

# January 2023 Housing Market Report

## Birmingham

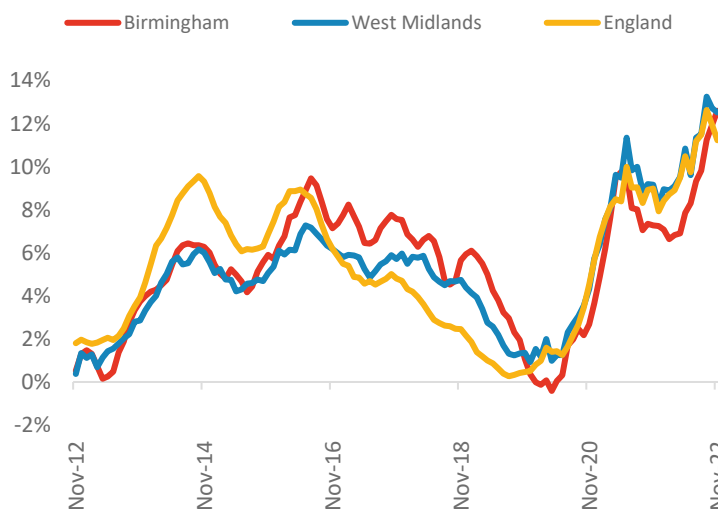


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	Current level	3 month	Annual	5 year	10 year
House prices	£237,123	3.2%	12.6%	32.4%	78.2%
Transactions	9,876	-7.4%	-25.9%	-24.9%	10.2%

### House Prices (November 2022 data)

#### Annual Change in House Prices

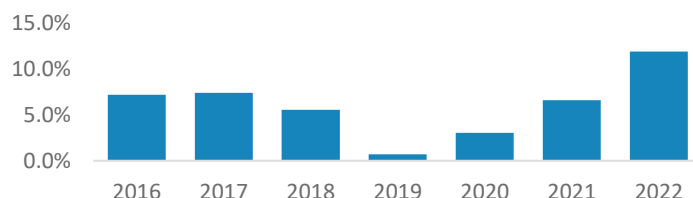


House prices in Birmingham grew by 12.6% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the West Midlands grew by 12.5% over the same period.

Birmingham house prices are now 58.4% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

Local prices have grown by 11.9% in 2022 so far, compared to growth of 6.6% over the same period last year.

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

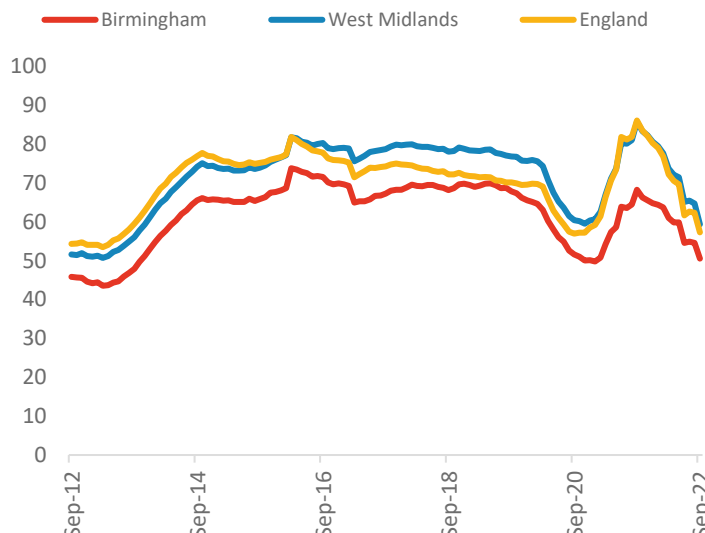


### Transactions (September 2022 data)

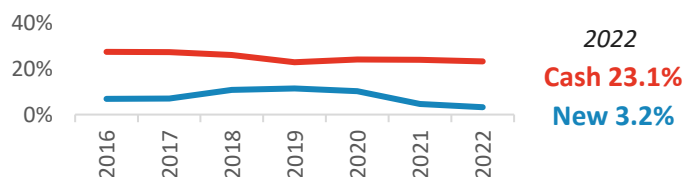
There were 9,876 transactions in Birmingham during the 12 months to September 2022. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Birmingham have fallen by 23.2% since 2014, compared to changes of -20.3% for the West Midlands and -25.4% 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.