

Bath and NE Somerset

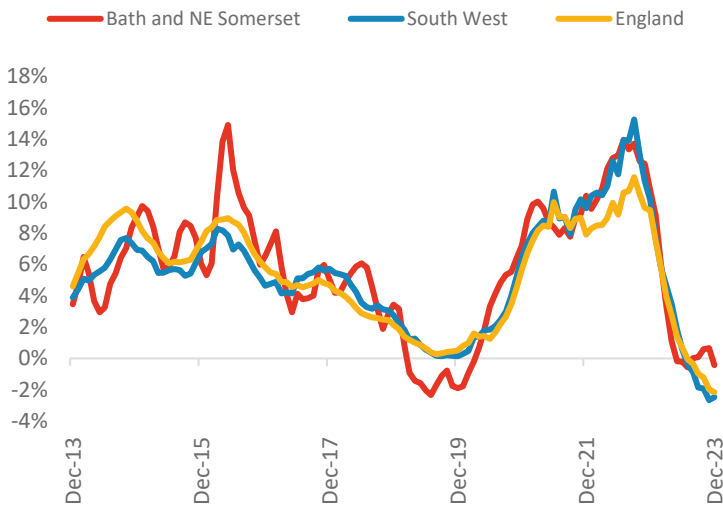


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	Current level	3 month	Annual	5 year	10 year
House prices	£423,358	0.7%	-0.4%	28.0%	71.4%
Transactions	2,068	-8.3%	-19.5%	-34.2%	-25.1%

House Prices (December 2023 data)

Annual Change in House Prices

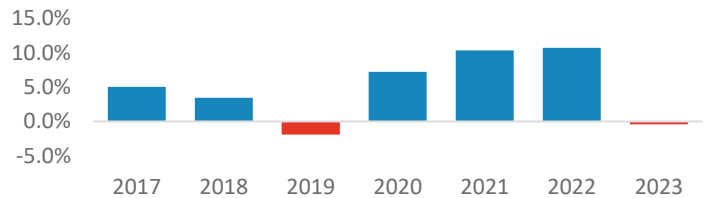


House prices in Bath and NE Somerset fell by 0.4% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the South West fell by 2.5% over the same period.

Bath and NE Somerset house prices are now 73.5% above their previous peak in 2007, compared to +52.0% for the South West and +55.8% across England.

Local prices have fallen by 0.4% in 2023 so far, compared to growth of 10.7% over the same period in 2022.

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

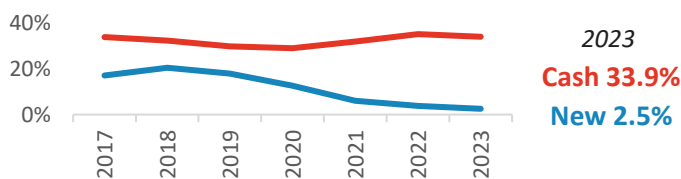


Transactions (October 2023 data)

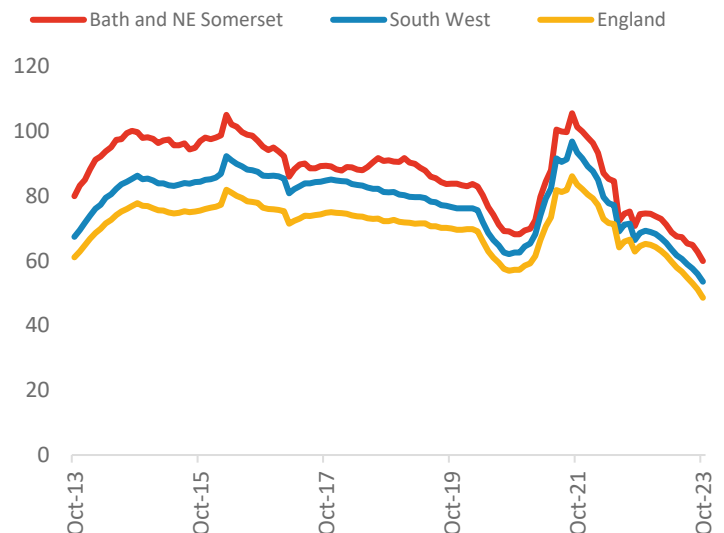
There were 2,068 transactions in Bath and NE Somerset during the 12 months to October 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bath and NE Somerset have fallen by 39.0% since 2014, compared to changes of -37.3% for the South West and -36.8% for England.

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



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.