

November 2022 Housing Market Report

Sandwell

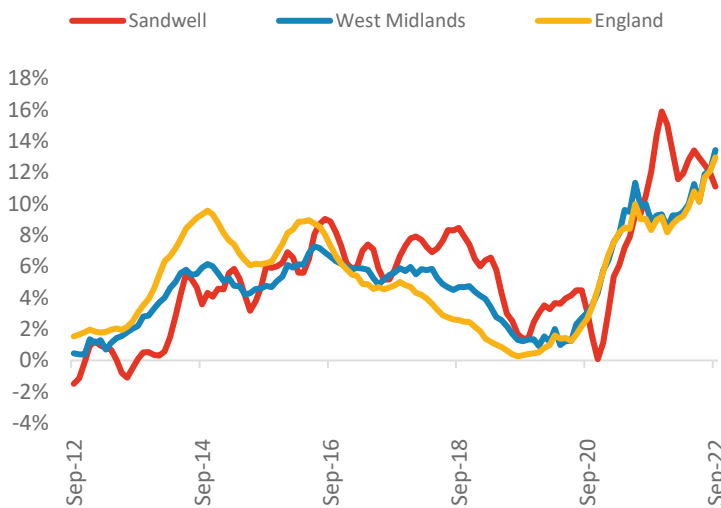
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	Current level	3 month	Annual	5 year	10 year
House prices	£196,242	2.2%	11.1%	41.2%	78.7%
Transactions	3,021	-7.4%	-4.4%	-14.7%	19.0%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Sandwell grew by 11.1% 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.

Sandwell house prices are now 51.4% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

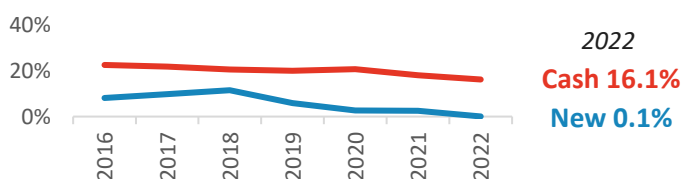
Local prices have grown by 8.3% in 2022 so far, compared to growth of 12.2% over the same period last year.

Transactions (July 2022 data)

There were 3,021 transactions in Sandwell during the 12 months to July 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sandwell have fallen by 7.0% 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*

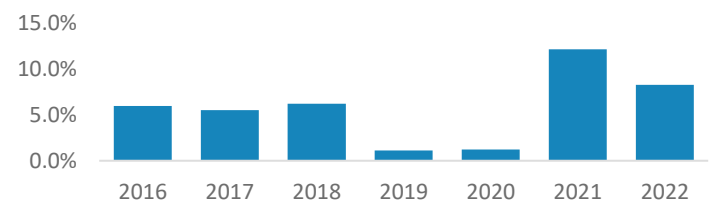


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

