

# May 2023 Housing Market Report

## Gloucester

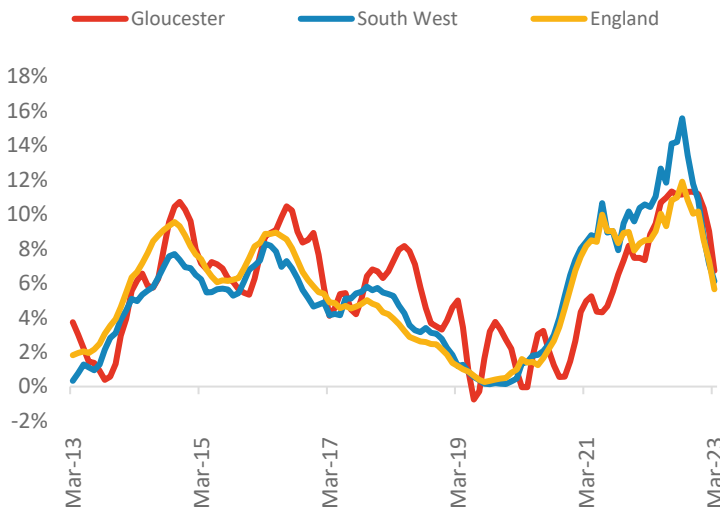
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	Current level	3 month	Annual	5 year	10 year
House prices	£245,177	-1.4%	6.7%	28.0%	76.8%
Transactions	1,825	-2.6%	-22.8%	-24.2%	8.5%

### House Prices (March 2023 data)

#### Annual Change in House Prices

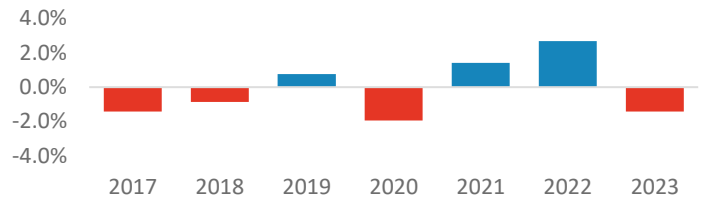


House prices in Gloucester grew by 6.7% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South West grew by 6.1% over the same period.

Gloucester house prices are now 48.0% 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 2.7% over the same period last year.

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

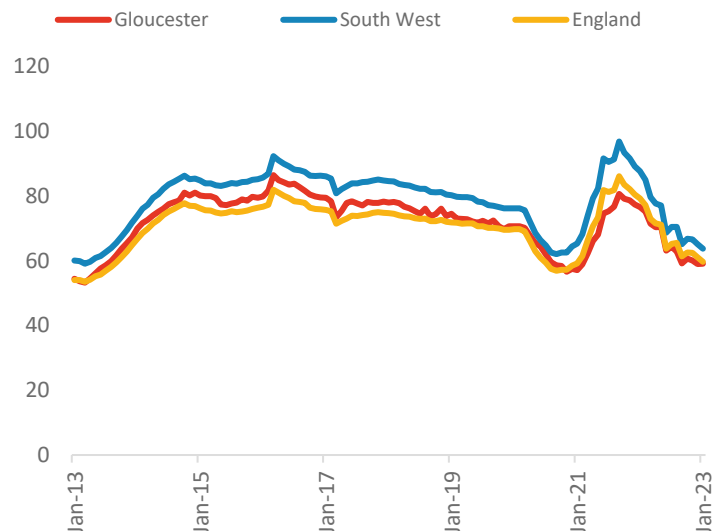


### Transactions (January 2023 data)

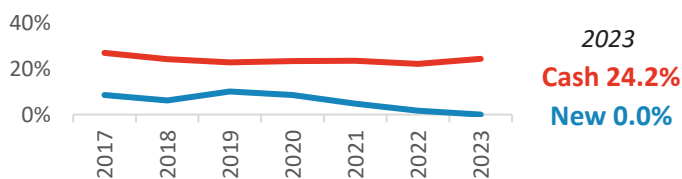
There were 1,825 transactions in Gloucester during the 12 months to January 2023. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gloucester have fallen by 27.0% since 2014, compared to changes of -25.4% for the South West 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.