

May 2023 Housing Market Report

Chelmsford

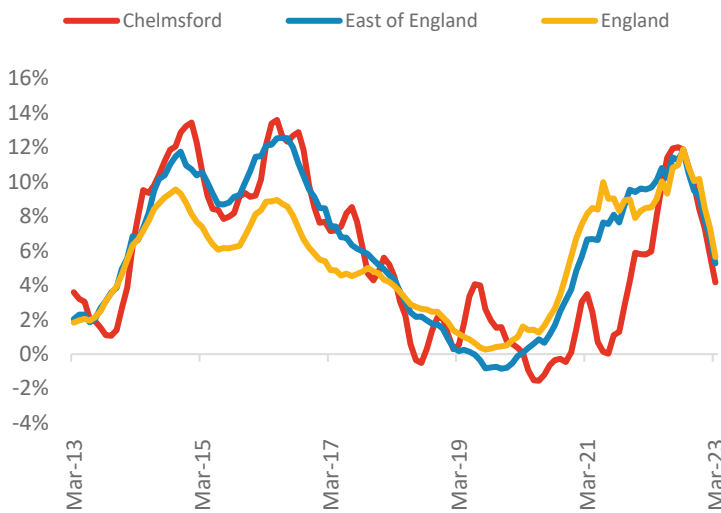
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	Current level	3 month	Annual	5 year	10 year
House prices	£379,825	-1.4%	4.2%	14.9%	72.4%
Transactions	2,515	-1.2%	-22.8%	-14.3%	9.3%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Chelmsford grew by 4.2% 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 East of England grew by 5.3% over the same period.

Chelmsford house prices are now 63.2% above their previous peak in 2007, compared to +69.8% for the East of England and +57.9% across England.

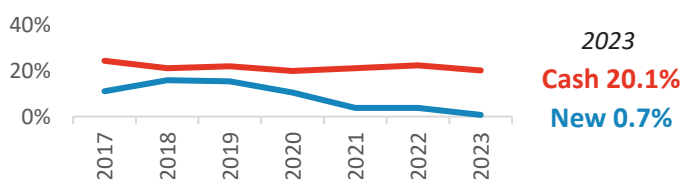
Local prices have fallen by 1.4% in 2023 so far, compared to growth of 2.6% over the same period last year.

Transactions (January 2023 data)

There were 2,515 transactions in Chelmsford during the 12 months to January 2023. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Chelmsford have fallen by 21.6% since 2014, compared to changes of -27.7% for the East of England and -22.4% for England.

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

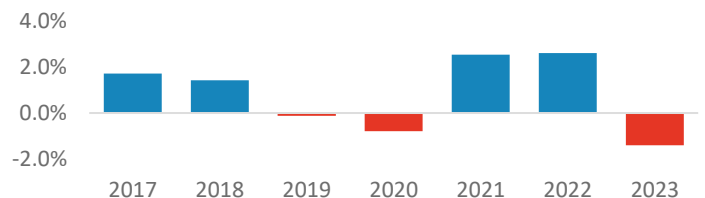


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

