

## Southend-on-Sea

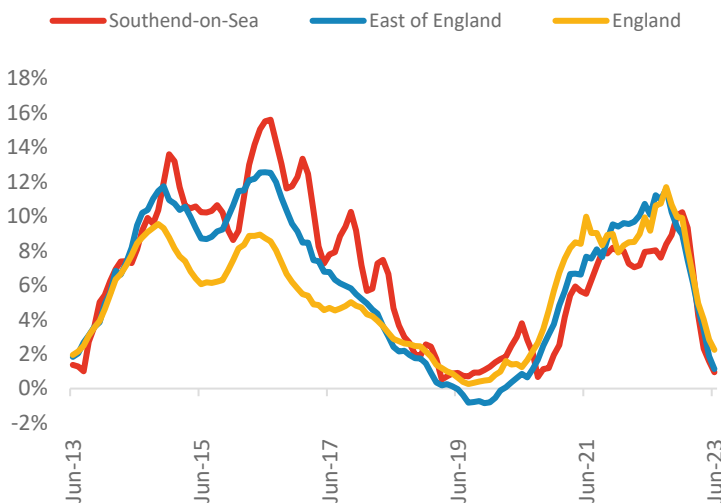


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	Current level	3 month	Annual	5 year	10 year
House prices	£332,582	-0.8%	0.9%	20.5%	87.1%
Transactions	2,339	-13.1%	-26.7%	-26.6%	-4.6%

### House Prices (June 2023 data)

#### Annual Change in House Prices

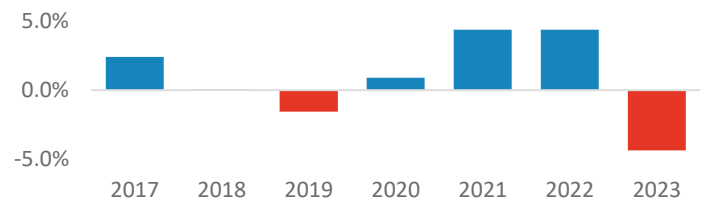


House prices in Southend-on-Sea grew by 0.9% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East of England grew by 1.1% over the same period.

Southend-on-Sea house prices are now 72.3% 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 4.4% 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 June

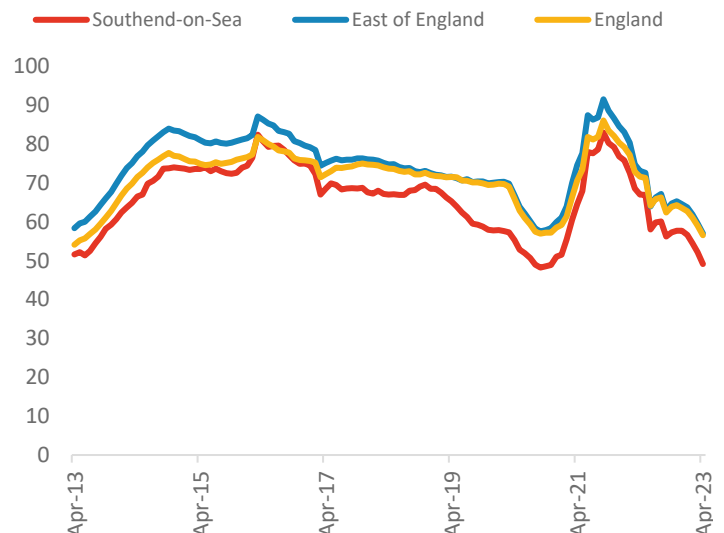


### Transactions (April 2023 data)

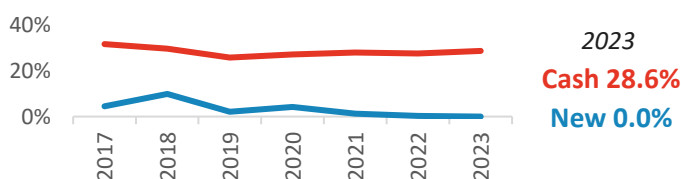
There were 2,339 transactions in Southend-on-Sea during the 12 months to April 2023. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southend-on-Sea have fallen by 33.4% 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.