

May 2023 Housing Market Report

Maldon

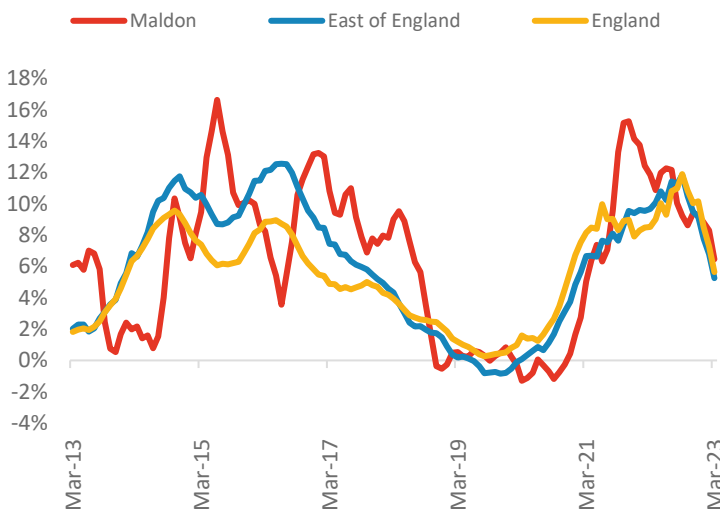
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	Current level	3 month	Annual	5 year	10 year
House prices	£407,762	-0.4%	6.5%	24.2%	81.6%
Transactions	815	-4.0%	-36.9%	-25.2%	5.3%

House Prices (March 2023 data)

Annual Change in House Prices

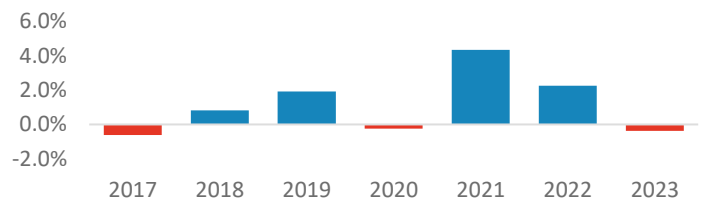


House prices in Maldon grew by 6.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the East of England grew by 5.3% over the same period.

Maldon house prices are now 73.2% 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 0.4% in 2023 so far, compared to growth of 2.3% over the same period last year.

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

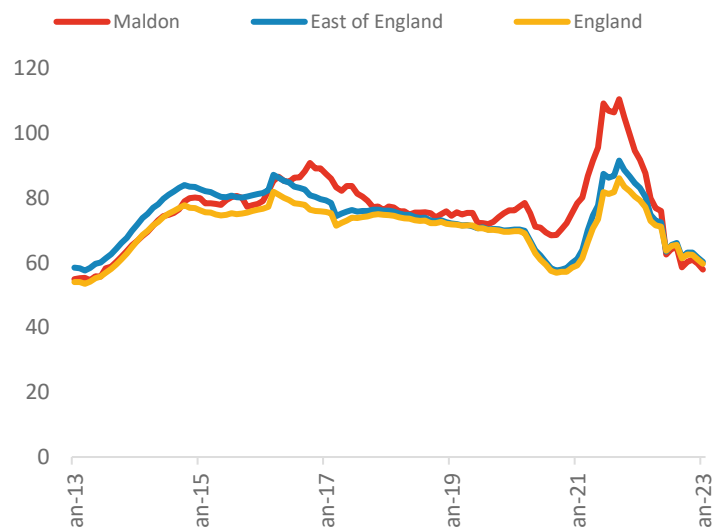


Transactions (January 2023 data)

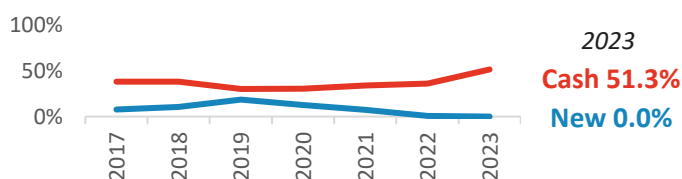
There were 815 transactions in Maldon during the 12 months to January 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Maldon have fallen by 27.8% 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.