

January 2023 Housing Market Report

Malvern Hills

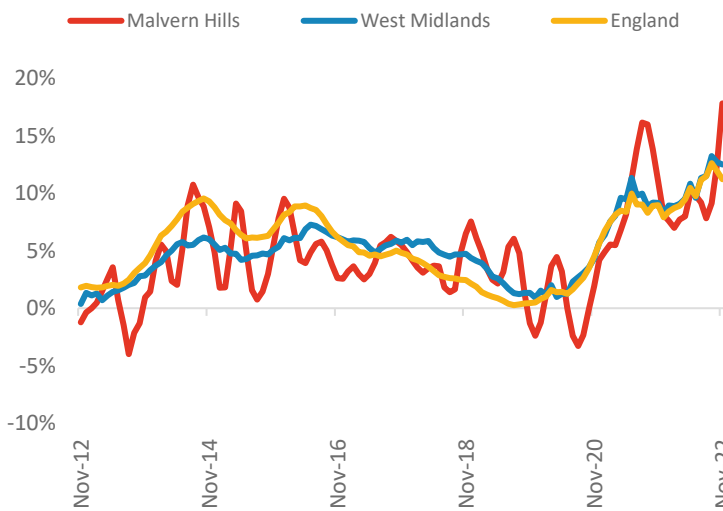
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	Current level	3 month	Annual	5 year	10 year
House prices	£367,855	7.8%	17.8%	40.1%	72.8%
Transactions	1,016	-8.1%	-38.5%	-27.5%	1.2%

House Prices (November 2022 data)

Annual Change in House Prices

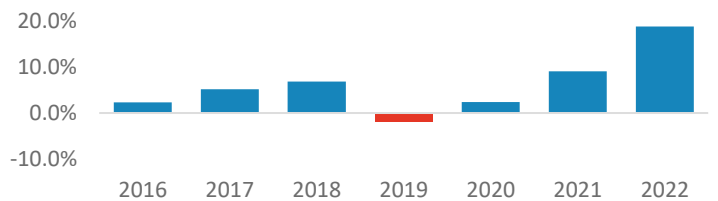


House prices in Malvern Hills grew by 17.8% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the West Midlands grew by 12.5% over the same period.

Malvern Hills house prices are now 51.5% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

Local prices have grown by 18.9% in 2022 so far, compared to growth of 9.1% over the same period last year.

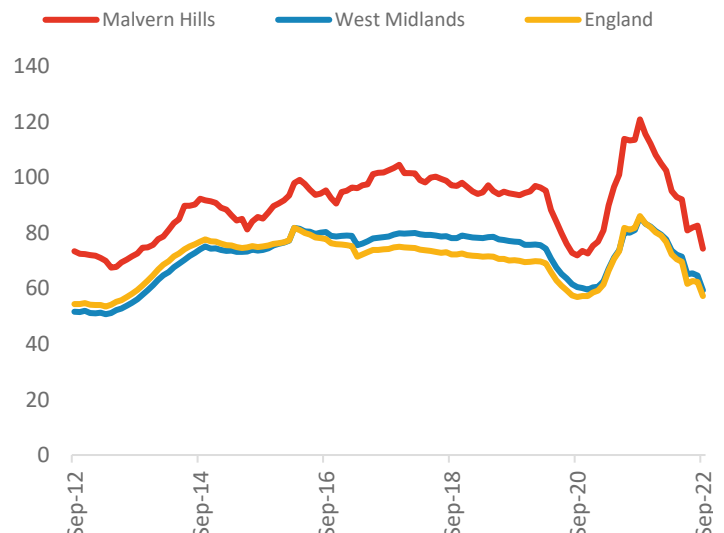
Year-To-Date Change in House Prices, December to November



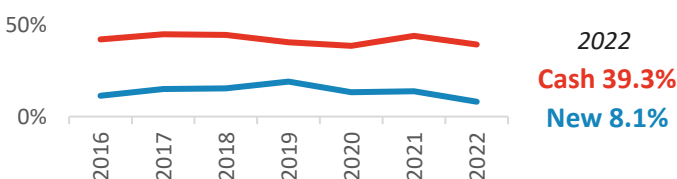
Transactions (September 2022 data)

There were 1,016 transactions in Malvern Hills during the 12 months to September 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Malvern Hills have fallen by 18.1% 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.