

May 2023 Housing Market Report

Bournemouth, Christchurch and Poole

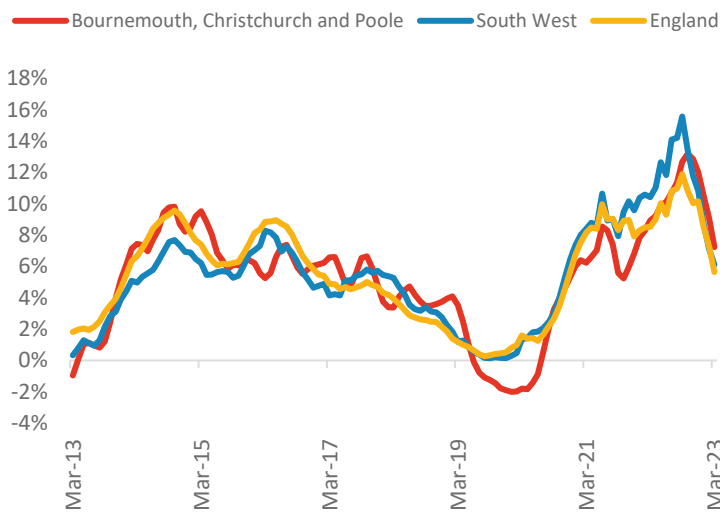


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	Current level	3 month	Annual	5 year	10 year
House prices	£342,467	-1.4%	7.2%	26.2%	72.2%
Transactions	6,251	-4.6%	-28.0%	-21.3%	10.2%

House Prices (March 2023 data)

Annual Change in House Prices

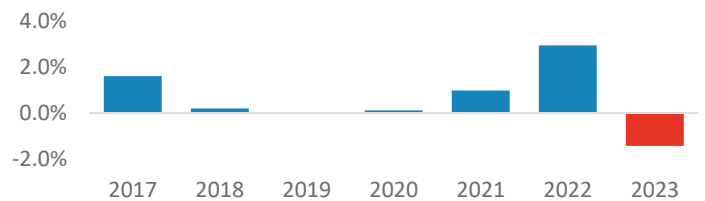


House prices in Bournemouth, Christchurch and Poole grew by 7.2% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South West grew by 6.1% over the same period.

Bournemouth, Christchurch and Poole house prices are now 53.7% above their previous peak in 2007, compared to +54.5% for the South West and +57.9% across England.

Local prices have fallen by 1.4% 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

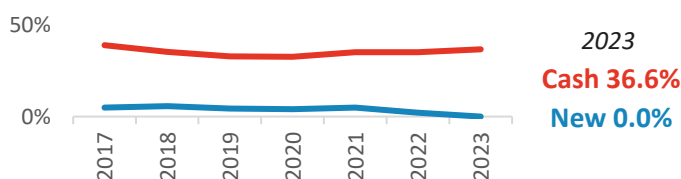


Transactions (January 2023 data)

There were 6,251 transactions in Bournemouth, Christchurch and Poole during the 12 months to January 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bournemouth, Christchurch and Poole have fallen by 25.5% 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)

