

September 2022 Housing Market Report

Birmingham

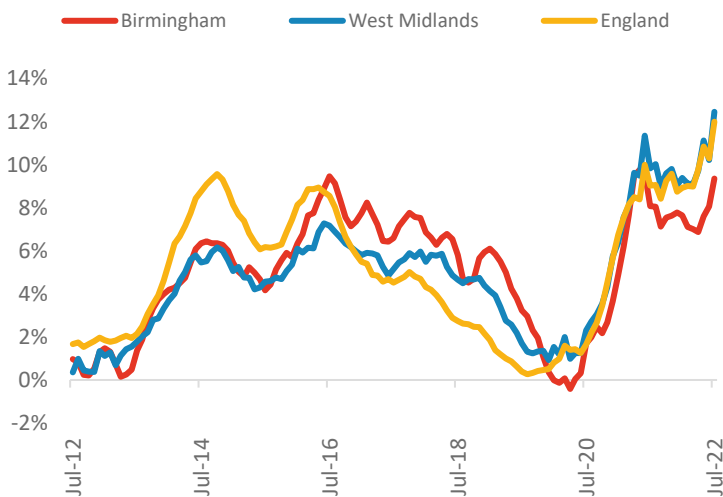


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	Current level	3 month	Annual	5 year	10 year
House prices	£228,940	3.1%	9.4%	31.3%	72.0%
Transactions	10,906	-10.1%	-4.7%	-14.5%	18.8%

House Prices (July 2022 data)

Annual Change in House Prices

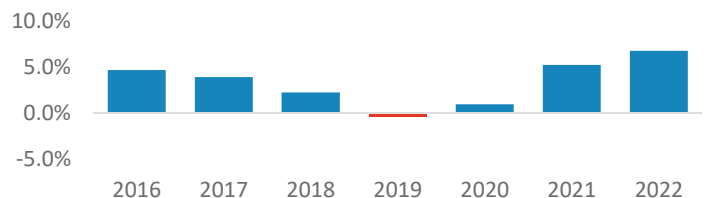


House prices in Birmingham grew by 9.4% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

Birmingham house prices are now 51.9% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 6.8% in 2022 so far, compared to growth of 5.3% over the same period last year.

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

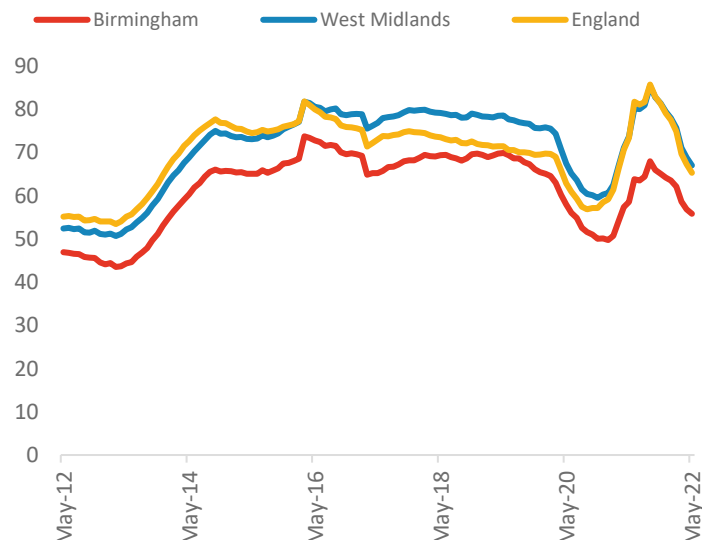


Transactions (May 2022 data)

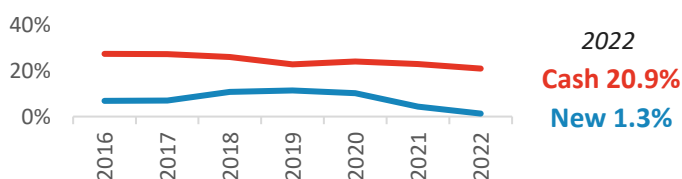
There were 10,906 transactions in Birmingham during the 12 months to May 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Birmingham have fallen by 15.2% since 2014, compared to changes of -9.9% for the West Midlands and -14.9% 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.