

# June 2022 Housing Market Report

## Coventry

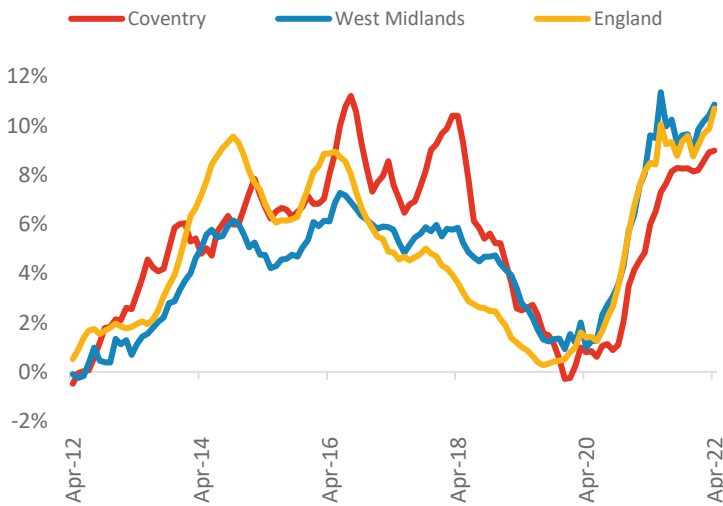


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	Current level	3 month	Annual	5 year	10 year
House prices	£217,518	2.7%	9.0%	31.8%	76.7%
Transactions	4,192	-7.5%	22.0%	-17.3%	25.8%

### House Prices (April 2022 data)

#### Annual Change in House Prices

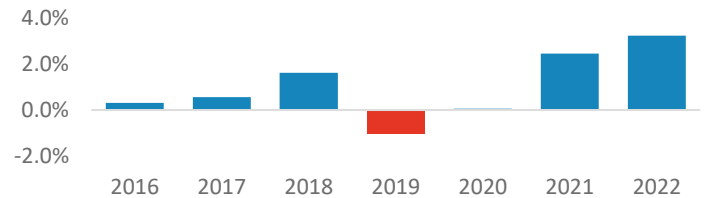


House prices in Coventry grew by 9.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the West Midlands grew by 10.9% over the same period.

Coventry house prices are now 53.2% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 3.3% in 2022 so far, compared to growth of 2.5% over the same period last year.

#### Year-To-Date Change in House Prices, December to April

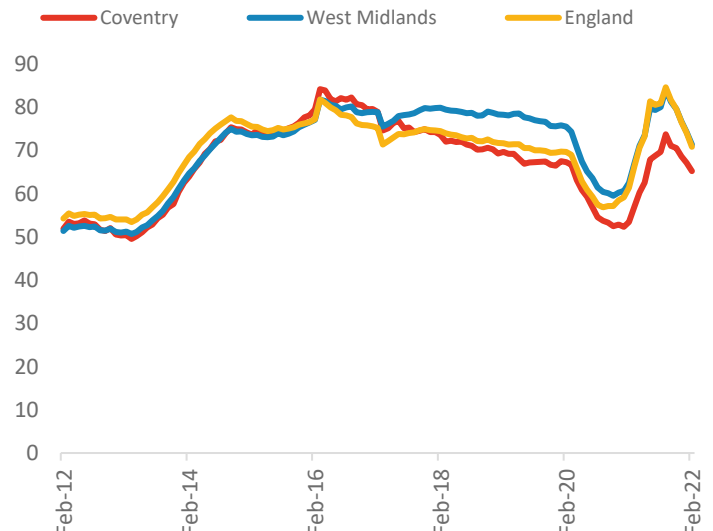


### Transactions (February 2022 data)

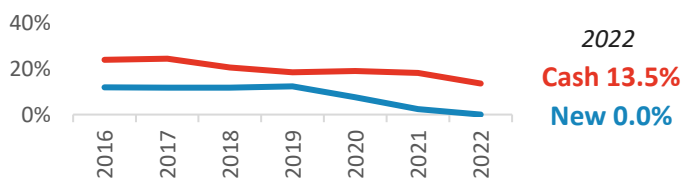
There were 4,192 transactions in Coventry during the 12 months to February 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Coventry have fallen by 12.8% since 2014, compared to changes of -4.1% for the West Midlands and -7.7% for England.

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



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



\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.