

# October 2023 Housing Market Report

## East Hampshire

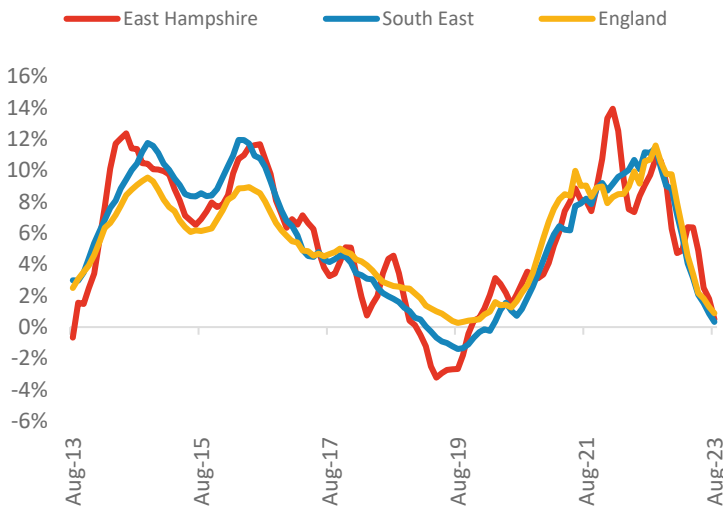
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£449,547	0.0%	0.5%	19.2%	69.7%
Transactions	1,521	-9.2%	-14.4%	-30.2%	-10.4%

### House Prices (August 2023 data)

#### Annual Change in House Prices



House prices in East Hampshire grew by 0.5% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the South East grew by 0.3% over the same period.

East Hampshire house prices are now 62.8% above their previous peak in 2007, compared to +64.7% for the South East and +58.4% across England.

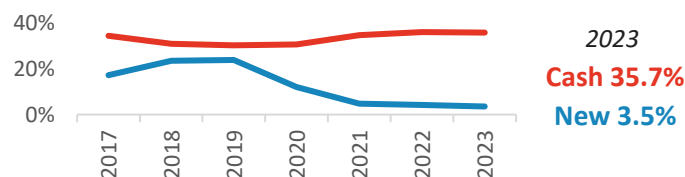
Local prices have fallen by 2.6% in 2023 so far, compared to growth of 3.0% over the same period last year.

### Transactions (June 2023 data)

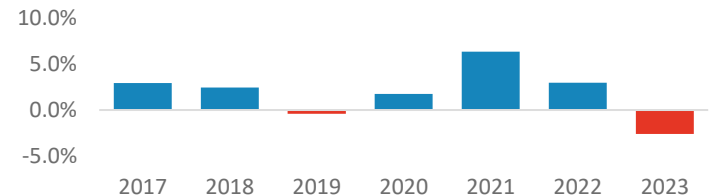
There were 1,521 transactions in East Hampshire during the 12 months to June 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Hampshire have fallen by 39.9% since 2014, compared to changes of -34.1% for the South East and -29.7% for England.

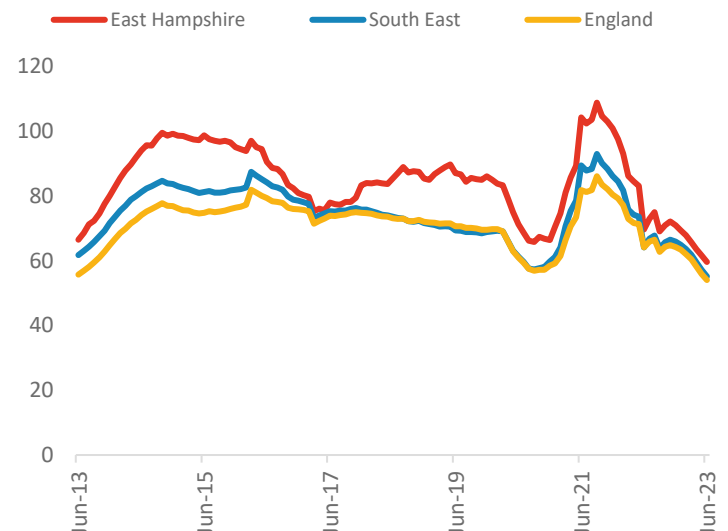
#### Cash and New Build Sales as % of Total, by Year\*



#### Year-To-Date Change in House Prices, December to August



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



\* 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.