

# November 2022 Housing Market Report

## Stroud

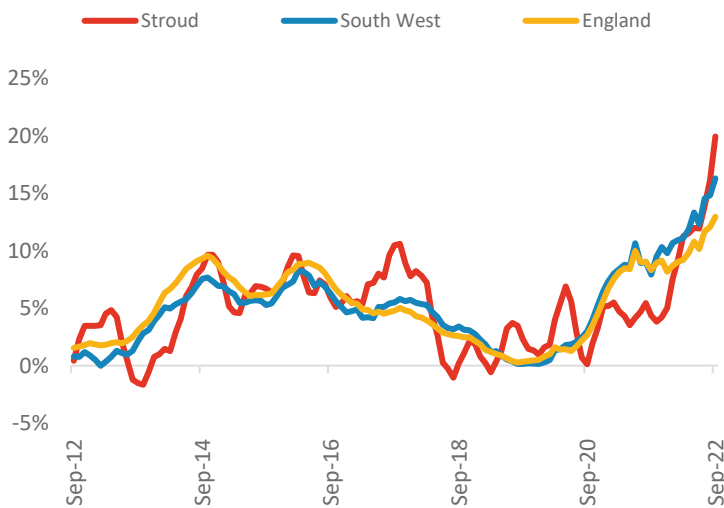
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	Current level	3 month	Annual	5 year	10 year
House prices	£365,484	6.1%	20.0%	28.4%	71.3%
Transactions	1,739	-15.9%	-26.5%	-12.3%	12.0%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Stroud grew by 20.0% 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 South West grew by 16.3% over the same period.

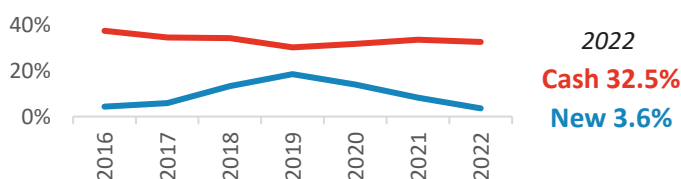
Stroud house prices are now 55.1% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

Local prices have grown by 13.9% in 2022 so far, compared to a fall of 0.3% over the same period last year.

### Transactions (July 2022 data)

There were 1,739 transactions in Stroud during the 12 months to July 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Stroud have fallen by 27.4% since 2014, compared to changes of -23.8% for the South West and -21.9% for England.

#### Cash and New Build Sales as % of Total, by Year\*

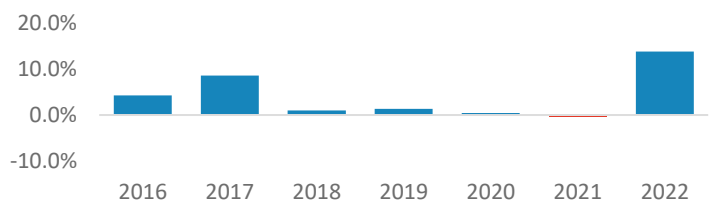


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

