

September 2022 Housing Market Report

Worcester

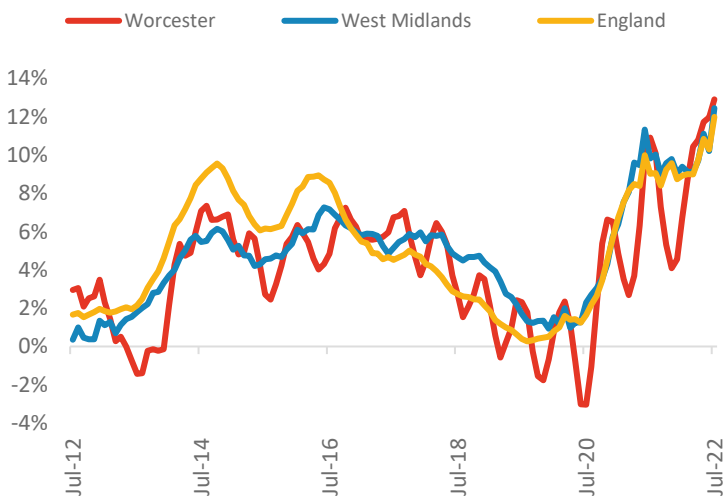
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	Current level	3 month	Annual	5 year	10 year
House prices	£261,735	5.6%	12.9%	27.6%	54.8%
Transactions	1,506	-11.7%	-10.0%	-12.0%	15.1%

House Prices (July 2022 data)

Annual Change in House Prices

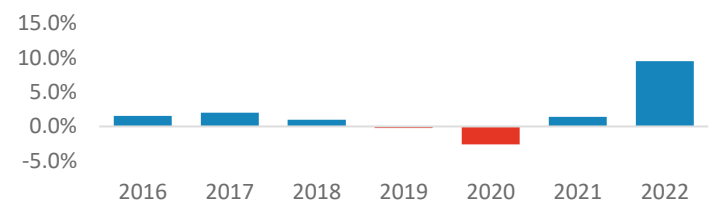


House prices in Worcester grew by 12.9% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the West Midlands grew by 12.5% over the same period.

Worcester house prices are now 40.8% above their previous peak in 2007, compared to +50.6% for the West Midlands and +57.1% across England.

Local prices have grown by 9.5% in 2022 so far, compared to growth of 1.4% over the same period last year.

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

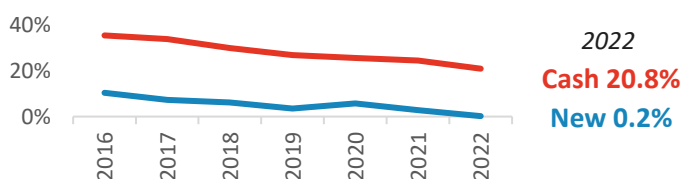


Transactions (May 2022 data)

There were 1,506 transactions in Worcester during the 12 months to May 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Worcester have fallen by 20.9% 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.

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

