

January 2024 Housing Market Report

Bristol

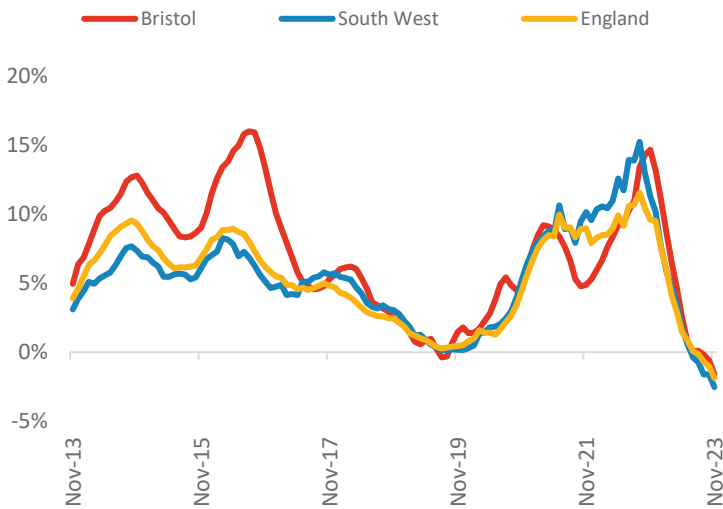
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £353,544 | 2.7% | -1.6% | 25.9% | 89.5% |
| Transactions | 5,153 | -8.7% | -12.5% | -29.9% | -19.4% |

House Prices (November 2023 data)

Annual Change in House Prices

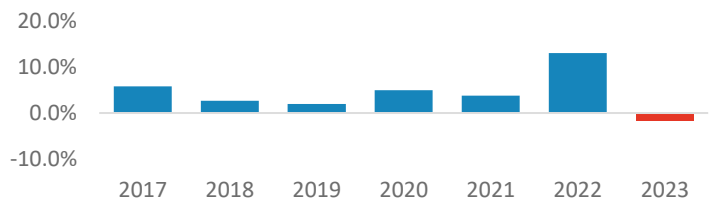


House prices in Bristol fell by 1.6% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South West fell by 2.5% over the same period.

Bristol house prices are now 83.1% above their previous peak in 2007, compared to +53.1% for the South West and +56.6% across England.

Local prices have fallen by 1.7% in 2023 so far, compared to growth of 13.1% over the same period in 2022.

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

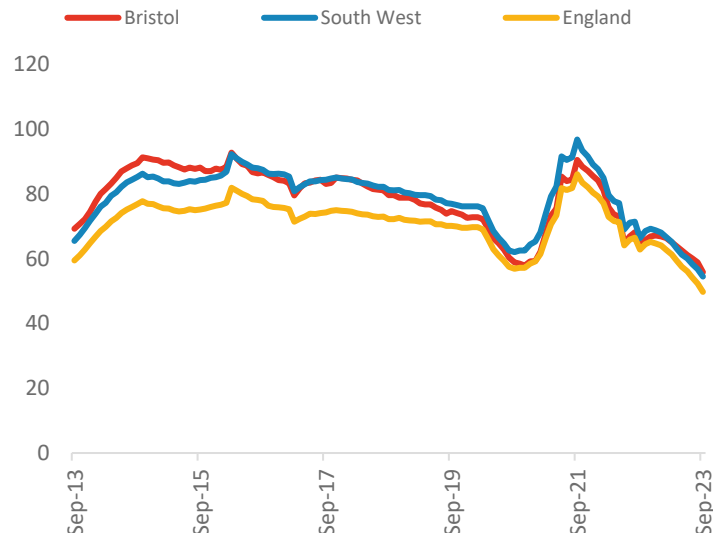


Transactions (September 2023 data)

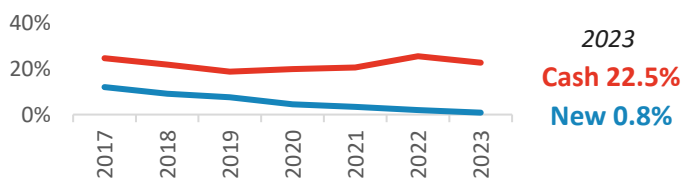
There were 5,153 transactions in Bristol during the 12 months to September 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bristol have fallen by 38.4% 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.