

# June 2022 Housing Market Report

## Walsall

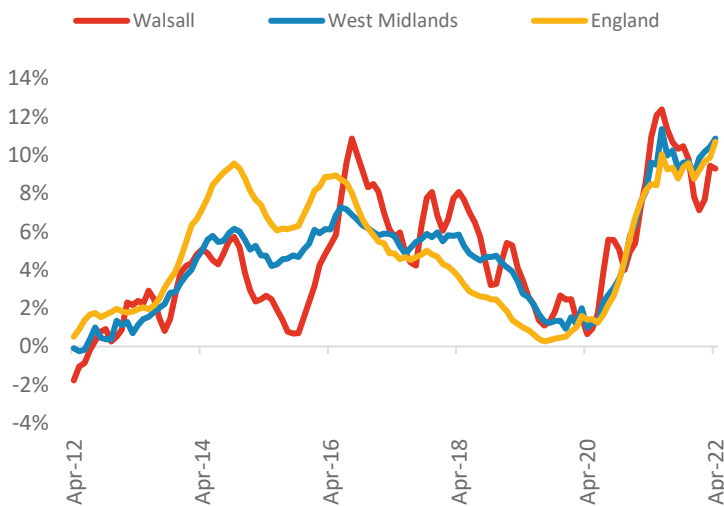
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	Current level	3 month	Annual	5 year	10 year
House prices	£201,381	4.9%	9.3%	36.5%	67.8%
Transactions	3,137	-7.6%	18.2%	-9.5%	34.1%

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in Walsall grew by 9.3% 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.

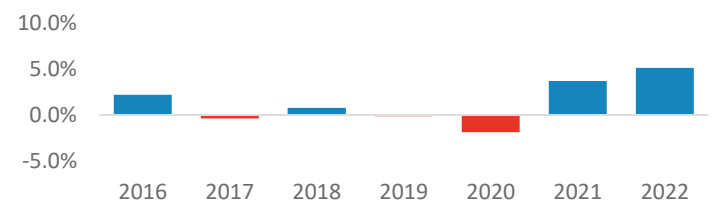
Walsall house prices are now 38.2% above their previous peak in 2007, compared to +45.4% for the West Midlands and +52.7% across England.

Local prices have grown by 5.2% in 2022 so far, compared to growth of 3.7% over the same period last year.

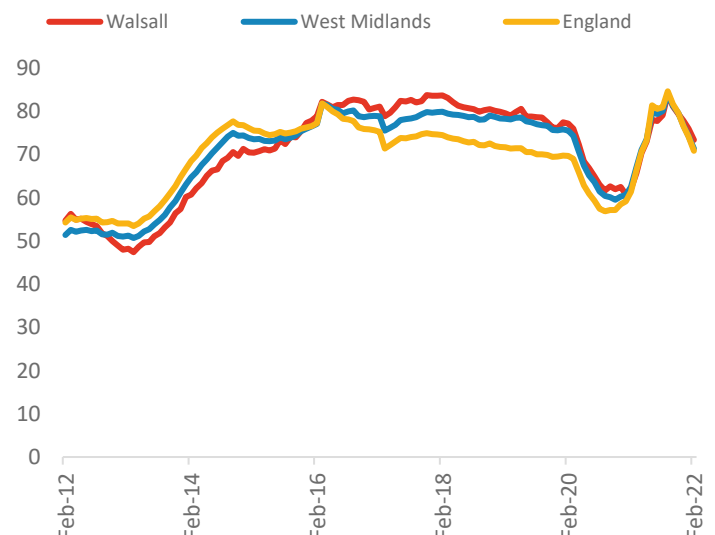
### Transactions (February 2022 data)

There were 3,137 transactions in Walsall during the 12 months to February 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Walsall have grown by 2.9% since 2014, compared to changes of -4.1% for the West Midlands and -7.7% for England.

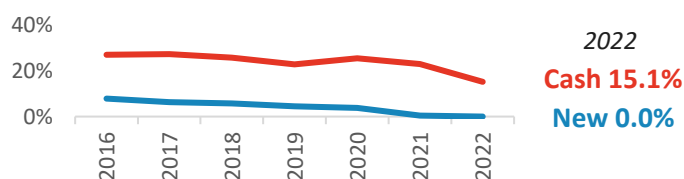
#### Year-To-Date Change in House Prices, December to April



#### 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.