

June 2022 Housing Market Report

Rugby

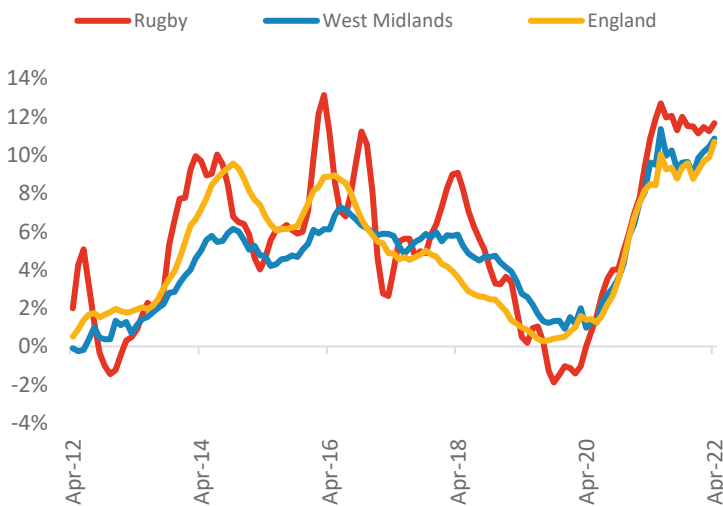


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£294,095	4.4%	11.7%	35.8%	81.7%
Transactions	1,738	-11.6%	-1.0%	-10.6%	35.9%

House Prices (April 2022 data)

Annual Change in House Prices

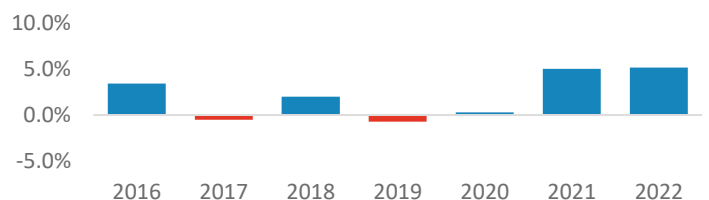


House prices in Rugby grew by 11.7% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the West Midlands grew by 10.9% over the same period.

Rugby house prices are now 58.6% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 5.2% in 2022 so far, compared to growth of 5.0% over the same period last year.

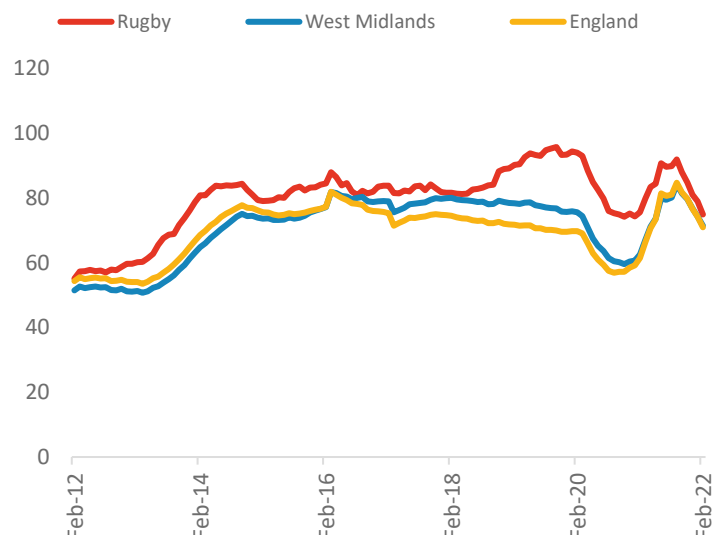
Year-To-Date Change in House Prices, December to April



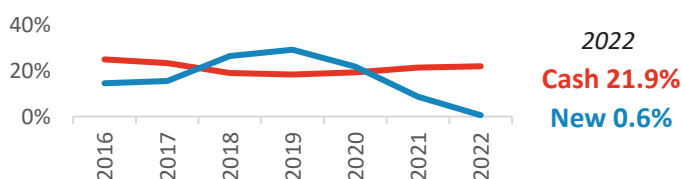
Transactions (February 2022 data)

There were 1,738 transactions in Rugby during the 12 months to February 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Rugby have fallen by 7.6% 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.