

# August 2023 Housing Market Report

## Oxford

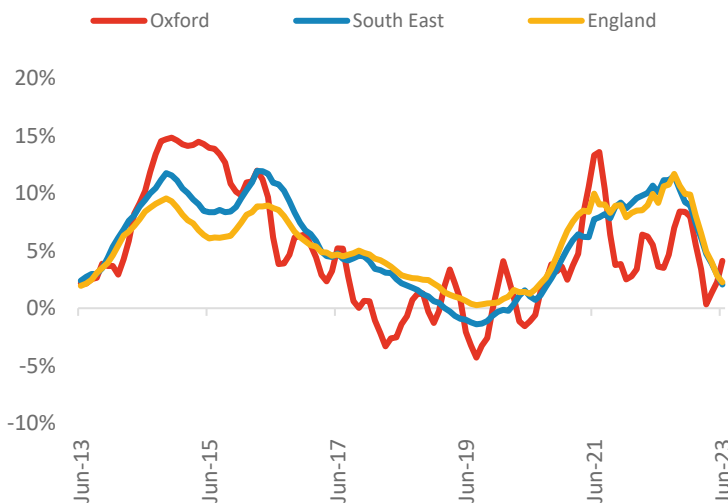
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	Current level	3 month	Annual	5 year	10 year
House prices	£482,715	3.7%	4.1%	18.4%	63.8%
Transactions	1,192	-9.3%	-19.8%	-7.8%	-16.1%

### House Prices (June 2023 data)

#### Annual Change in House Prices



House prices in Oxford grew by 4.1% 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 East grew by 2.1% over the same period.

Oxford house prices are now 66.9% above their previous peak in 2007, compared to +63.7% for the South East and +56.6% across England.

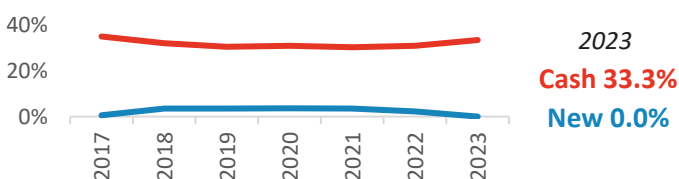
Local prices have fallen by 0.1% in 2023 so far, compared to growth of 3.5% over the same period last year.

### Transactions (April 2023 data)

There were 1,192 transactions in Oxford during the 12 months to April 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oxford have fallen by 35.9% since 2014, compared to changes of -31.0% for the South East and -26.4% for England.

#### Cash and New Build Sales as % of Total, by Year\*

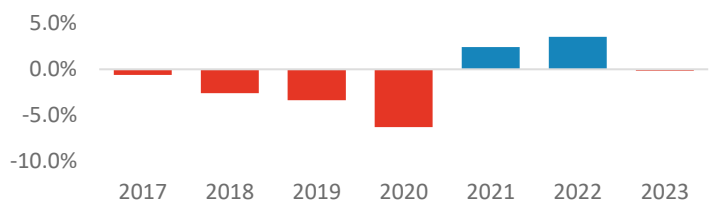


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 June



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

