

## Coventry

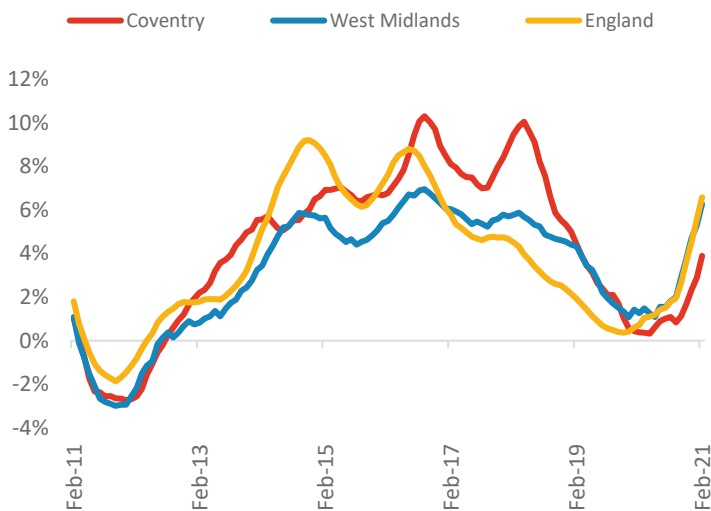
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	Current level	3 month	Annual	5 year	10 year
House prices	£200,617	2.1%	3.9%	28.9%	54.7%
Transactions	3,216	-5.4%	-24.7%	-35.6%	3.2%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Coventry grew by 3.9% 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.

Coventry house prices are now 38.3% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

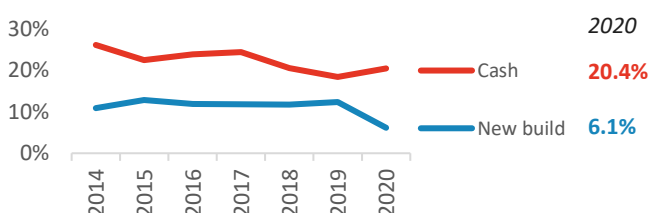
Local prices have stayed flat in 2021 so far, compared to growth of 0.2% over the same period last year.

### Transactions (December 2020 data)

There were 3,216 transactions in Coventry during the 12 months to December 2020. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Coventry have fallen by 33.1% since 2014, compared to changes of -24.1% for the West Midlands and -28.7% for England.

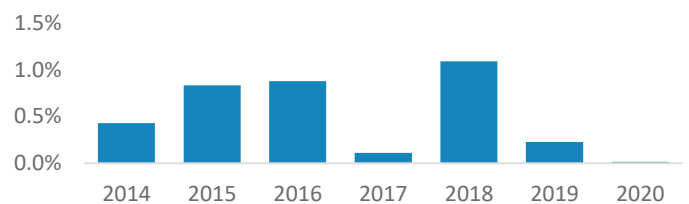
#### Cash and New Build Sales as % of Total, by Year



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)

