

November 2022 Housing Market Report

Birmingham

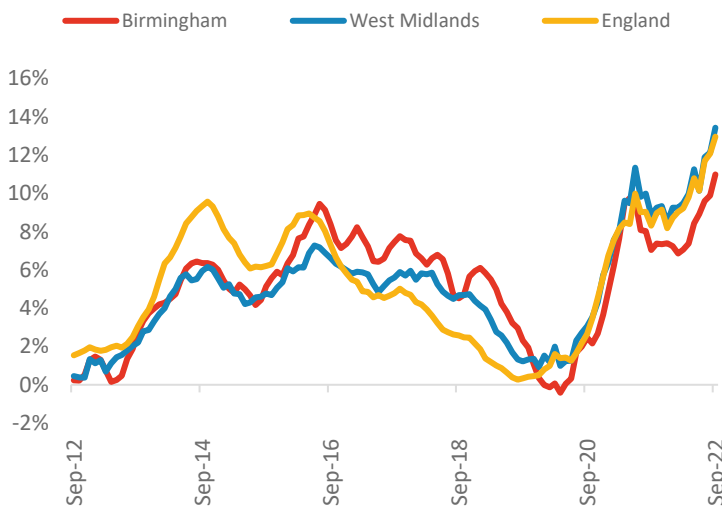
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	Current level	3 month	Annual	5 year	10 year
House prices	£231,659	2.5%	11.0%	30.2%	74.2%
Transactions	10,366	-10.3%	-16.6%	-20.5%	14.0%

House Prices (September 2022 data)

Annual Change in House Prices

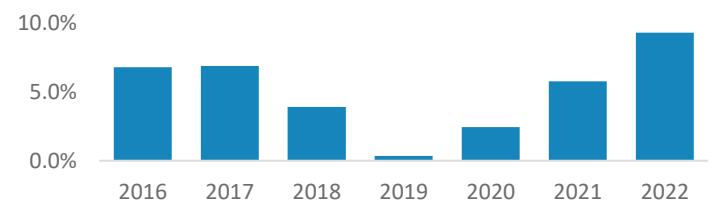


House prices in Birmingham grew by 11.0% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the West Midlands grew by 13.4% over the same period.

Birmingham house prices are now 54.9% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

Local prices have grown by 9.3% in 2022 so far, compared to growth of 5.8% over the same period last year.

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

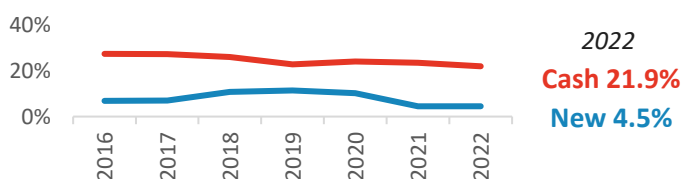


Transactions (July 2022 data)

There were 10,366 transactions in Birmingham during the 12 months to July 2022. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Birmingham have fallen by 19.4% since 2014, compared to changes of -15.6% for the West Midlands and -21.9% 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)

