

## East Staffordshire

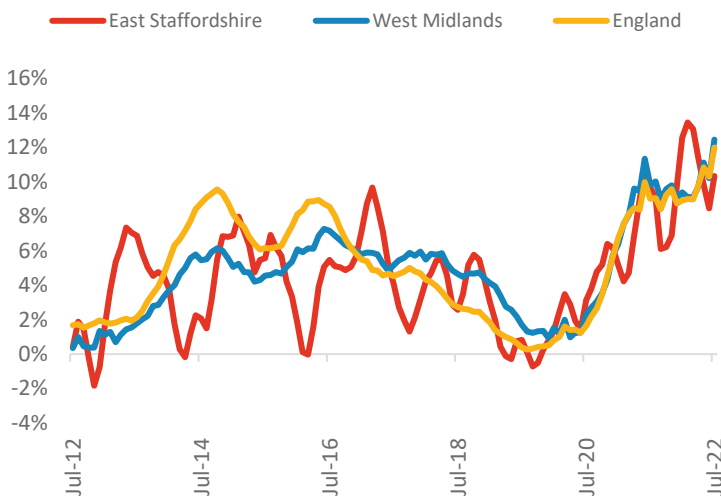


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	Current level	3 month	Annual	5 year	10 year
House prices	£234,107	1.9%	10.3%	29.1%	63.2%
Transactions	1,805	-9.6%	-7.6%	-8.8%	31.2%

### House Prices (July 2022 data)

#### Annual Change in House Prices

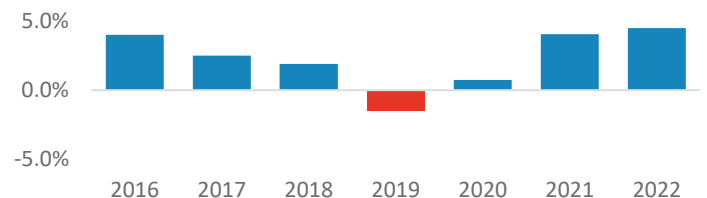


House prices in East Staffordshire grew by 10.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

East Staffordshire house prices are now 38.1% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 4.5% in 2022 so far, compared to growth of 4.1% over the same period last year.

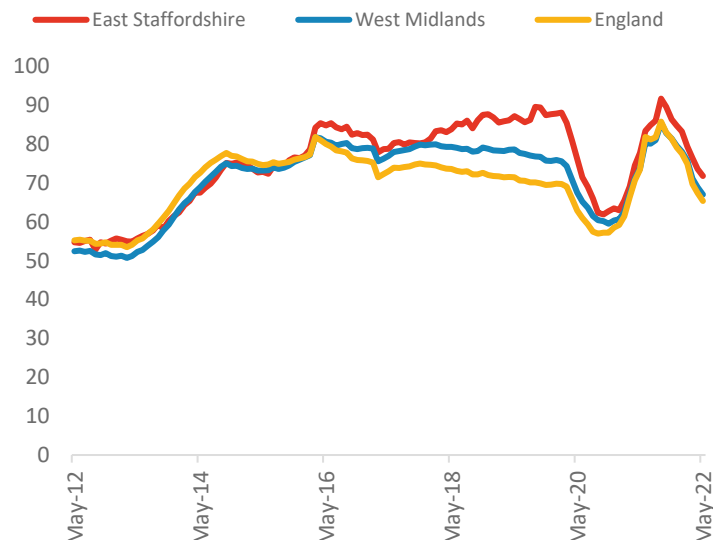
#### Year-To-Date Change in House Prices, December to July



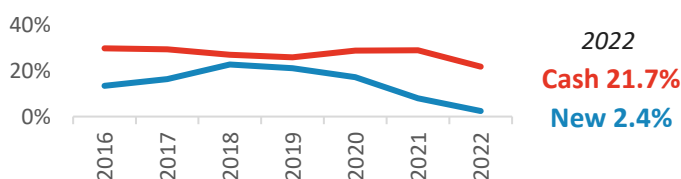
### Transactions (May 2022 data)

There were 1,805 transactions in East Staffordshire during the 12 months to May 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in East Staffordshire have fallen by 4.5% 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.