

January 2024 Housing Market Report

Bournemouth, Christchurch and Poole

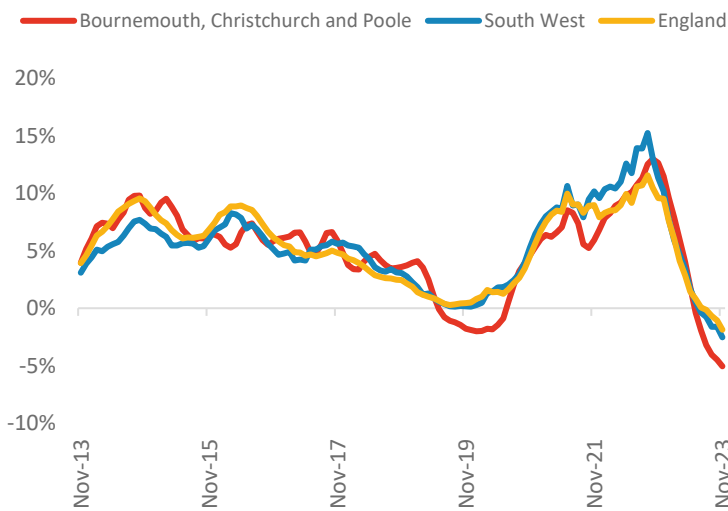


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	Current level	3 month	Annual	5 year	10 year
House prices	£331,174	0.5%	-5.1%	16.4%	56.4%
Transactions	5,105	-9.1%	-19.3%	-32.1%	-19.9%

House Prices (November 2023 data)

Annual Change in House Prices

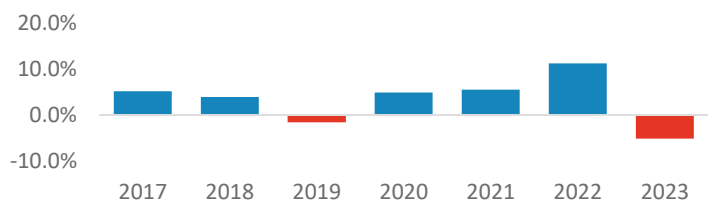


House prices in Bournemouth, Christchurch and Poole fell by 5.1% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South West fell by 2.5% over the same period.

Bournemouth, Christchurch and Poole house prices are now 47.1% above their previous peak in 2007, compared to +53.1% for the South West and +56.6% across England.

Local prices have fallen by 5.2% in 2023 so far, compared to growth of 11.3% over the same period in 2022.

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

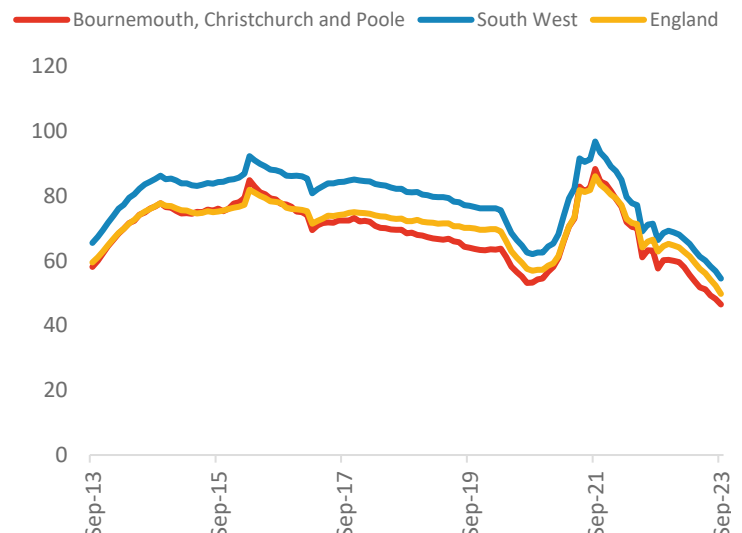


Transactions (September 2023 data)

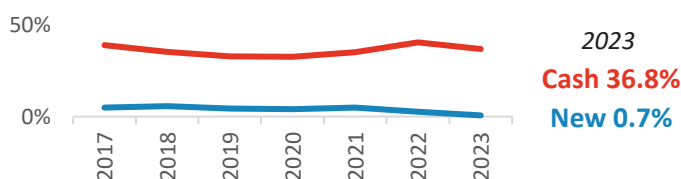
There were 5,105 transactions in Bournemouth, Christchurch and Poole during the 12 months to September 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bournemouth, Christchurch and Poole have fallen by 39.1% since 2014, compared to changes of -36.2% for the South West and -35.3% 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.