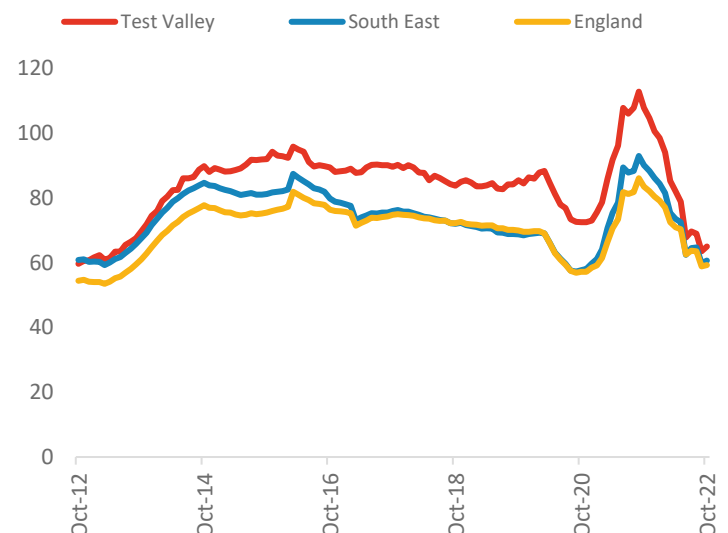
#### Cash and New Build Sales as % of Total, by Year\*



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



#### Annual Transactions, Indexed (2001-05 average = 100)



\* 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.