

# September 2022 Housing Market Report

## Warwick

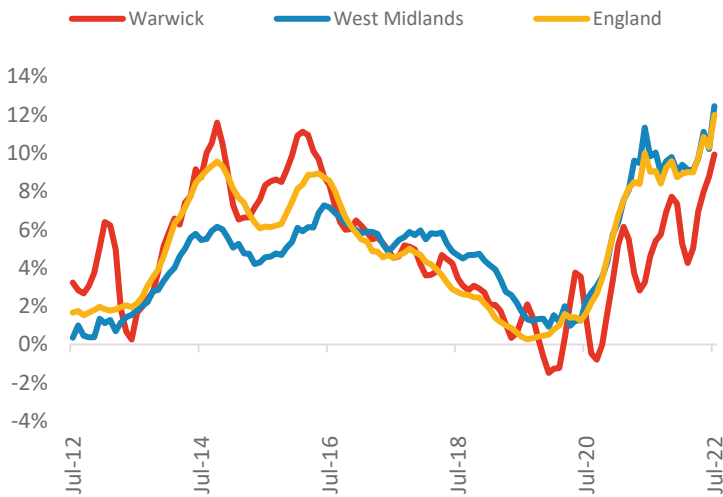
Powered by: **BuiltPlace**



|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £364,007      | 3.7%    | 9.9%   | 22.2%  | 65.7%   |
| Transactions | 2,293         | -13.7%  | -10.6% | -10.3% | 5.9%    |

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Warwick grew by 9.9% 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.

Warwick house prices are now 62.6% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

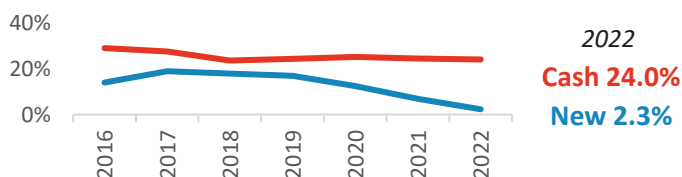
Local prices have grown by 5.3% in 2022 so far, compared to growth of 2.9% over the same period last year.

### Transactions (May 2022 data)

There were 2,293 transactions in Warwick during the 12 months to May 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warwick have fallen by 15.5% 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\*

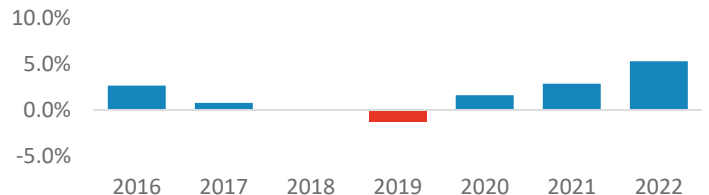


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

