

# July 2022 Housing Market Report

## Stevenage

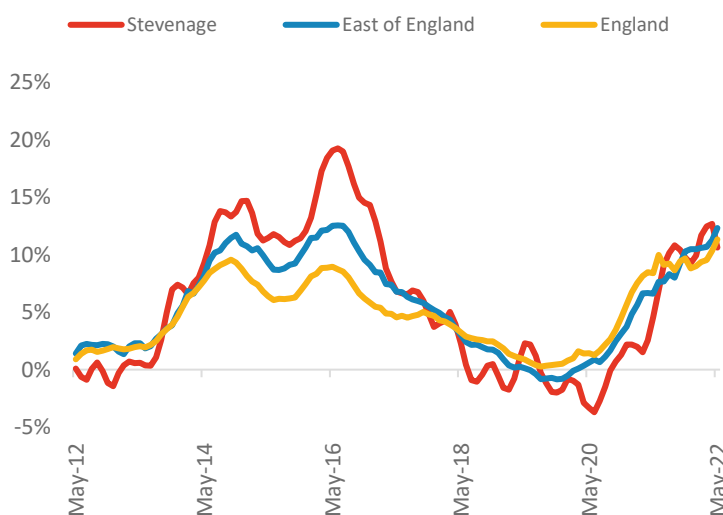
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £321,955      | 1.8%    | 10.6%  | 17.0%  | 82.3%   |
| Transactions | 1,066         | -17.2%  | -1.0%  | -29.0% | 9.8%    |

### House Prices (May 2022 data)

#### Annual Change in House Prices



House prices in Stevenage grew by 10.6% 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 East of England grew by 12.3% over the same period.

Stevenage house prices are now 70.2% above their previous peak in 2007, compared to +65.7% for the East of England and +53.6% across England.

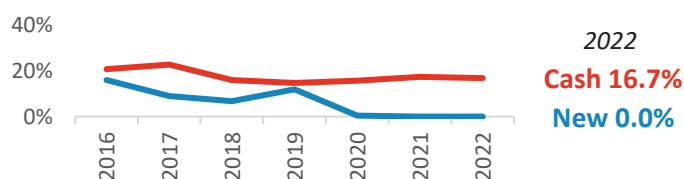
Local prices have grown by 3.9% in 2022 so far, compared to growth of 2.6% over the same period last year.

### Transactions (March 2022 data)

There were 1,066 transactions in Stevenage during the 12 months to March 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stevenage have fallen by 19.2% since 2014, compared to changes of -18.3% for the East of England and -13.6% for England.

#### Cash and New Build Sales as % of Total, by Year\*

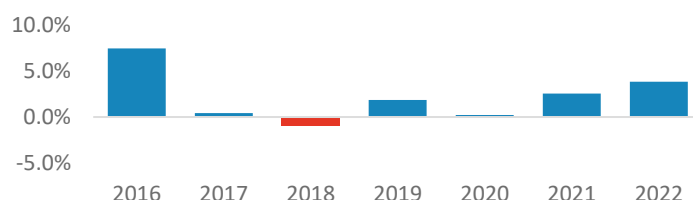


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



#### Annual Transactions, Indexed (2001-05 average = 100)

