

July 2022 Housing Market Report

Stroud

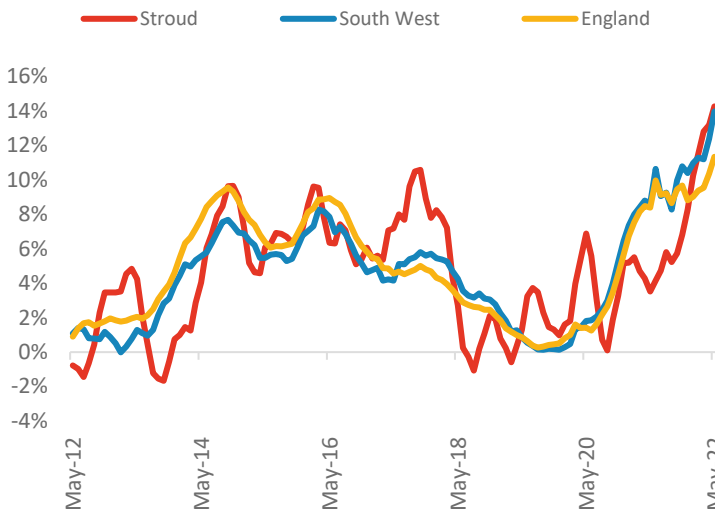


Powered by: **BuiltPlace**

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £346,684 | 3.0% | 14.3% | 31.6% | 72.6% |
| Transactions | 1,914 | -15.6% | -0.7% | -0.9% | 22.9% |

House Prices (May 2022 data)

Annual Change in House Prices

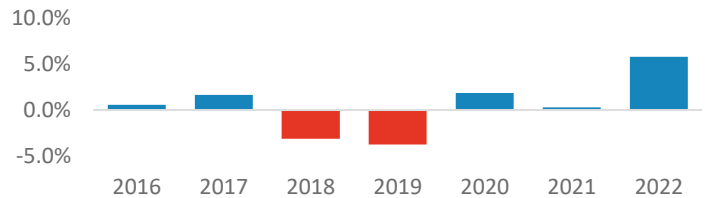


House prices in Stroud grew by 14.3% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 14.0% over the same period.

Stroud house prices are now 48.7% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 5.8% in 2022 so far, compared to growth of 0.3% over the same period last year.

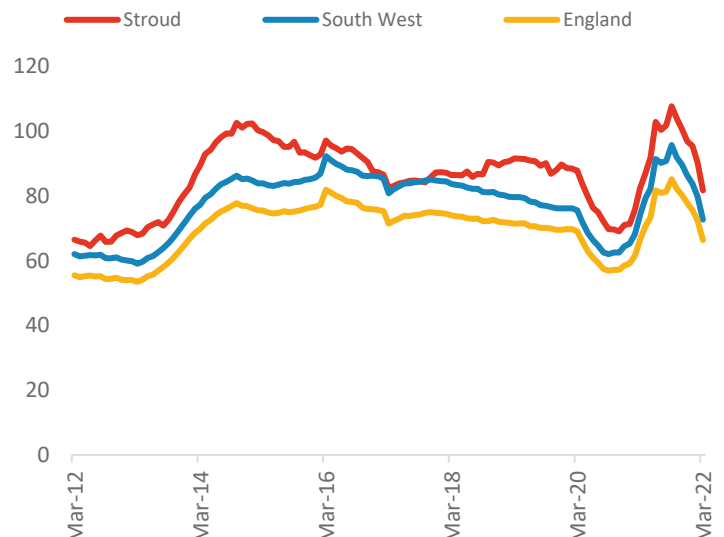
Year-To-Date Change in House Prices, December to May



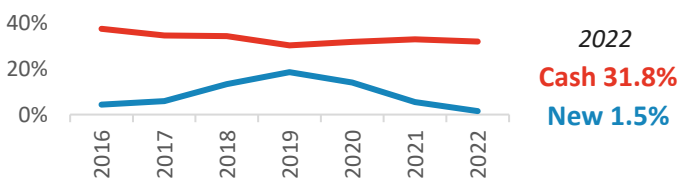
Transactions (March 2022 data)

There were 1,914 transactions in Stroud during the 12 months to March 2022. This is 82% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Stroud have fallen by 20.1% since 2014, compared to changes of -14.9% for the South West 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.