

Birmingham

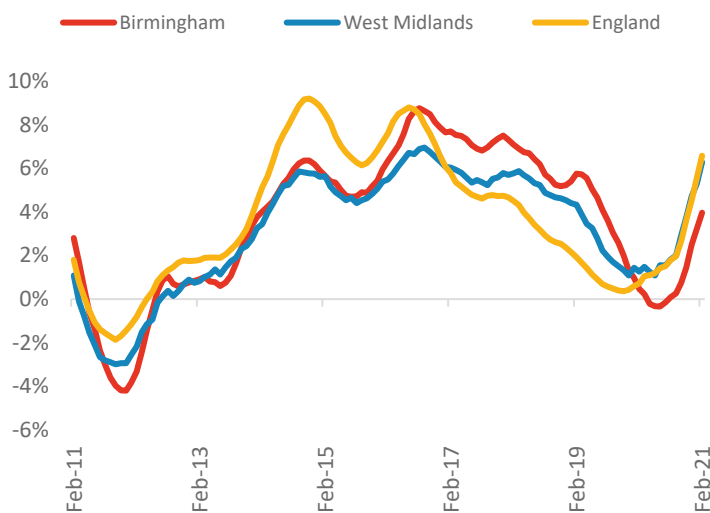
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	Current level	3 month	Annual	5 year	10 year
House prices	£199,053	2.6%	4.0%	27.4%	45.2%
Transactions	9,223	-6.2%	-28.0%	-30.2%	0.4%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Birmingham grew by 4.0% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the West Midlands grew by 6.3% over the same period.

Birmingham house prices are now 32.8% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

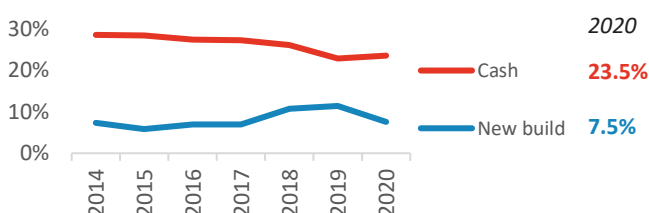
Local prices have grown by 0.1% in 2021 so far, compared to growth of 1.0% over the same period last year.

Transactions (December 2020 data)

There were 9,223 transactions in Birmingham during the 12 months to December 2020. This is 47% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Birmingham have fallen by 28.3% since 2014, compared to changes of -24.1% for the West Midlands and -28.7% for England.

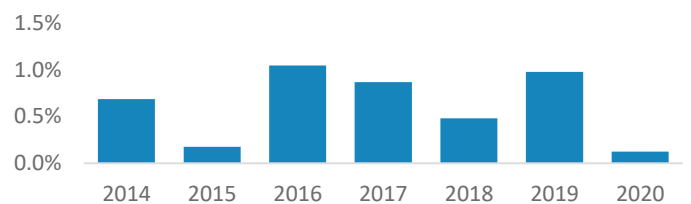
Cash and New Build Sales as % of Total, by Year



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

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



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

