

# November 2022 Housing Market Report

## Rugby

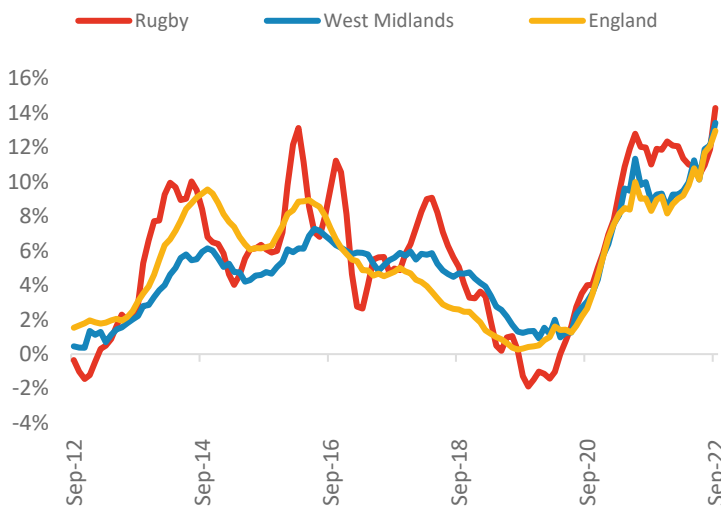
Powered by: **BuiltPlace**



|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £308,422      | 4.0%    | 14.3%  | 36.9%  | 86.5%   |
| Transactions | 1,539         | -12.8%  | -26.7% | -20.7% | 15.2%   |

### House Prices (September 2022 data)

#### Annual Change in House Prices

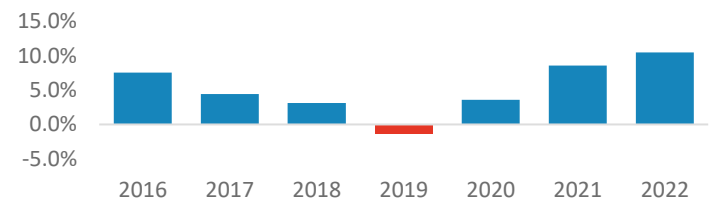


House prices in Rugby grew by 14.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the West Midlands grew by 13.4% over the same period.

Rugby house prices are now 67.8% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

Local prices have grown by 10.5% in 2022 so far, compared to growth of 8.6% over the same period last year.

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

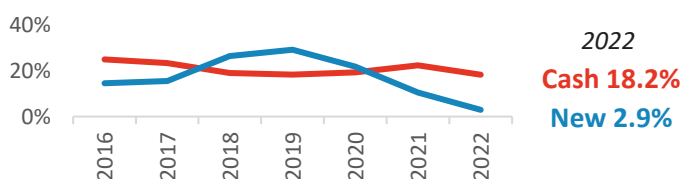


### Transactions (July 2022 data)

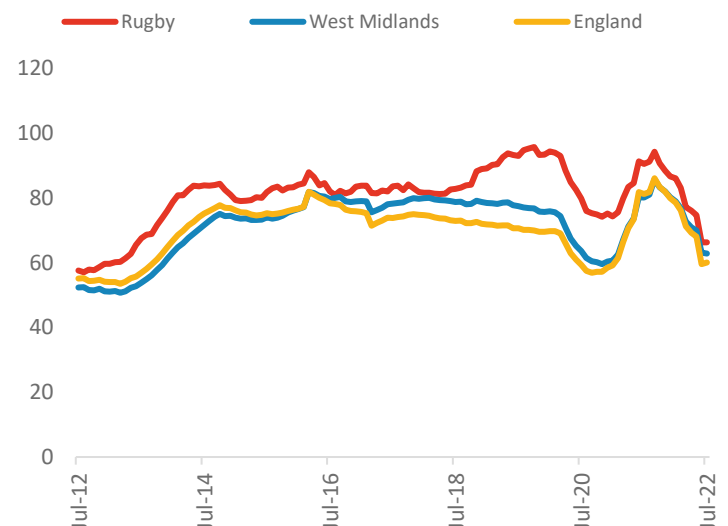
There were 1,539 transactions in Rugby during the 12 months to July 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Rugby have fallen by 18.2% 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\*



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



\* 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.