

East Staffordshire

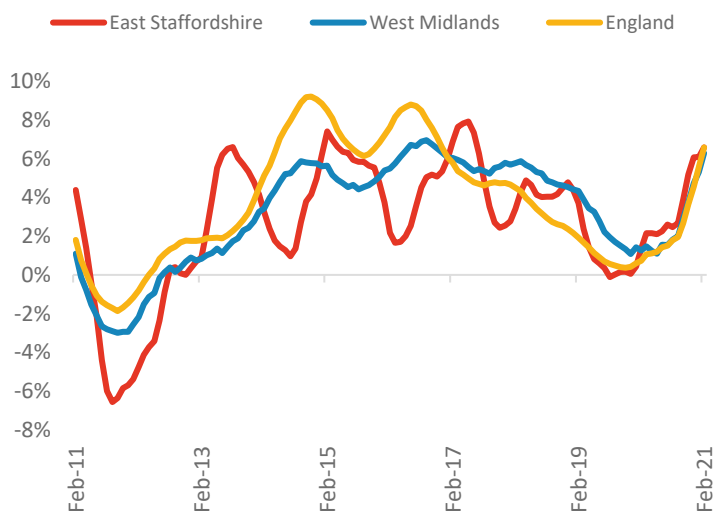


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	Current level	3 month	Annual	5 year	10 year
House prices	£200,034	3.0%	6.6%	23.8%	34.7%
Transactions	1,417	-6.0%	-35.7%	-26.2%	11.8%

House Prices (February 2021 data)

Annual Change in House Prices

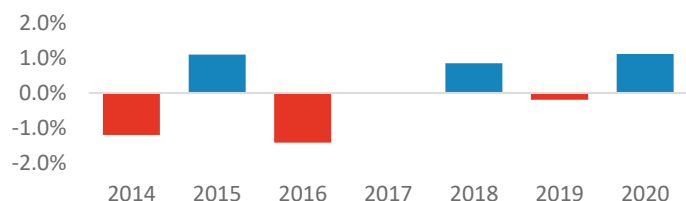


House prices in East Staffordshire grew by 6.6% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the West Midlands grew by 6.3% over the same period.

East Staffordshire house prices are now 22.5% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

Local prices have grown by 1.1% in 2021 so far, compared to a fall of 0.2% over the same period last year.

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

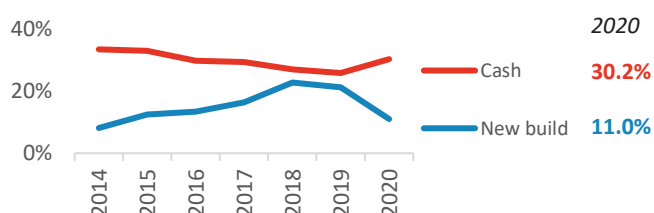


Transactions (December 2020 data)

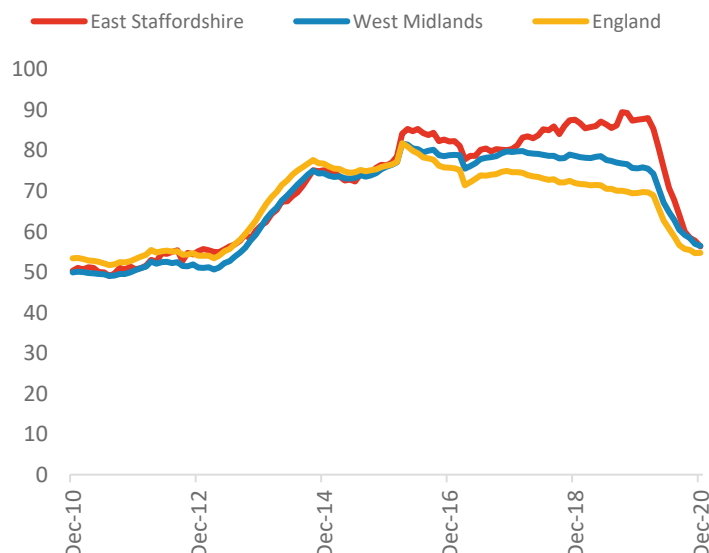
There were 1,417 transactions in East Staffordshire during the 12 months to December 2020. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Staffordshire have fallen by 25.1% 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



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



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