

## Bath and NE Somerset

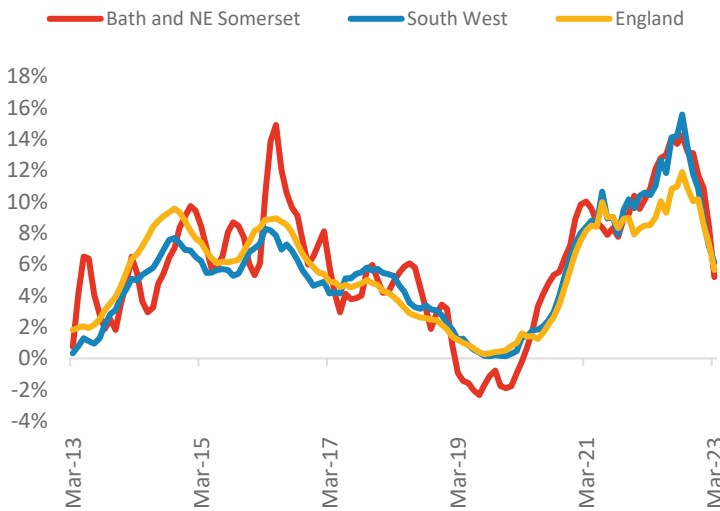


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	Current level	3 month	Annual	5 year	10 year
House prices	£420,693	-3.0%	5.2%	26.9%	77.9%
Transactions	2,401	-4.7%	-27.8%	-20.8%	-2.4%

### House Prices (March 2023 data)

#### Annual Change in House Prices

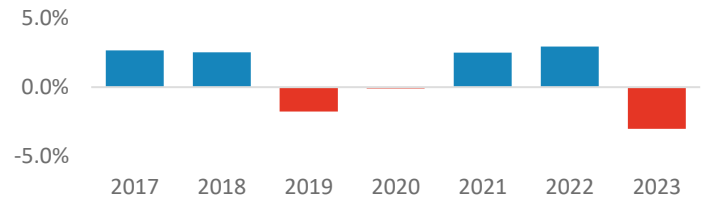


House prices in Bath and NE Somerset grew by 5.2% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South West grew by 6.1% over the same period.

Bath and NE Somerset house prices are now 70.5% above their previous peak in 2007, compared to +54.5% for the South West and +57.9% across England.

Local prices have fallen by 3.0% in 2023 so far, compared to growth of 3.0% over the same period last year.

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

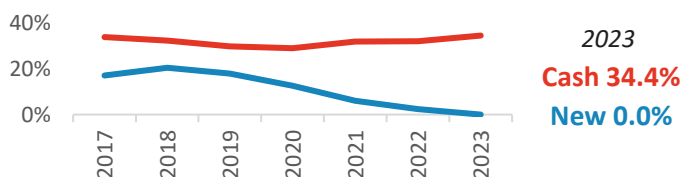


### Transactions (January 2023 data)

There were 2,401 transactions in Bath and NE Somerset during the 12 months to January 2023. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bath and NE Somerset have fallen by 29.2% since 2014, compared to changes of -25.4% for the South West and -22.4% for England.

#### 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.

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

