

# April 2024 Housing Market Report

## Oxford

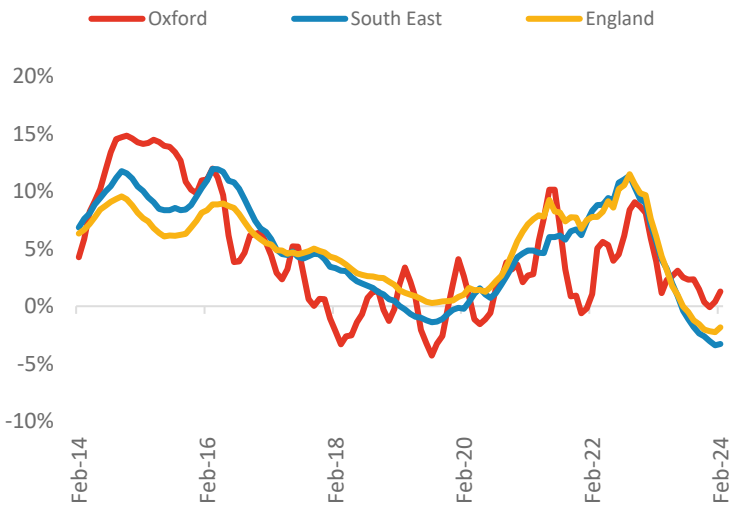


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	Current level	3 month	Annual	5 year	10 year
House prices	£460,277	-3.6%	1.3%	12.1%	47.8%
Transactions	987	-14.2%	-31.0%	-25.4%	-43.0%

### House Prices (February 2024 data)

#### Annual Change in House Prices



House prices in Oxford grew by 1.3% 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 East fell by 3.3% over the same period.

Oxford house prices are now 59.2% above their previous peak in 2007, compared to +55.8% for the South East and +52.9% across England.

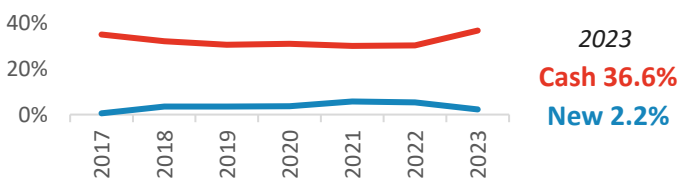
Local prices have fallen by 1.8% in 2024 so far, compared to a fall of 3.1% over the same period in 2023.

### Transactions (December 2023 data)

There were 987 transactions in Oxford during the 12 months to December 2023. This is 40% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oxford have fallen by 47.0% since 2014, compared to changes of -46.1% for the South East and -41.2% for England.

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

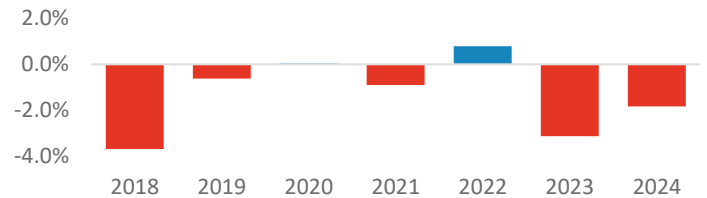


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



#### Annual Transactions, Indexed (2001-05 average = 100)

