

Solihull

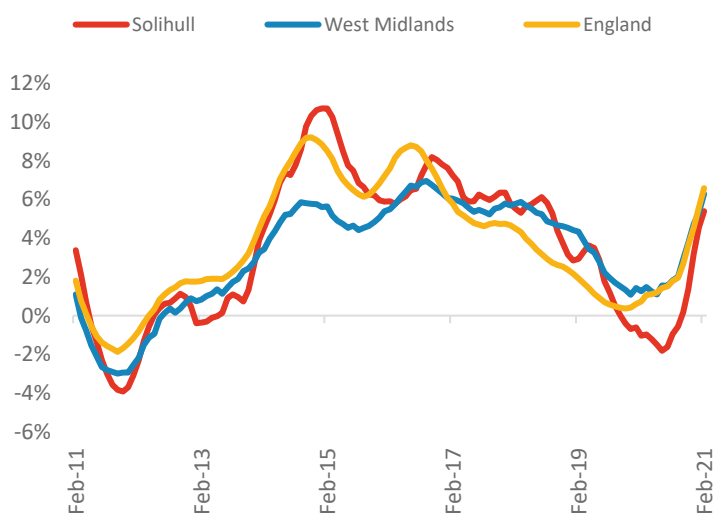
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	Current level	3 month	Annual	5 year	10 year
House prices	£293,229	3.2%	5.4%	21.5%	44.9%
Transactions	2,495	-1.7%	-24.6%	-29.5%	3.1%

House Prices (February 2021 data)

Annual Change in House Prices

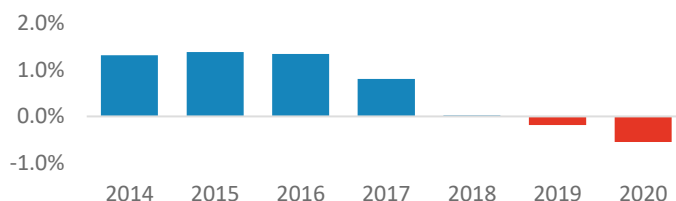


House prices in Solihull grew by 5.4% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the West Midlands grew by 6.3% over the same period.

Solihull house prices are now 35.4% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

Local prices have fallen by 0.5% 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

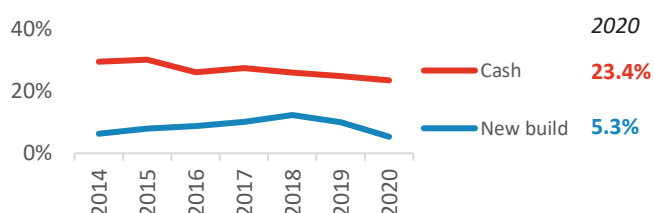


Transactions (December 2020 data)

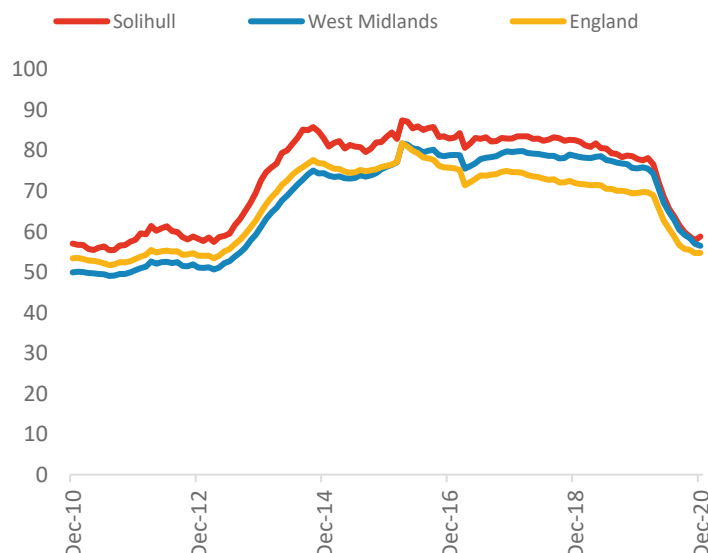
There were 2,495 transactions in Solihull during the 12 months to December 2020. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Solihull have fallen by 29.2% 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