

August 2023 Housing Market Report

Brentwood

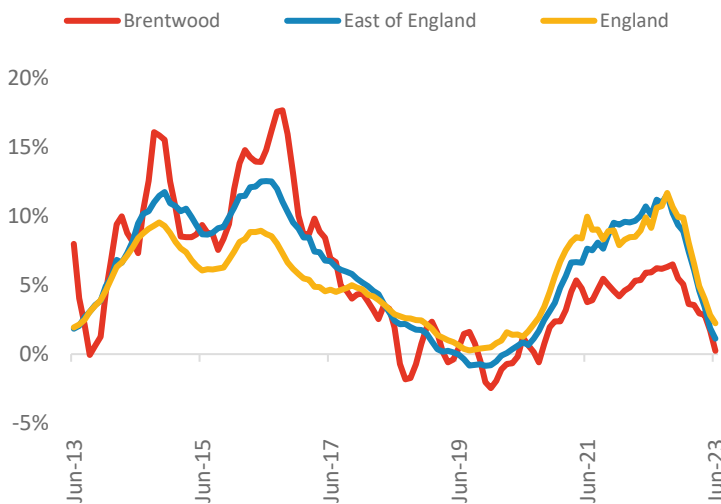
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	Current level	3 month	Annual	5 year	10 year
House prices	£463,708	-0.8%	0.3%	12.1%	64.7%
Transactions	1,160	-10.6%	-16.2%	-13.1%	-2.5%

House Prices (June 2023 data)

Annual Change in House Prices

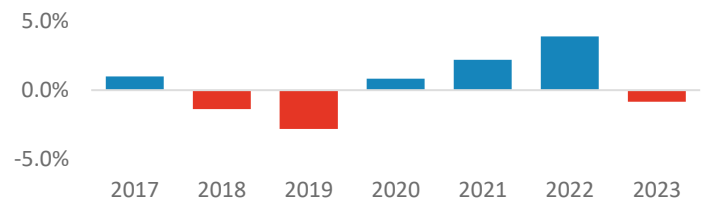


House prices in Brentwood grew by 0.3% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East of England grew by 1.1% over the same period.

Brentwood house prices are now 67.4% above their previous peak in 2007, compared to +66.5% for the East of England and +56.6% across England.

Local prices have fallen by 0.8% in 2023 so far, compared to growth of 3.9% over the same period last year.

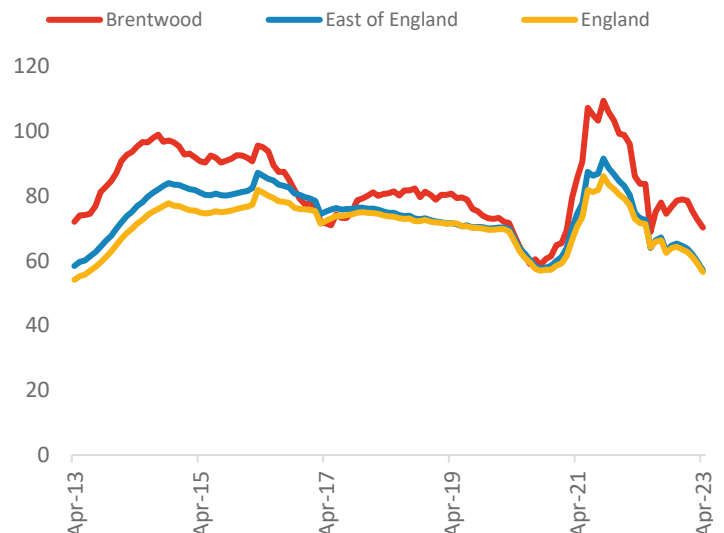
Year-To-Date Change in House Prices, December to June



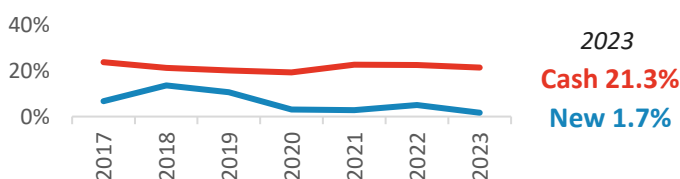
Transactions (April 2023 data)

There were 1,160 transactions in Brentwood during the 12 months to April 2023. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Brentwood have fallen by 26.3% since 2014, compared to changes of -31.6% for the East of England and -26.4% 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.