

# May 2023 Housing Market Report

## New Forest

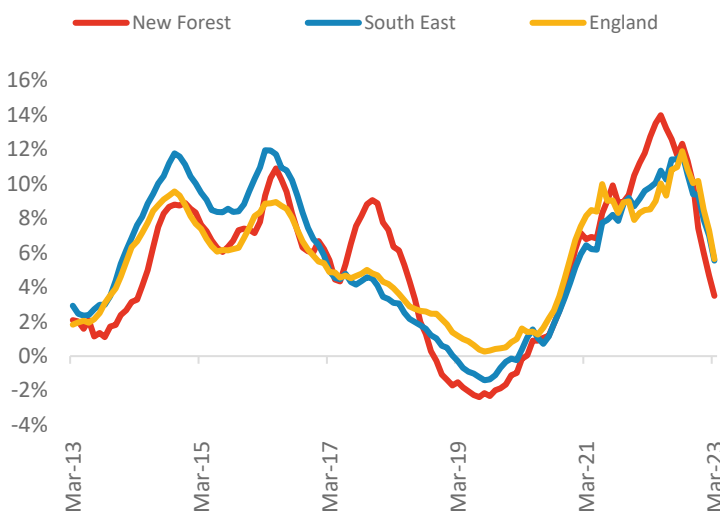
Powered by: **BuiltPlace**



|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £417,014      | 0.6%    | 3.5%   | 22.5%  | 67.2%   |
| Transactions | 2,425         | -3.5%   | -32.9% | -21.6% | -6.4%   |

### House Prices (March 2023 data)

#### Annual Change in House Prices

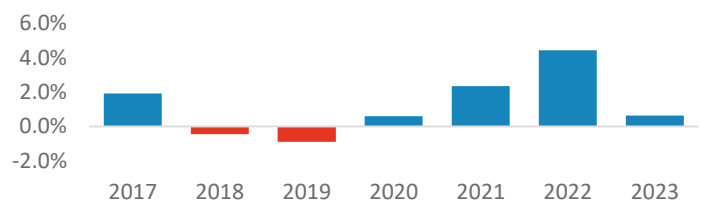


House prices in New Forest grew by 3.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South East grew by 5.5% over the same period.

New Forest house prices are now 59.9% above their previous peak in 2007, compared to +66.0% for the South East and +57.9% across England.

Local prices have grown by 0.6% in 2023 so far, compared to growth of 4.4% over the same period last year.

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

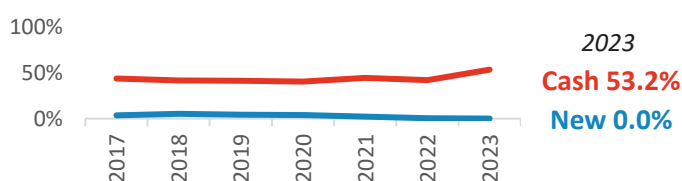


### Transactions (January 2023 data)

There were 2,425 transactions in New Forest during the 12 months to January 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in New Forest have fallen by 30.5% since 2014, compared to changes of -26.9% for the South East 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.

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

