

Southend-on-Sea

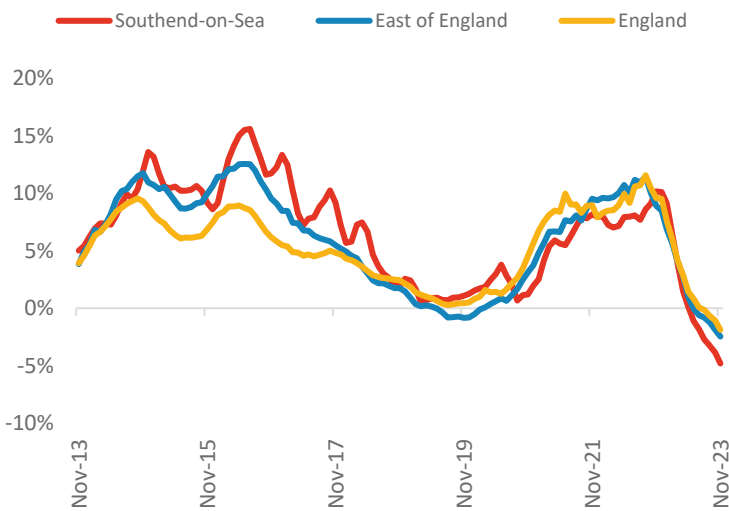
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	Current level	3 month	Annual	5 year	10 year
House prices	£330,456	1.7%	-4.8%	16.1%	76.5%
Transactions	1,919	-13.6%	-28.5%	-40.8%	-28.1%

House Prices (November 2023 data)

Annual Change in House Prices

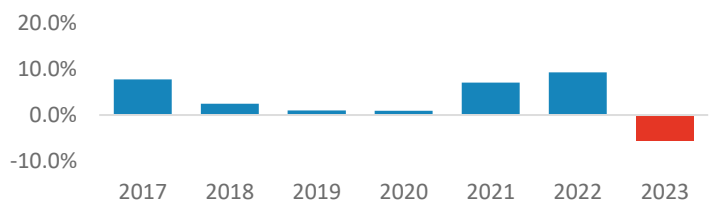


House prices in Southend-on-Sea fell by 4.8% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.5% over the same period.

Southend-on-Sea house prices are now 70.1% above their previous peak in 2007, compared to +66.6% for the East of England and +56.6% across England.

Local prices have fallen by 5.5% in 2023 so far, compared to growth of 9.3% over the same period in 2022.

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

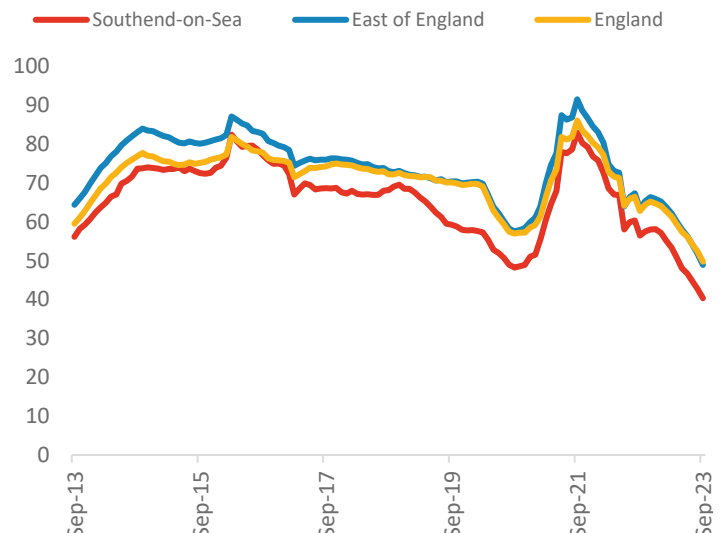


Transactions (September 2023 data)

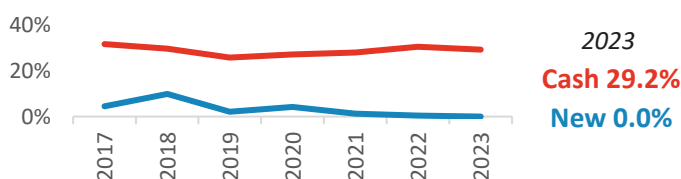
There were 1,919 transactions in Southend-on-Sea during the 12 months to September 2023. This is 40% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Southend-on-Sea have fallen by 45.4% since 2014, compared to changes of -41.3% for the East of England 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.