

## South Staffordshire

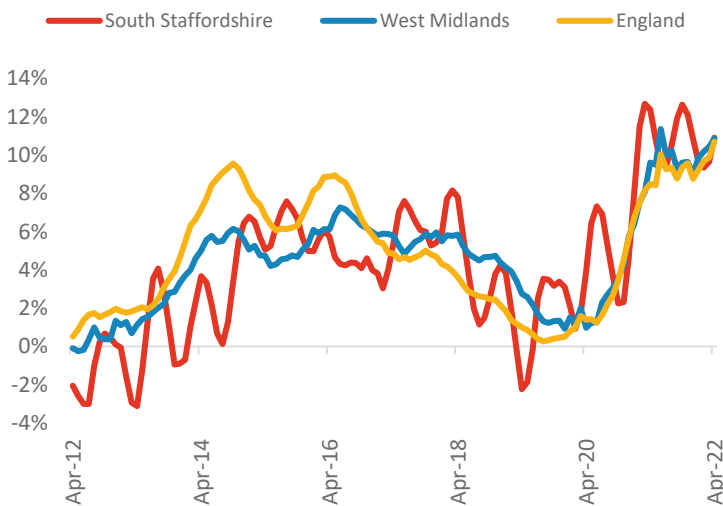


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	Current level	3 month	Annual	5 year	10 year
House prices	£294,893	4.0%	10.9%	36.6%	60.7%
Transactions	1,523	-11.2%	12.8%	1.4%	61.3%

### House Prices (April 2022 data)

#### Annual Change in House Prices

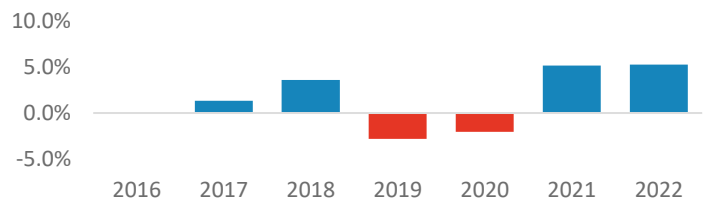


House prices in South Staffordshire grew by 10.9% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the West Midlands grew by 10.9% over the same period.

South Staffordshire house prices are now 41.3% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 5.3% in 2022 so far, compared to growth of 5.2% over the same period last year.

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

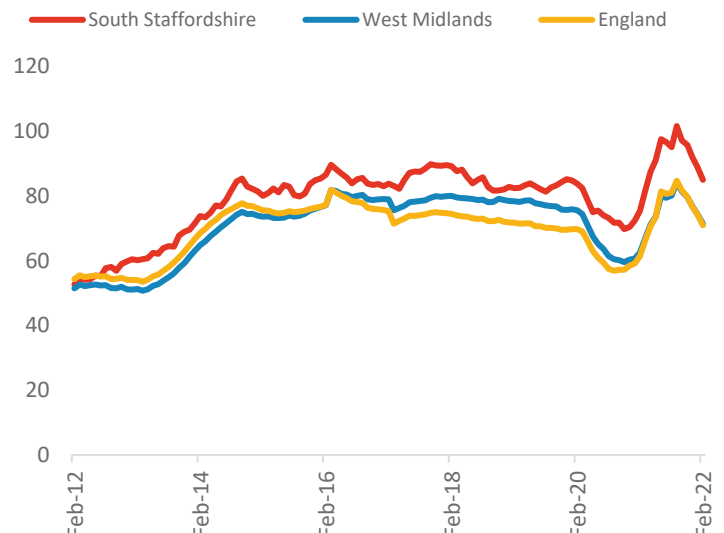


### Transactions (February 2022 data)

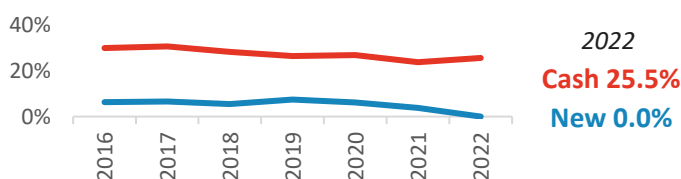
There were 1,523 transactions in South Staffordshire during the 12 months to February 2022. This is 85% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in South Staffordshire have grown by 3.4% 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.