

January 2024 Housing Market Report

Southampton

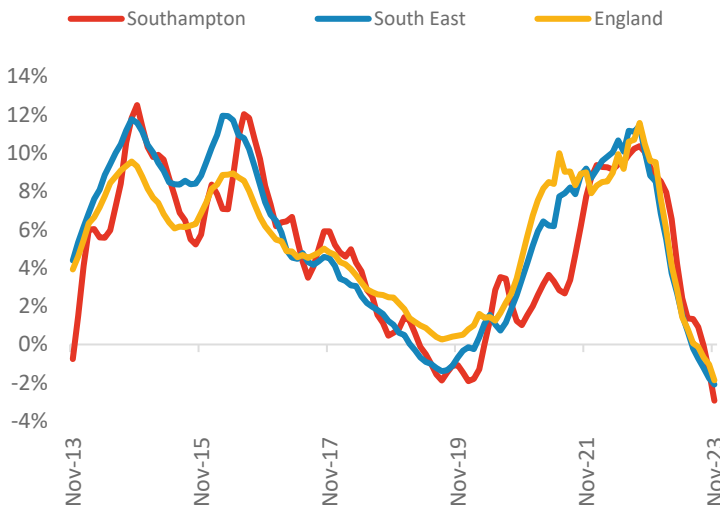


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£239,156	-1.3%	-2.9%	14.2%	56.7%
Transactions	2,512	-8.9%	-15.7%	-32.6%	-10.7%

House Prices (November 2023 data)

Annual Change in House Prices

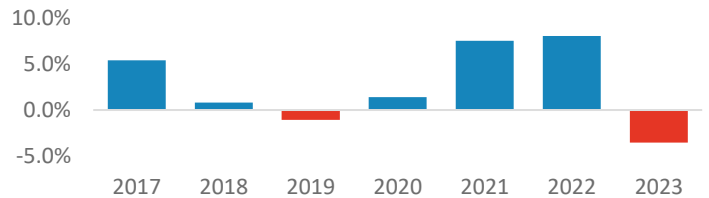


House prices in Southampton fell by 2.9% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South East fell by 2.1% over the same period.

Southampton house prices are now 43.3% above their previous peak in 2007, compared to +62.7% for the South East and +56.6% across England.

Local prices have fallen by 3.6% in 2023 so far, compared to growth of 8.1% over the same period in 2022.

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

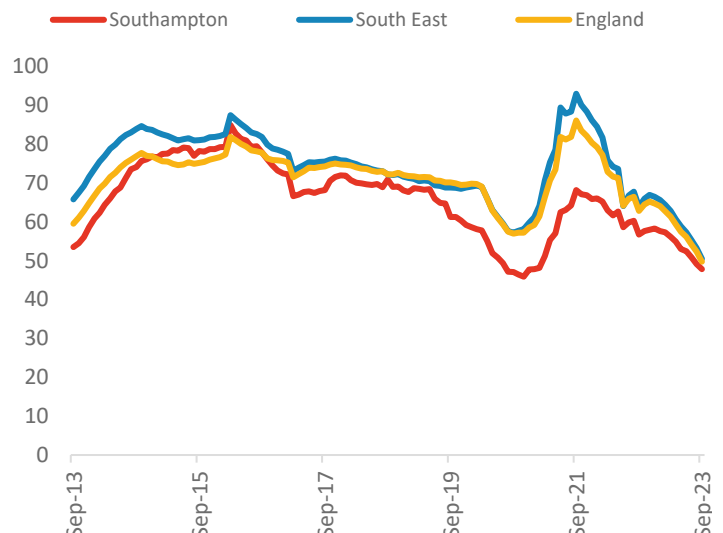


Transactions (September 2023 data)

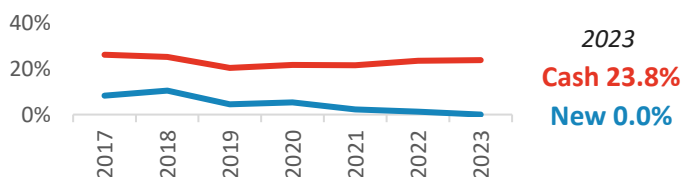
There were 2,512 transactions in Southampton during the 12 months to September 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southampton have fallen by 37.8% since 2014, compared to changes of -39.7% for the South East 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.