

# May 2023 Housing Market Report

## Braintree

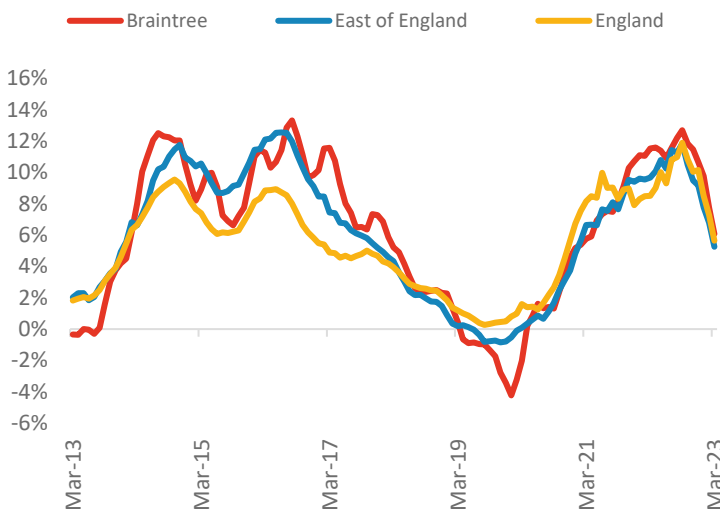
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£351,043	-1.8%	6.1%	23.2%	89.3%
Transactions	2,218	-6.3%	-28.3%	-8.9%	22.3%

### House Prices (March 2023 data)

#### Annual Change in House Prices

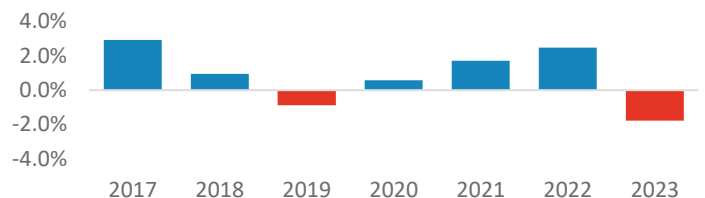


House prices in Braintree grew by 6.1% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the East of England grew by 5.3% over the same period.

Braintree house prices are now 69.9% above their previous peak in 2007, compared to +69.8% for the East of England and +57.9% across England.

Local prices have fallen by 1.8% in 2023 so far, compared to growth of 2.5% over the same period last year.

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

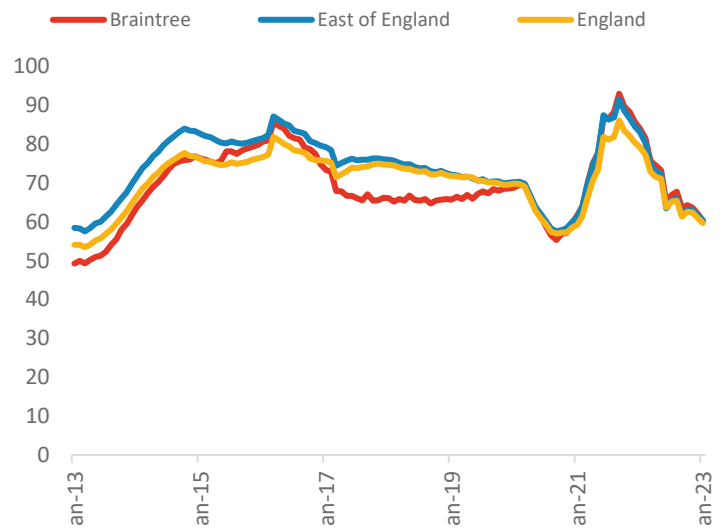


### Transactions (January 2023 data)

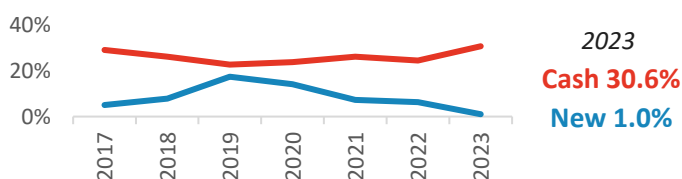
There were 2,218 transactions in Braintree during the 12 months to January 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Braintree have fallen by 21.7% since 2014, compared to changes of -27.7% for the East of England and -22.4% 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.