

Telford and Wrekin

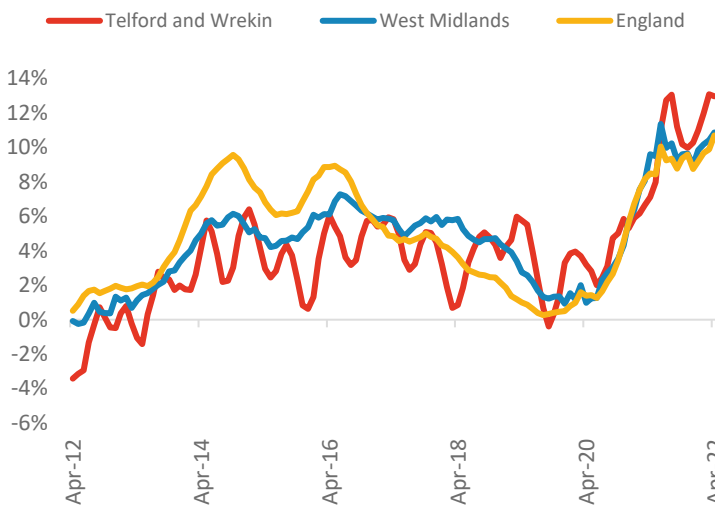


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	Current level	3 month	Annual	5 year	10 year
House prices	£207,623	3.2%	13.0%	33.2%	58.6%
Transactions	2,568	-11.4%	8.2%	-13.7%	56.5%

House Prices (April 2022 data)

Annual Change in House Prices

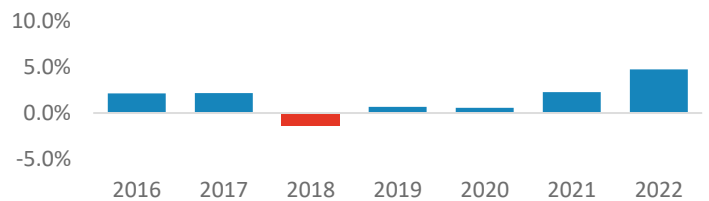


House prices in Telford and Wrekin grew by 13.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the West Midlands grew by 10.9% over the same period.

Telford and Wrekin house prices are now 34.8% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 4.8% in 2022 so far, compared to growth of 2.3% over the same period last year.

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

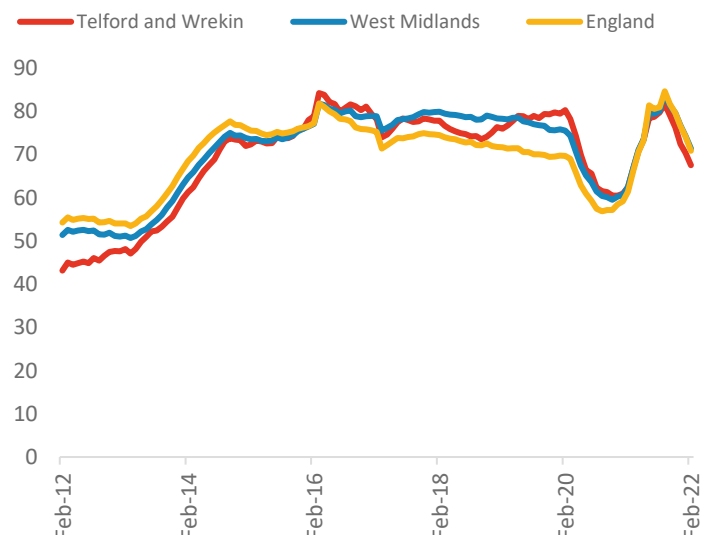


Transactions (February 2022 data)

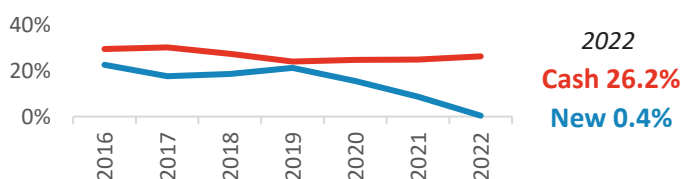
There were 2,568 transactions in Telford and Wrekin during the 12 months to February 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Telford and Wrekin have fallen by 7.9% 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.