

# January 2023 Housing Market Report

## Stafford

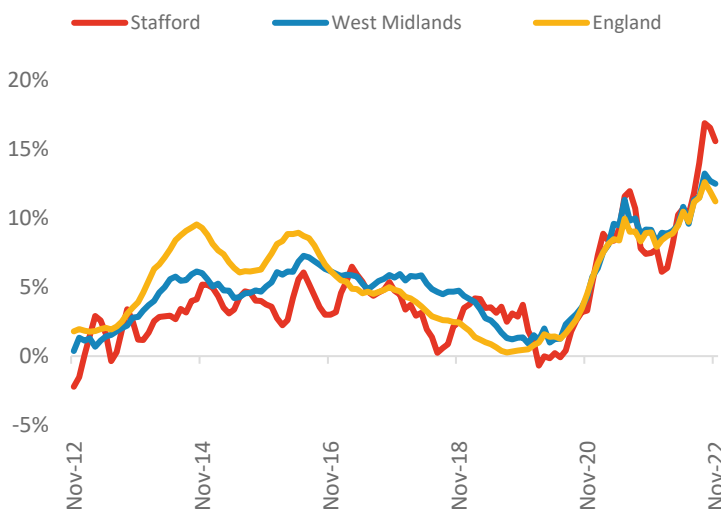


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	Current level	3 month	Annual	5 year	10 year
House prices	£271,773	3.2%	15.6%	36.4%	62.6%
Transactions	1,727	-10.1%	-33.9%	-31.8%	17.7%

### House Prices (November 2022 data)

#### Annual Change in House Prices

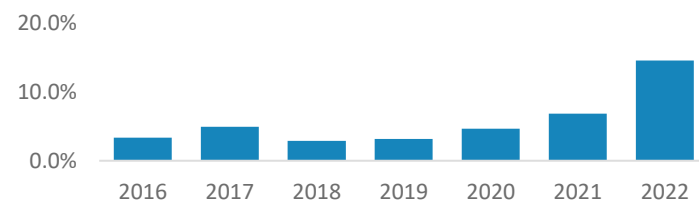


House prices in Stafford grew by 15.6% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the West Midlands grew by 12.5% over the same period.

Stafford house prices are now 45.8% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

Local prices have grown by 14.6% in 2022 so far, compared to growth of 6.8% over the same period last year.

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

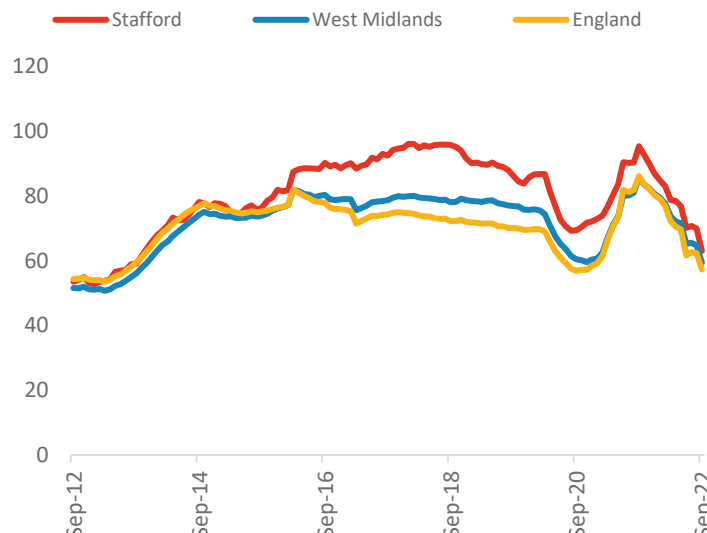


### Transactions (September 2022 data)

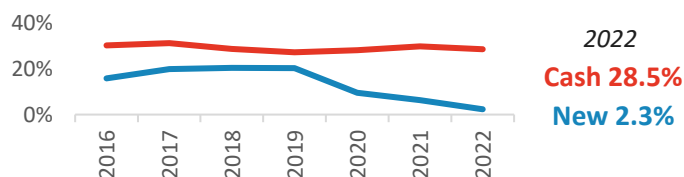
There were 1,727 transactions in Stafford during the 12 months to September 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stafford have fallen by 18.8% 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.