

January 2023 Housing Market Report

Dudley

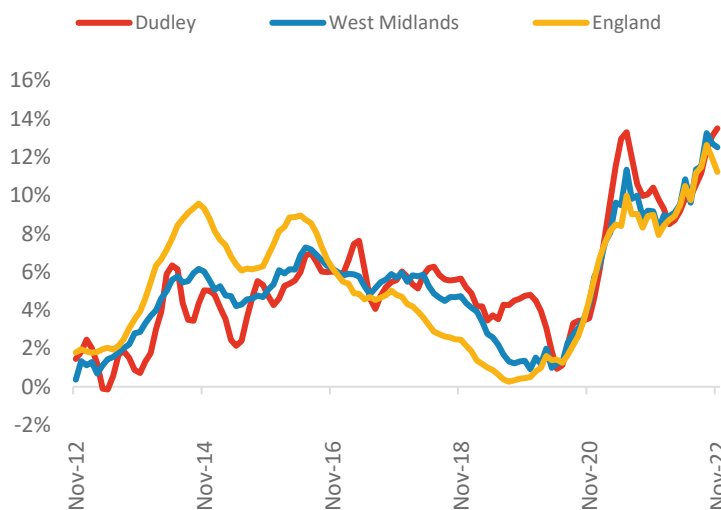


Powered by: **BuiltPlace**

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £238,440 | 4.1% | 13.5% | 43.7% | 78.3% |
| Transactions | 3,579 | -12.0% | -29.4% | -18.1% | 21.7% |

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Dudley grew by 13.5% 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.

Dudley house prices are now 58.7% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

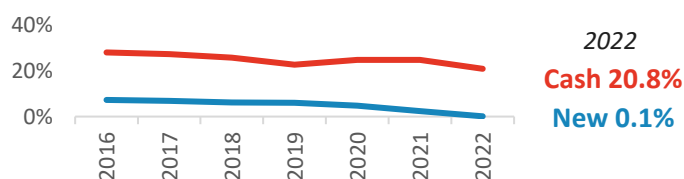
Local prices have grown by 13.1% in 2022 so far, compared to growth of 9.4% over the same period last year.

Transactions (September 2022 data)

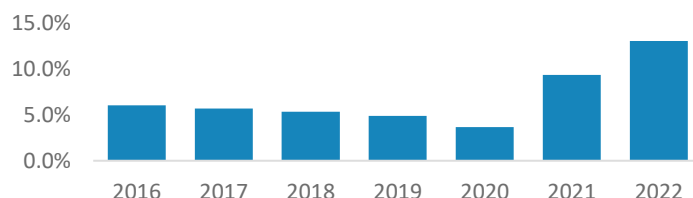
There were 3,579 transactions in Dudley during the 12 months to September 2022. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dudley have fallen by 13.8% since 2014, compared to changes of -20.3% for the West Midlands and -25.4% for England.

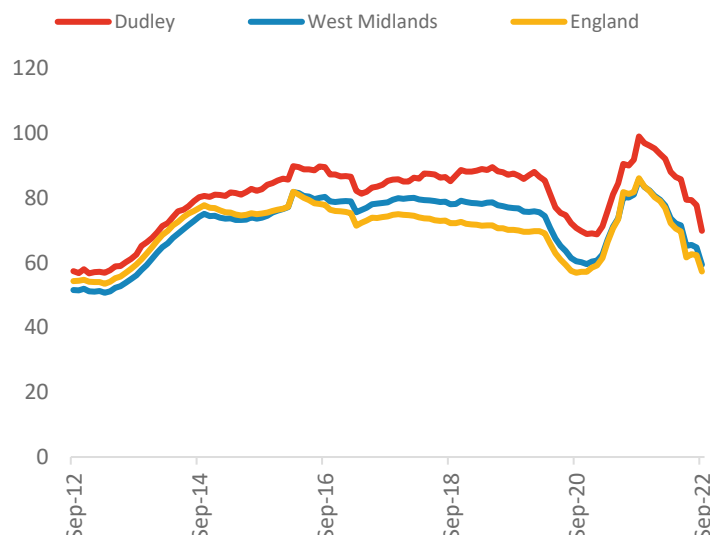
Cash and New Build Sales as % of Total, by Year*



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



Annual Transactions, Indexed (2001-05 average = 100)



* 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.