

Sandwell

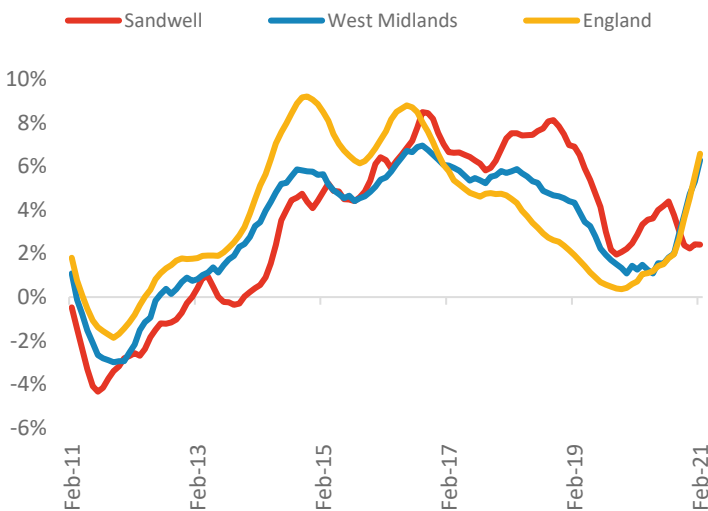
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	Current level	3 month	Annual	5 year	10 year
House prices	£162,393	1.6%	2.4%	29.1%	41.5%
Transactions	2,361	-4.7%	-30.5%	-32.0%	-0.6%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Sandwell grew by 2.4% 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.

Sandwell house prices are now 23.3% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

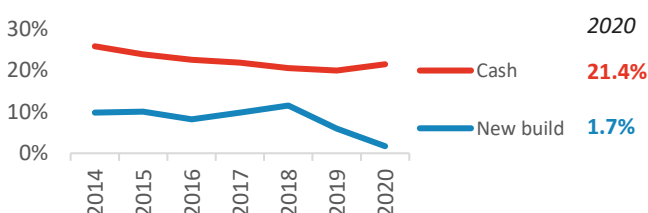
Local prices have grown by 1.0% in 2021 so far, compared to growth of 0.3% over the same period last year.

Transactions (December 2020 data)

There were 2,361 transactions in Sandwell during the 12 months to December 2020. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sandwell have fallen by 27.4% since 2014, compared to changes of -24.1% for the West Midlands and -28.7% for England.

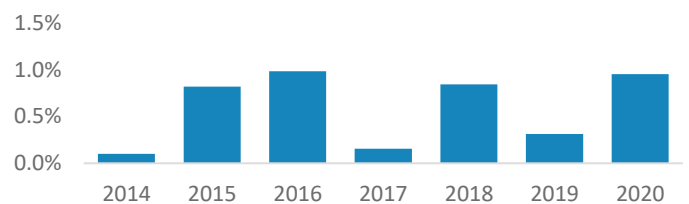
Cash and New Build Sales as % of Total, by Year



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)

