

Forest of Dean

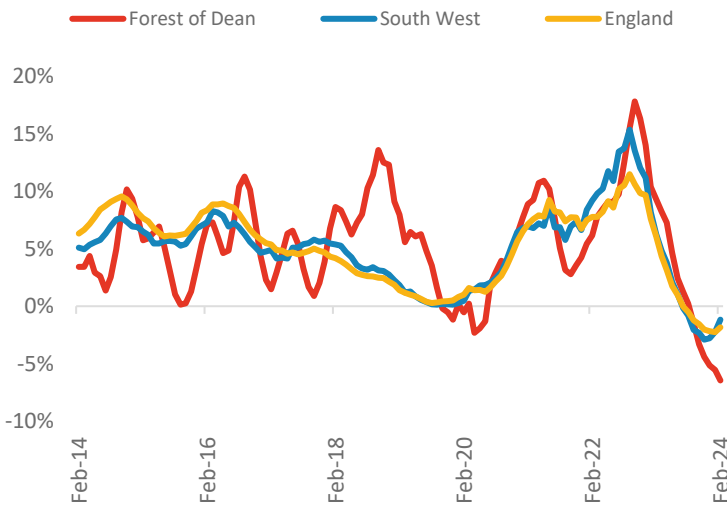


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	Current level	3 month	Annual	5 year	10 year
House prices	£285,468	-2.7%	-6.5%	17.6%	58.6%
Transactions	826	-17.9%	-39.5%	-35.7%	-25.7%

House Prices (February 2024 data)

Annual Change in House Prices

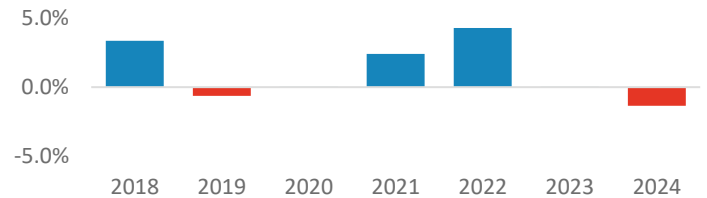


House prices in Forest of Dean fell by 6.5% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South West fell by 1.2% over the same period.

Forest of Dean house prices are now 40.0% above their previous peak in 2007, compared to +48.6% for the South West and +52.9% across England.

Local prices have fallen by 1.4% in 2024 so far, compared to no change over the same period in 2023.

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

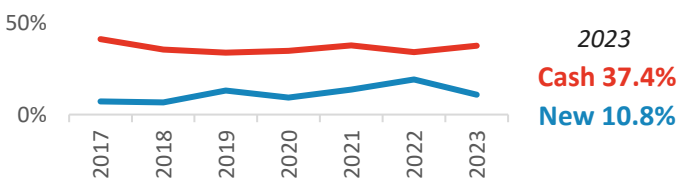


Transactions (December 2023 data)

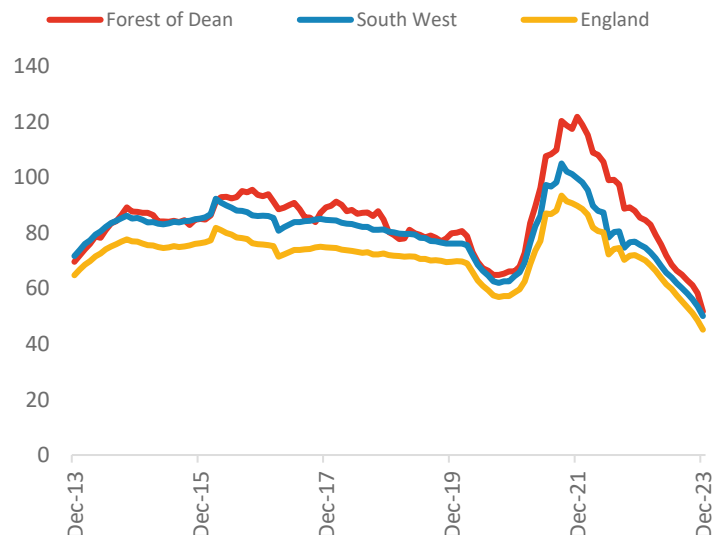
There were 826 transactions in Forest of Dean during the 12 months to December 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Forest of Dean have fallen by 41.0% since 2014, compared to changes of -41.4% for the South West and -41.2% 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.