

South Staffordshire

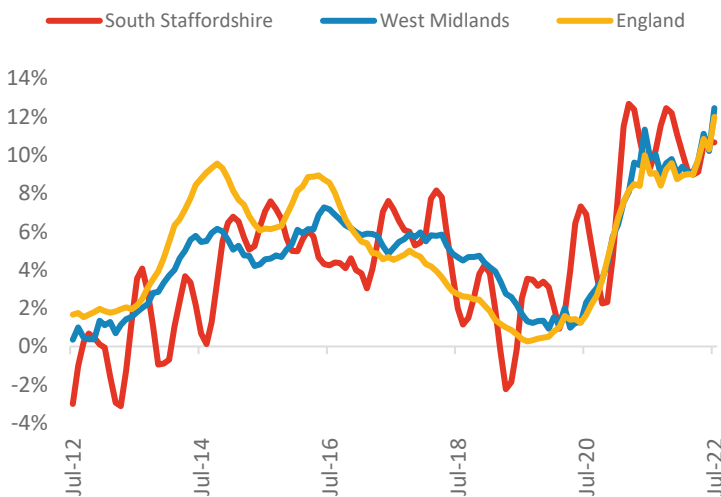


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	Current level	3 month	Annual	5 year	10 year
House prices	£297,640	3.6%	10.7%	35.3%	68.7%
Transactions	1,395	-14.6%	-14.5%	-8.4%	43.7%

House Prices (July 2022 data)

Annual Change in House Prices

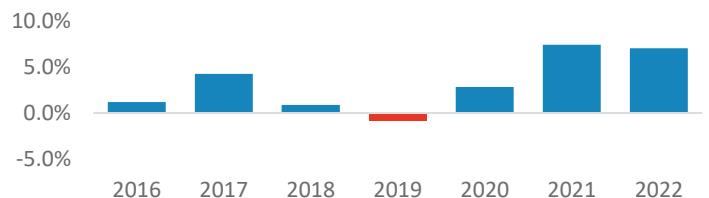


House prices in South Staffordshire grew by 10.7% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

South Staffordshire house prices are now 44.0% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 7.1% in 2022 so far, compared to growth of 7.5% over the same period last year.

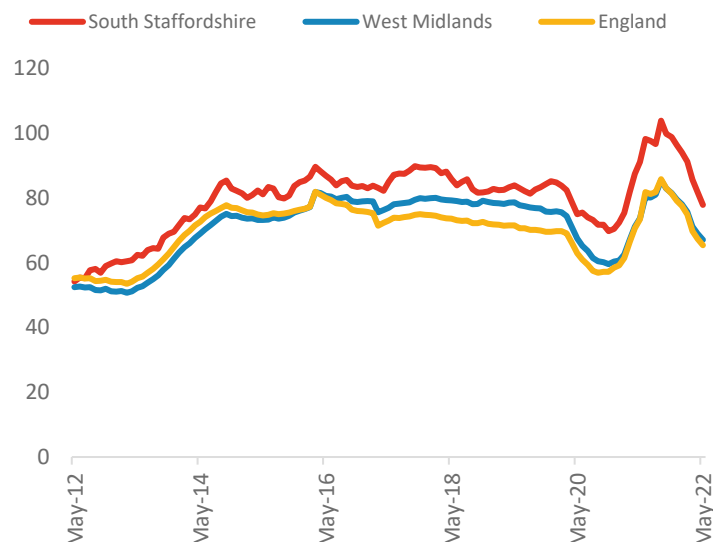
Year-To-Date Change in House Prices, December to July



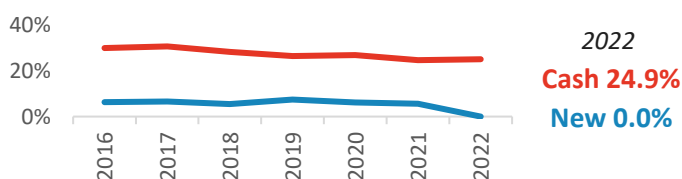
Transactions (May 2022 data)

There were 1,395 transactions in South Staffordshire during the 12 months to May 2022. This is 78% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in South Staffordshire have fallen by 5.3% 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.