

Stoke-on-Trent

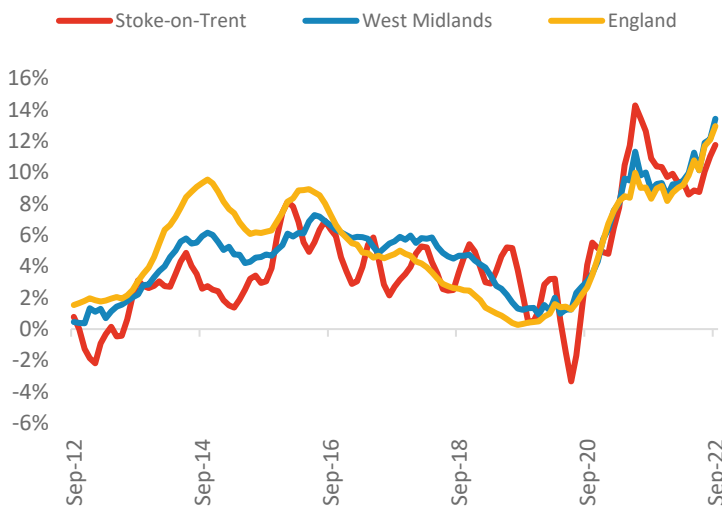
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £145,170 | 6.4% | 11.8% | 36.6% | 62.7% |
| Transactions | 3,310 | -7.2% | -9.5% | -14.9% | 44.4% |

House Prices (September 2022 data)

Annual Change in House Prices

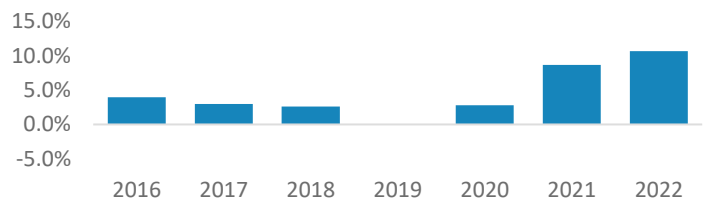


House prices in Stoke-on-Trent grew by 11.8% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the West Midlands grew by 13.4% over the same period.

Stoke-on-Trent house prices are now 33.6% above their previous peak in 2007, compared to +53.5% for the West Midlands and +60.8% across England.

Local prices have grown by 10.7% in 2022 so far, compared to growth of 8.7% over the same period last year.

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

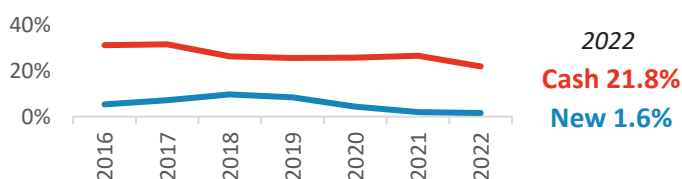


Transactions (July 2022 data)

There were 3,310 transactions in Stoke-on-Trent during the 12 months to July 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stoke-on-Trent have fallen by 6.1% 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)

