

June 2022 Housing Market Report

Solihull

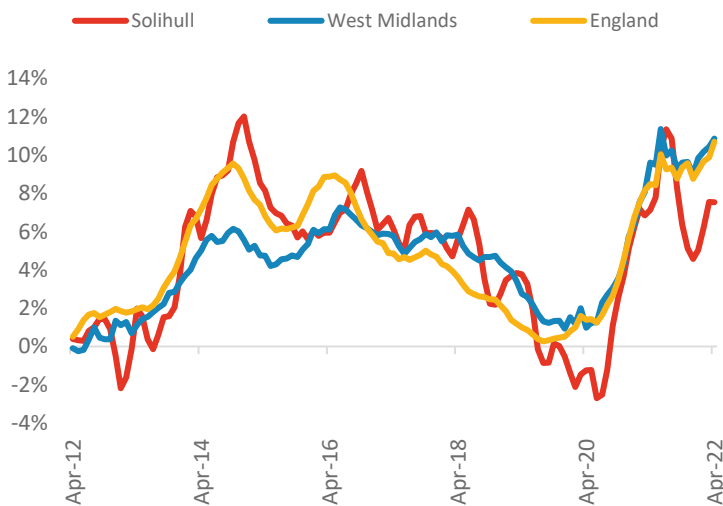
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	Current level	3 month	Annual	5 year	10 year
House prices	£320,691	3.0%	7.5%	24.7%	63.4%
Transactions	3,612	-11.7%	26.9%	1.0%	43.4%

House Prices (April 2022 data)

Annual Change in House Prices

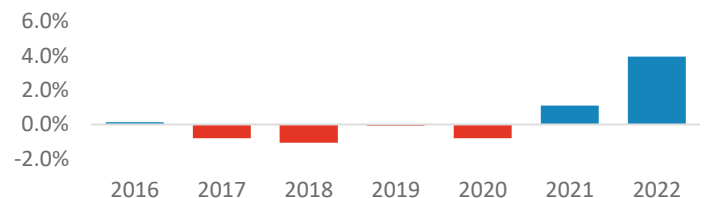


House prices in Solihull grew by 7.5% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the West Midlands grew by 10.9% over the same period.

Solihull house prices are now 46.8% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 4.0% in 2022 so far, compared to growth of 1.1% over the same period last year.

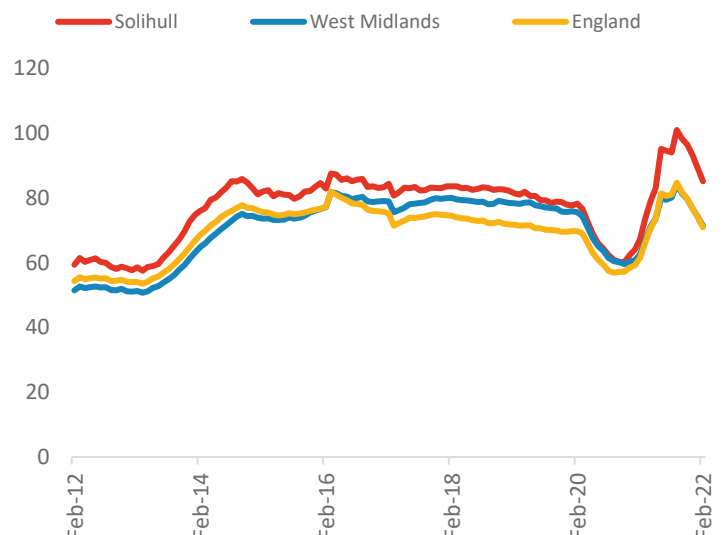
Year-To-Date Change in House Prices, December to April



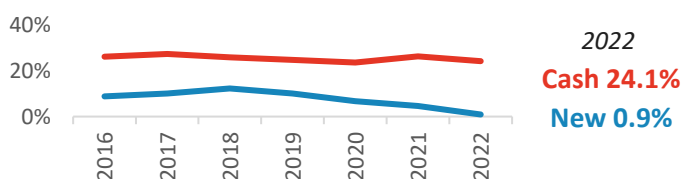
Transactions (February 2022 data)

There were 3,612 transactions in Solihull during the 12 months to February 2022. This is 85% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Solihull have grown by 2.5% 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.