

November 2022 Housing Market Report

Coventry

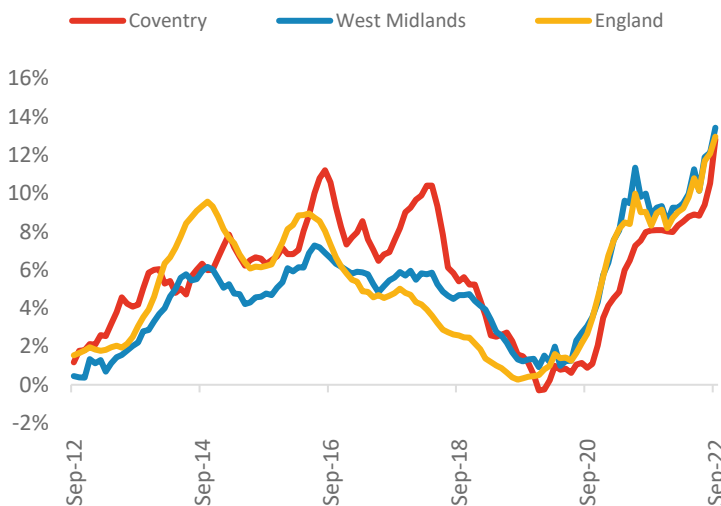
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	Current level	3 month	Annual	5 year	10 year
House prices	£237,263	5.6%	12.8%	31.6%	84.3%
Transactions	3,884	-8.2%	-12.5%	-19.6%	13.9%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Coventry grew by 12.8% 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.

Coventry house prices are now 63.9% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

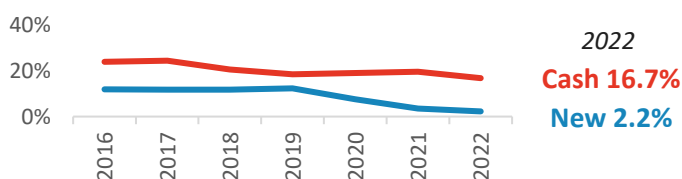
Local prices have grown by 10.6% in 2022 so far, compared to growth of 5.9% over the same period last year.

Transactions (July 2022 data)

There were 3,884 transactions in Coventry during the 12 months to July 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Coventry have fallen by 19.3% 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*

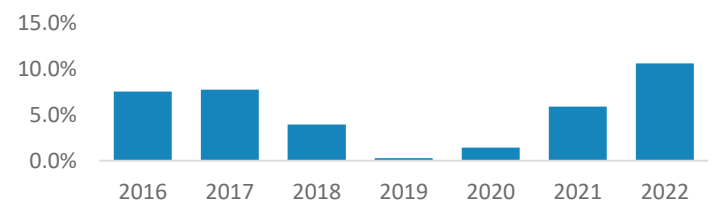


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

