

May 2023 Housing Market Report

Southampton

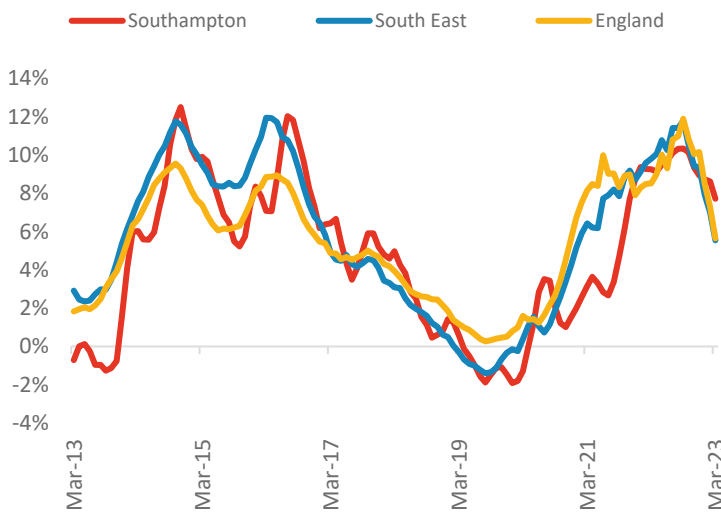
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	Current level	3 month	Annual	5 year	10 year
House prices	£249,456	0.4%	7.7%	20.5%	68.1%
Transactions	2,913	-2.8%	-16.1%	-22.9%	15.5%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Southampton grew by 7.7% 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 East grew by 5.5% over the same period.

Southampton house prices are now 49.4% above their previous peak in 2007, compared to +66.0% for the South East and +57.9% across England.

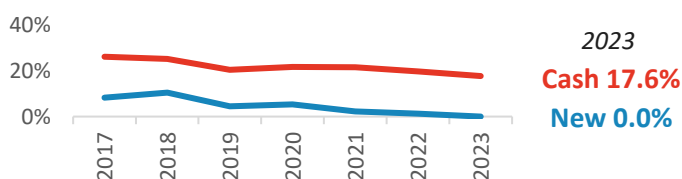
Local prices have grown by 0.4% in 2023 so far, compared to growth of 1.6% over the same period last year.

Transactions (January 2023 data)

There were 2,913 transactions in Southampton during the 12 months to January 2023. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southampton have fallen by 27.9% 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*

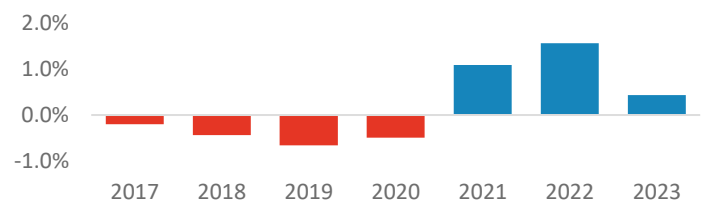


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

