

May 2023 Housing Market Report

Cheltenham

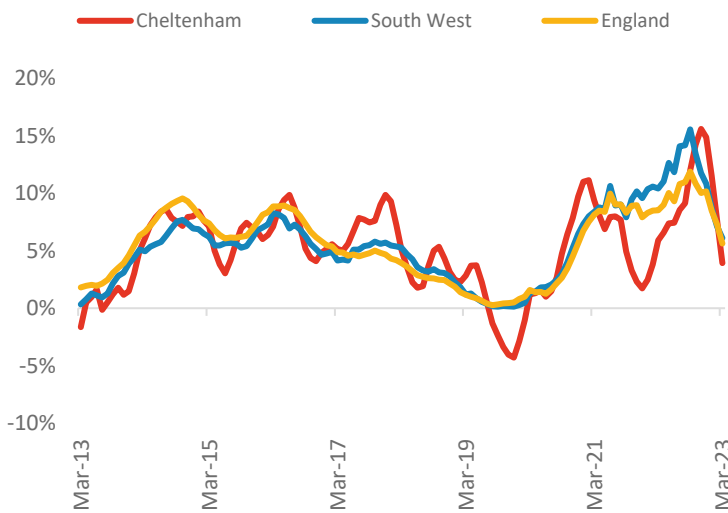
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	Current level	3 month	Annual	5 year	10 year
House prices	£323,990	-4.3%	3.9%	25.3%	68.6%
Transactions	1,884	-2.9%	-27.2%	-22.3%	7.8%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Cheltenham grew by 3.9% 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.

Cheltenham house prices are now 56.6% above their previous peak in 2007, compared to +54.5% for the South West and +57.9% across England.

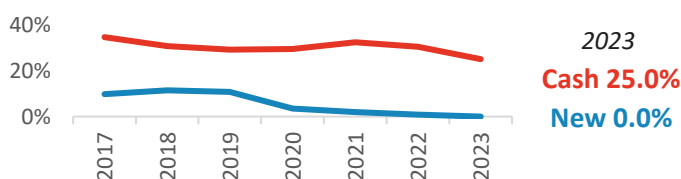
Local prices have fallen by 4.3% in 2023 so far, compared to growth of 5.8% over the same period last year.

Transactions (January 2023 data)

There were 1,884 transactions in Cheltenham 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 Cheltenham have fallen by 29.4% 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*

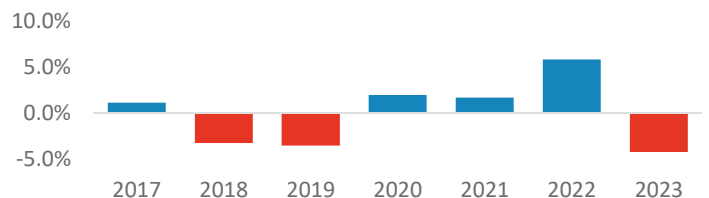


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

