

# September 2022 Housing Market Report

## Walsall

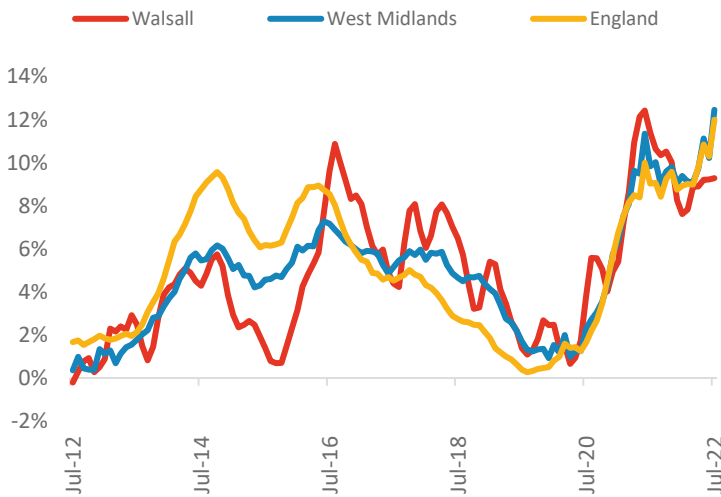
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	Current level	3 month	Annual	5 year	10 year
House prices	£209,867	3.4%	9.3%	36.5%	69.2%
Transactions	2,970	-9.5%	-4.9%	-14.2%	25.8%

### House Prices (July 2022 data)

#### Annual Change in House Prices

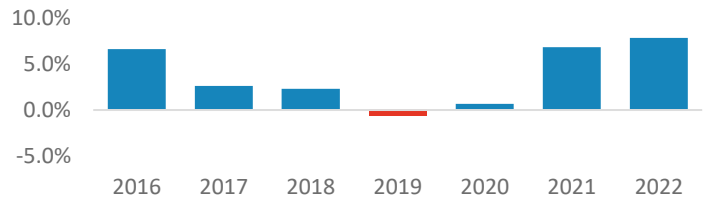


House prices in Walsall grew by 9.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

Walsall house prices are now 42.3% 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 6.9% over the same period last year.

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

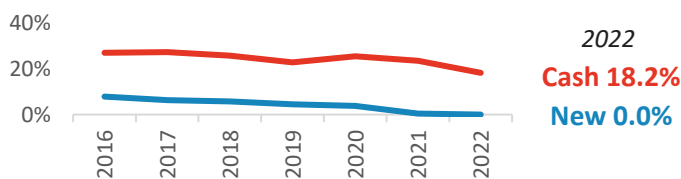


### Transactions (May 2022 data)

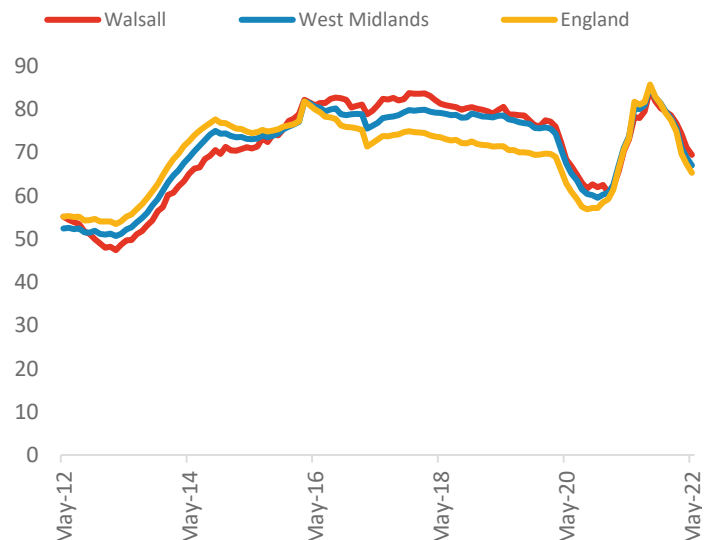
There were 2,970 transactions in Walsall during the 12 months to May 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Walsall have fallen by 2.6% since 2014, compared to changes of -9.9% for the West Midlands and -14.9% for England.

#### Cash and New Build Sales as % of Total, by Year\*



#### Annual Transactions, Indexed (2001-05 average = 100)



\* 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.