

July 2022 Housing Market Report

Solihull

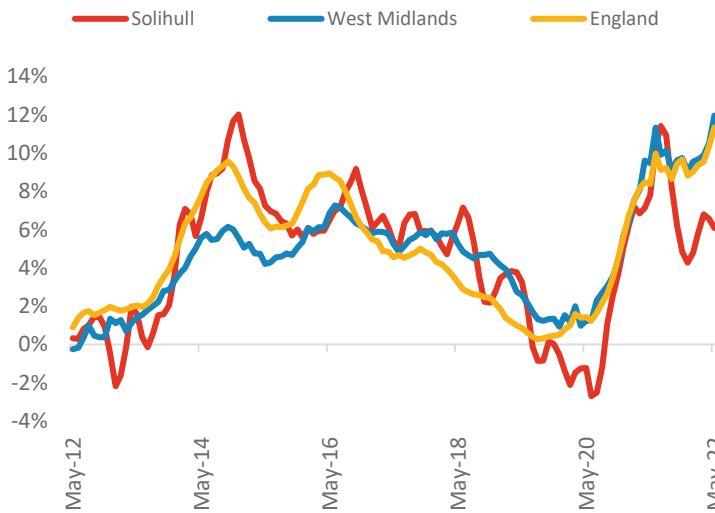
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	Current level	3 month	Annual	5 year	10 year
House prices	£319,793	1.4%	6.1%	24.1%	61.7%
Transactions	3,383	-15.7%	8.2%	-1.2%	29.9%

House Prices (May 2022 data)

Annual Change in House Prices

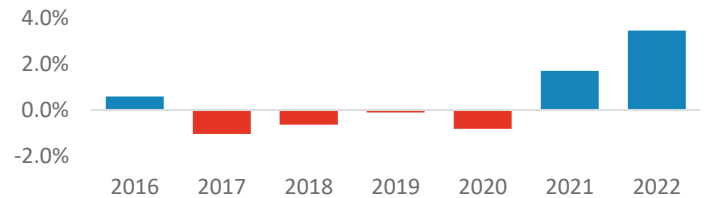


House prices in Solihull grew by 6.1% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the West Midlands grew by 12.0% over the same period.

Solihull house prices are now 45.7% above their previous peak in 2007, compared to +47.0% for the West Midlands and +53.6% across England.

Local prices have grown by 3.5% in 2022 so far, compared to growth of 1.7% over the same period last year.

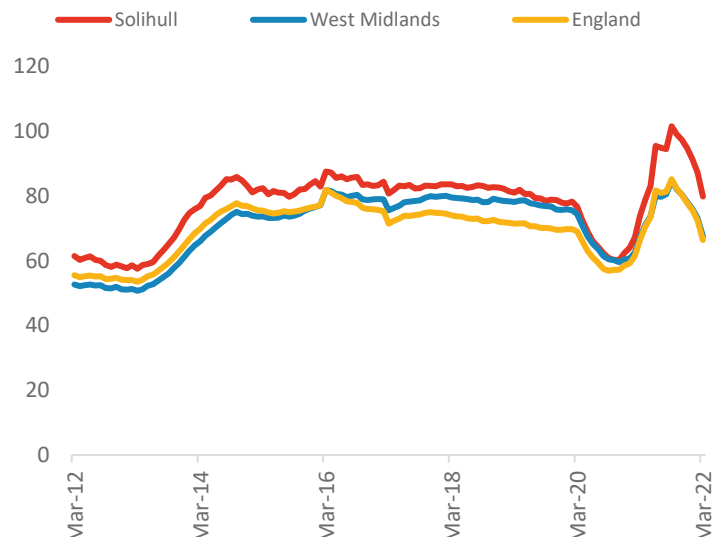
Year-To-Date Change in House Prices, December to May



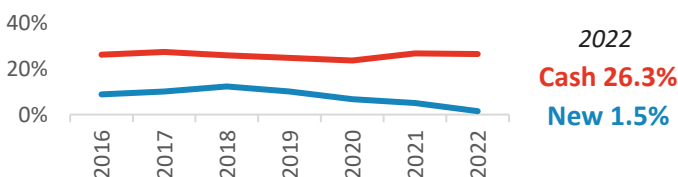
Transactions (March 2022 data)

There were 3,383 transactions in Solihull during the 12 months to March 2022. This is 80% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Solihull have fallen by 4.0% since 2014, compared to changes of -9.3% for the West Midlands and -13.6% 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.