

Test Valley

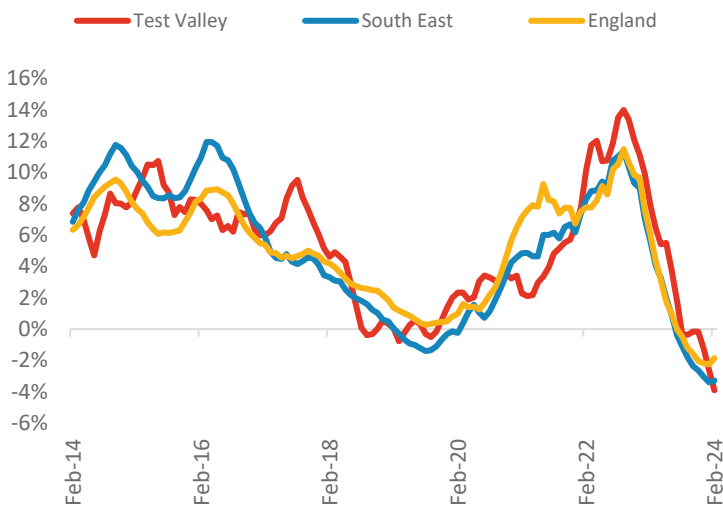
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	Current level	3 month	Annual	5 year	10 year
House prices	£378,799	-4.4%	-3.9%	19.6%	56.1%
Transactions	1,322	-12.3%	-35.4%	-40.1%	-31.2%

House Prices (February 2024 data)

Annual Change in House Prices

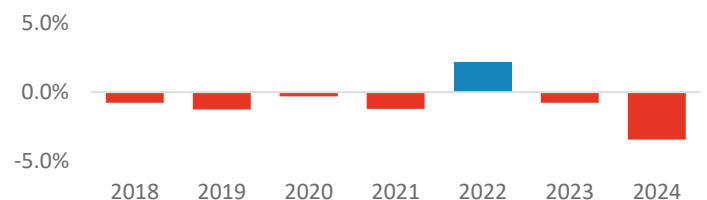


House prices in Test Valley fell by 3.9% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South East fell by 3.3% over the same period.

Test Valley house prices are now 52.7% above their previous peak in 2007, compared to +55.8% for the South East and +52.9% across England.

Local prices have fallen by 3.5% in 2024 so far, compared to a fall of 0.8% over the same period in 2023.

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

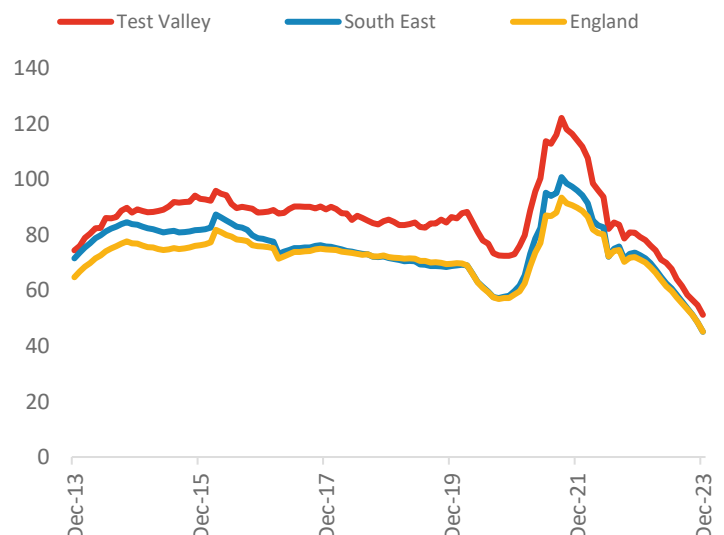


Transactions (December 2023 data)

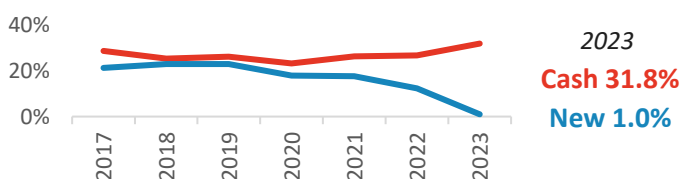
There were 1,322 transactions in Test Valley during the 12 months to December 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Test Valley have fallen by 42.6% since 2014, compared to changes of -46.1% for the South East and -41.2% 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.