

September 2022 Housing Market Report

Malvern Hills

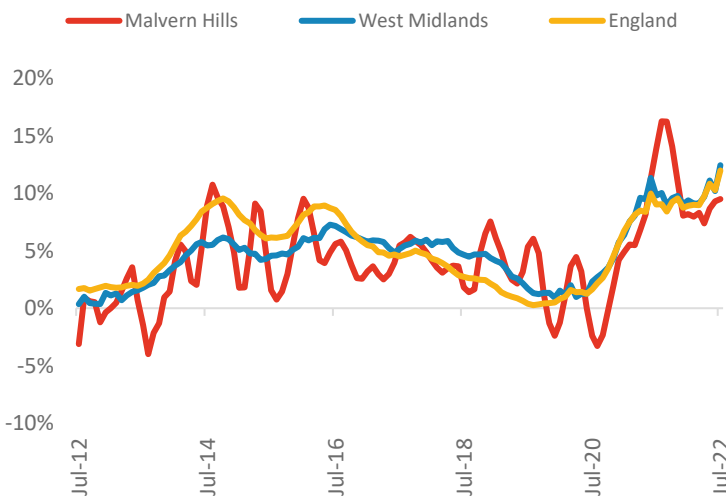
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	Current level	3 month	Annual	5 year	10 year
House prices	£330,462	5.1%	9.5%	30.6%	58.5%
Transactions	1,155	-14.5%	-16.3%	-13.4%	8.3%

House Prices (July 2022 data)

Annual Change in House Prices

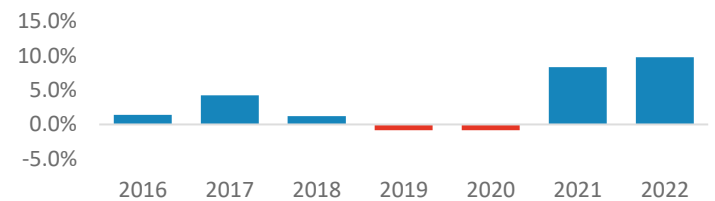


House prices in Malvern Hills grew by 9.5% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

Malvern Hills house prices are now 39.8% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 9.8% in 2022 so far, compared to growth of 8.4% over the same period last year.

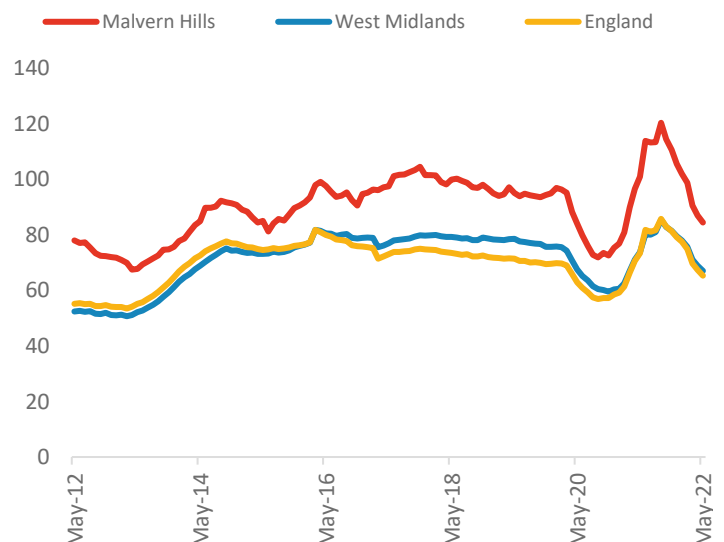
Year-To-Date Change in House Prices, December to July



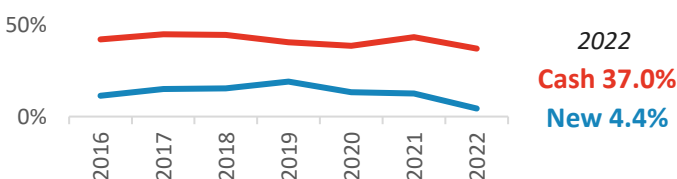
Transactions (May 2022 data)

There were 1,155 transactions in Malvern Hills during the 12 months to May 2022. This is 84% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Malvern Hills have fallen by 6.9% 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.