

# July 2022 Housing Market Report

## Stafford

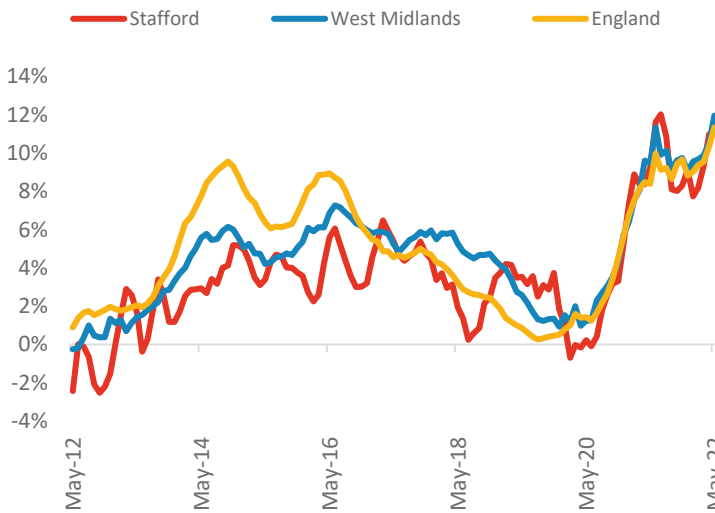


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	Current level	3 month	Annual	5 year	10 year
House prices	£255,660	3.8%	11.1%	28.4%	54.6%
Transactions	1,958	-13.7%	-6.7%	-19.2%	29.8%

### House Prices (May 2022 data)

#### Annual Change in House Prices

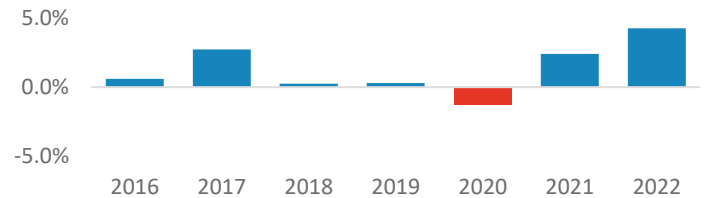


House prices in Stafford grew by 11.1% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the West Midlands grew by 12.0% over the same period.

Stafford house prices are now 34.4% above their previous peak in 2007, compared to +47.0% for the West Midlands and +53.6% across England.

Local prices have grown by 4.3% in 2022 so far, compared to growth of 2.4% over the same period last year.

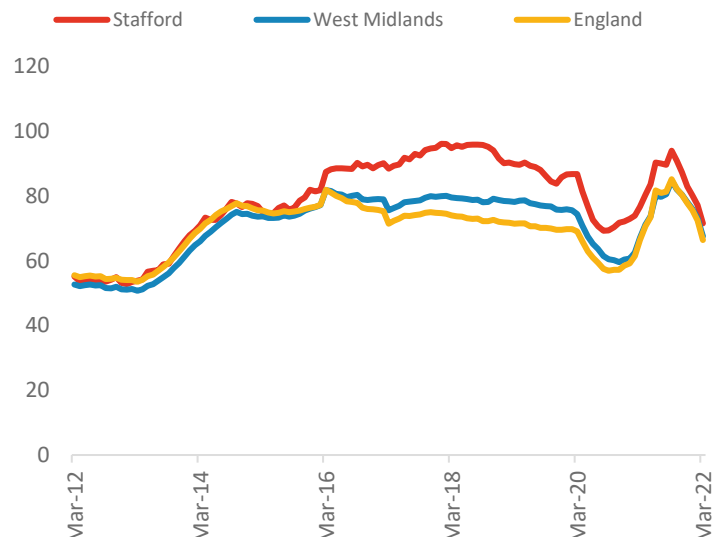
#### Year-To-Date Change in House Prices, December to May



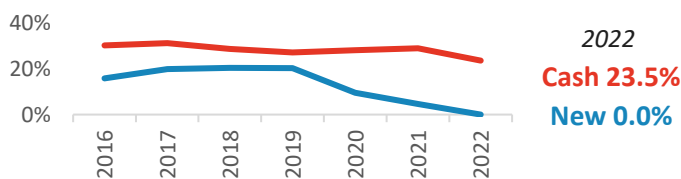
### Transactions (March 2022 data)

There were 1,958 transactions in Stafford during the 12 months to March 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Stafford have fallen by 8.0% 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.