

# November 2022 Housing Market Report

## Redditch

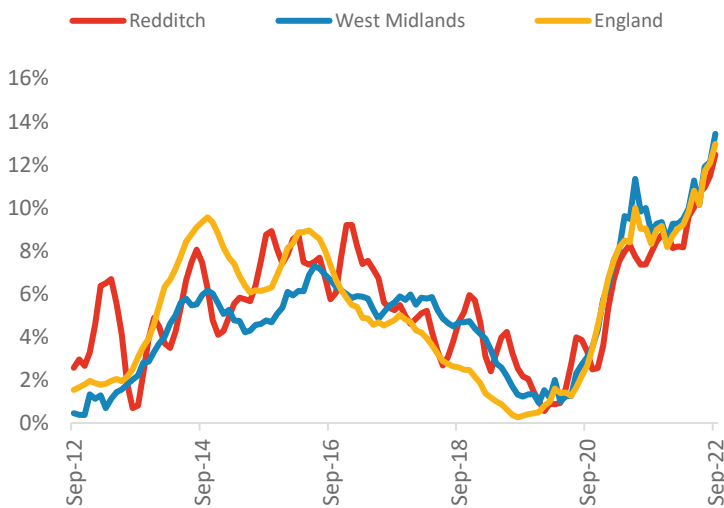


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£267,380	2.9%	12.5%	34.1%	75.9%
Transactions	1,053	-10.8%	-21.4%	-17.1%	9.2%

### House Prices (September 2022 data)

#### Annual Change in House Prices

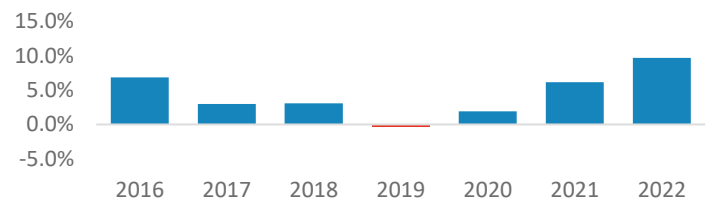


House prices in Redditch grew by 12.5% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the West Midlands grew by 13.4% over the same period.

Redditch house prices are now 57.5% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

Local prices have grown by 9.7% in 2022 so far, compared to growth of 6.2% over the same period last year.

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

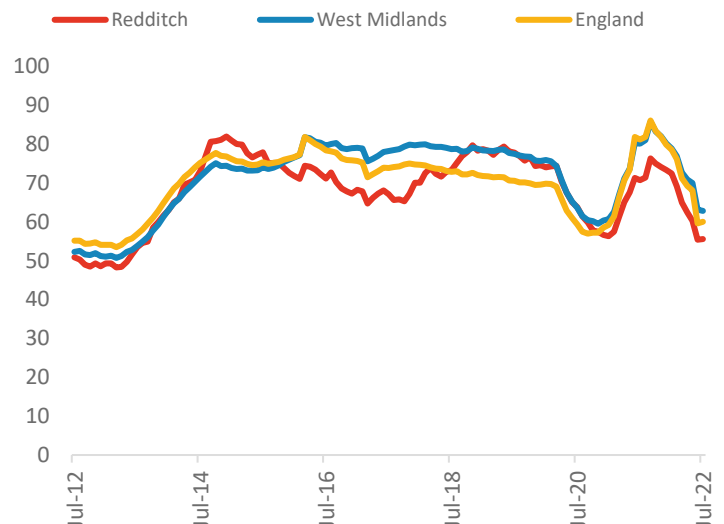


### Transactions (July 2022 data)

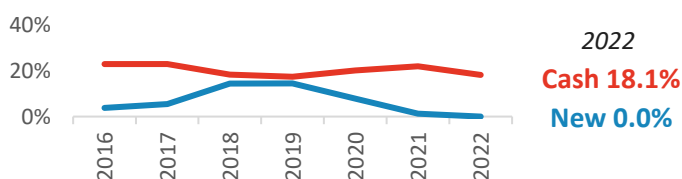
There were 1,053 transactions in Redditch during the 12 months to July 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Redditch have fallen by 32.2% since 2014, compared to changes of -15.6% for the West Midlands and -21.9% for England.

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



#### 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.