

February 2024 Housing Market Report

Bristol

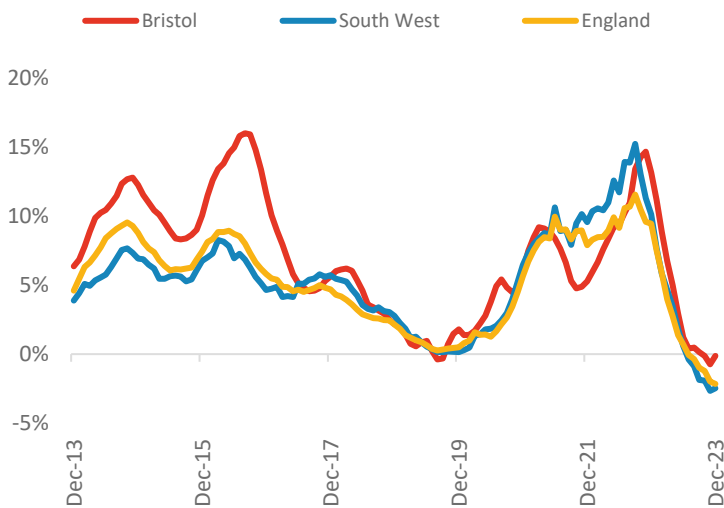
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	Current level	3 month	Annual	5 year	10 year
House prices	£363,799	2.5%	-0.1%	28.5%	91.4%
Transactions	5,024	-10.0%	-17.2%	-31.7%	-23.0%

House Prices (December 2023 data)

Annual Change in House Prices

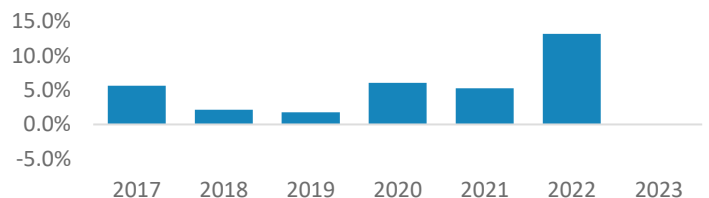


House prices in Bristol fell by 0.1% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the South West fell by 2.5% over the same period.

Bristol house prices are now 86.0% above their previous peak in 2007, compared to +52.0% for the South West and +55.8% across England.

Local prices have fallen by 0.1% in 2023 so far, compared to growth of 13.2% over the same period in 2022.

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

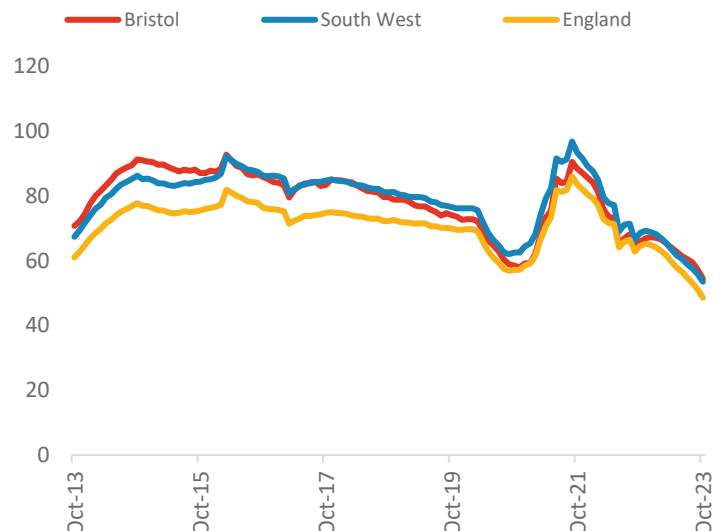


Transactions (October 2023 data)

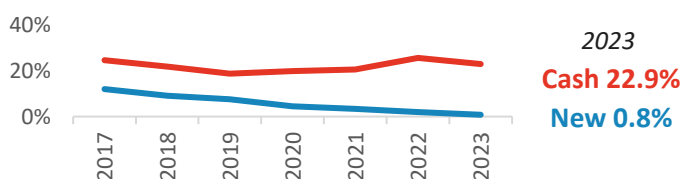
There were 5,024 transactions in Bristol during the 12 months to October 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bristol have fallen by 39.9% since 2014, compared to changes of -37.3% for the South West and -36.8% 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.