

September 2022 Housing Market Report

Stafford

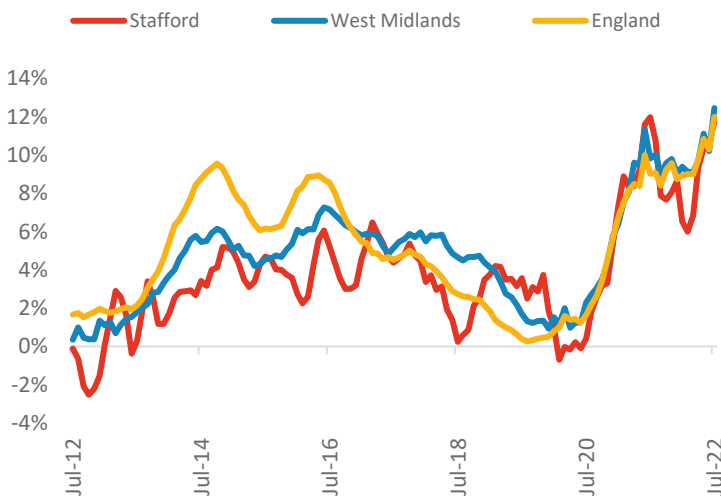


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	Current level	3 month	Annual	5 year	10 year
House prices	£264,206	5.8%	11.7%	30.5%	55.6%
Transactions	1,993	-10.1%	-12.9%	-18.9%	34.8%

House Prices (July 2022 data)

Annual Change in House Prices

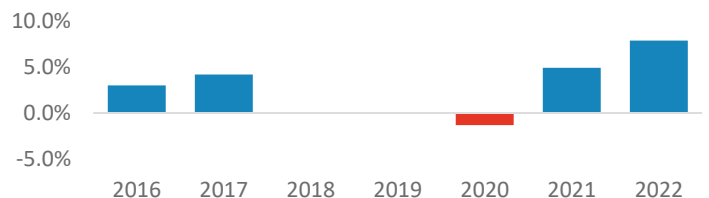


House prices in Stafford grew by 11.7% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

Stafford house prices are now 38.4% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 7.9% in 2022 so far, compared to growth of 4.9% over the same period last year.

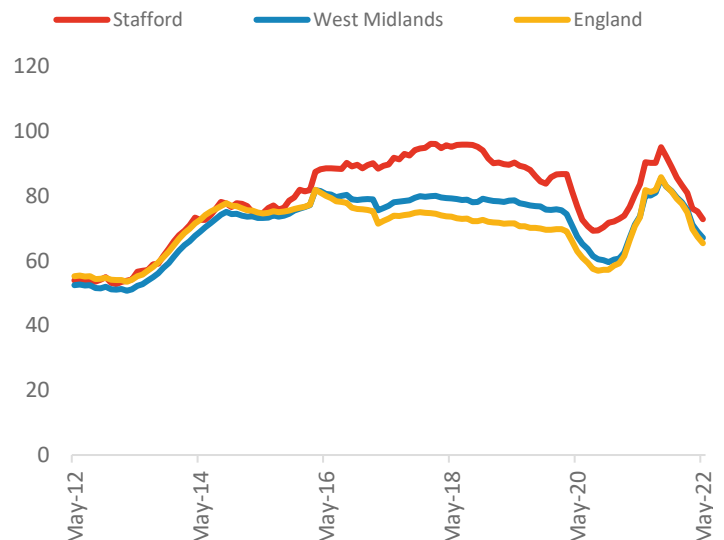
Year-To-Date Change in House Prices, December to July



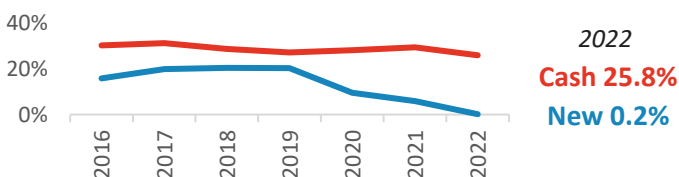
Transactions (May 2022 data)

There were 1,993 transactions in Stafford during the 12 months to May 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Stafford have fallen by 6.3% 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.