

August 2023 Housing Market Report

Exeter

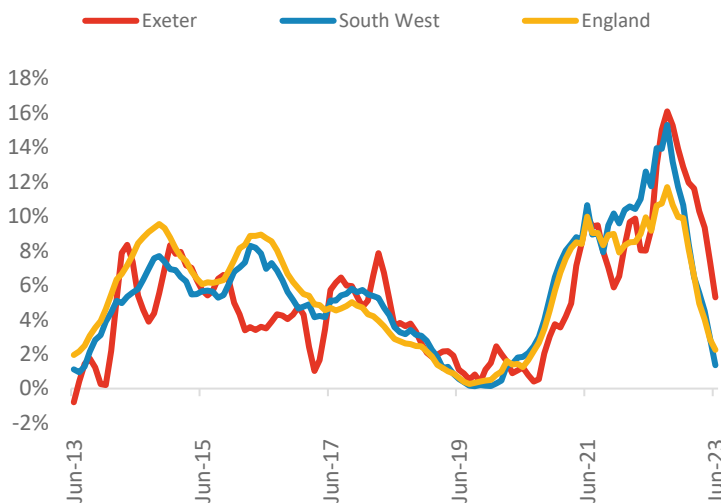
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	Current level	3 month	Annual	5 year	10 year
House prices	£324,687	-2.2%	5.3%	29.6%	63.7%
Transactions	1,518	-8.2%	-24.7%	-27.4%	-4.9%

House Prices (June 2023 data)

Annual Change in House Prices

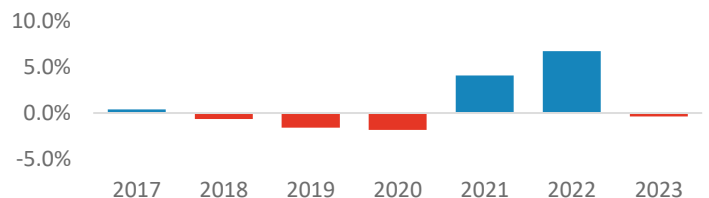


House prices in Exeter grew by 5.3% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the South West grew by 1.4% over the same period.

Exeter house prices are now 57.8% above their previous peak in 2007, compared to +52.2% for the South West and +56.6% across England.

Local prices have fallen by 0.4% in 2023 so far, compared to growth of 6.8% over the same period last year.

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

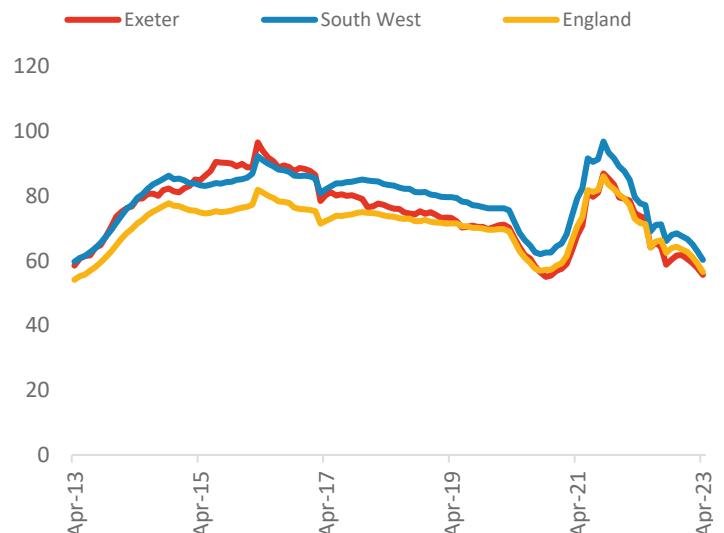


Transactions (April 2023 data)

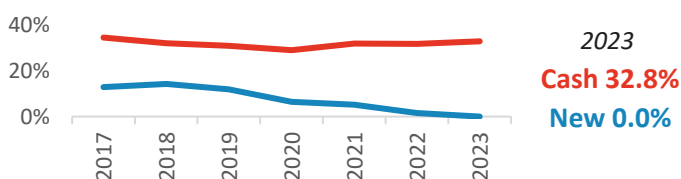
There were 1,518 transactions in Exeter during the 12 months to April 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Exeter have fallen by 31.4% since 2014, compared to changes of -29.4% for the South West 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.