

# January 2023 Housing Market Report

## Coventry

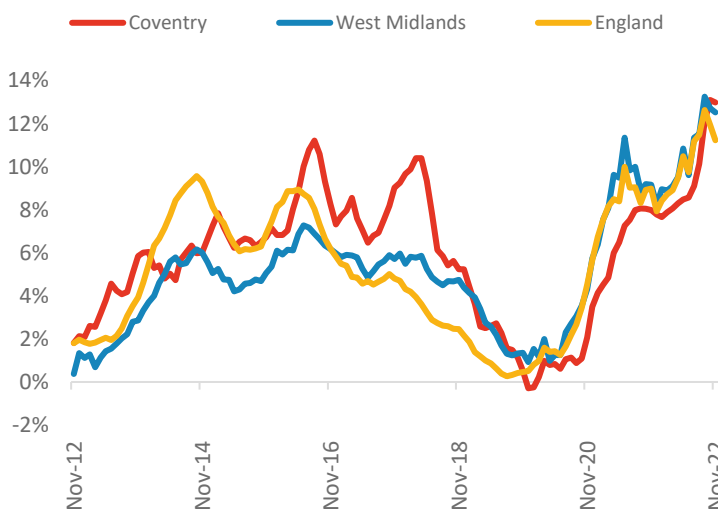
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £234,491      | 4.0%    | 13.0%  | 31.7%  | 86.2%   |
| Transactions | 3,633         | -8.8%   | -24.4% | -23.9% | 9.5%    |

### House Prices (November 2022 data)

#### Annual Change in House Prices

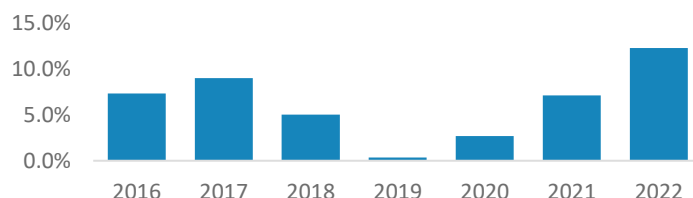


House prices in Coventry grew by 13.0% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the West Midlands grew by 12.5% over the same period.

Coventry house prices are now 66.1% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

Local prices have grown by 12.3% in 2022 so far, compared to growth of 7.2% over the same period last year.

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

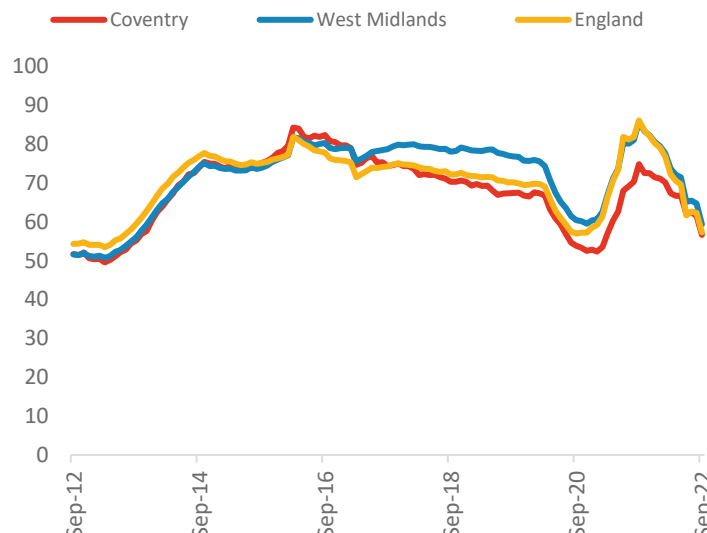


### Transactions (September 2022 data)

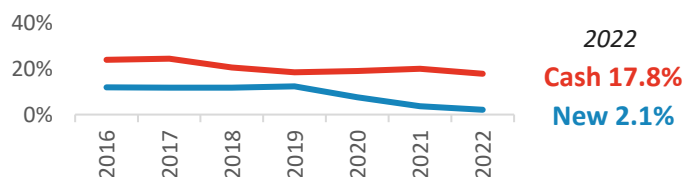
There were 3,633 transactions in Coventry during the 12 months to September 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Coventry have fallen by 24.5% 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.