

January 2023 Housing Market Report

Stroud

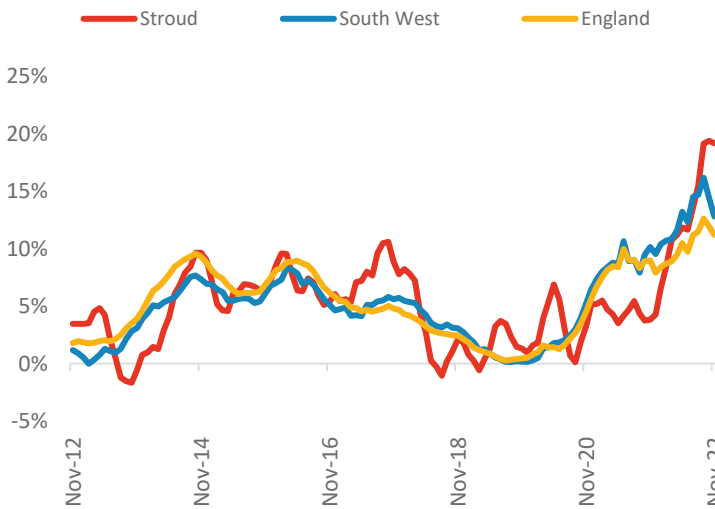


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	Current level	3 month	Annual	5 year	10 year
House prices	£367,790	5.7%	19.2%	32.2%	76.1%
Transactions	1,620	-9.2%	-37.2%	-18.2%	5.2%

House Prices (November 2022 data)

Annual Change in House Prices

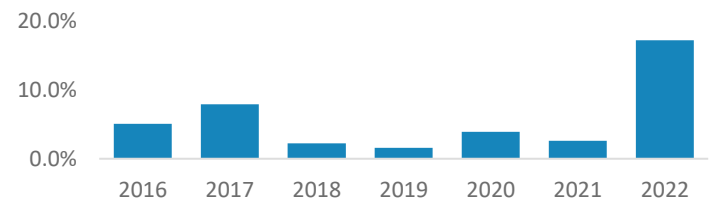


House prices in Stroud grew by 19.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

Stroud house prices are now 58.7% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 17.3% in 2022 so far, compared to growth of 2.6% over the same period last year.

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

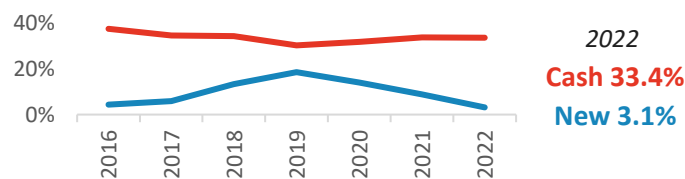


Transactions (September 2022 data)

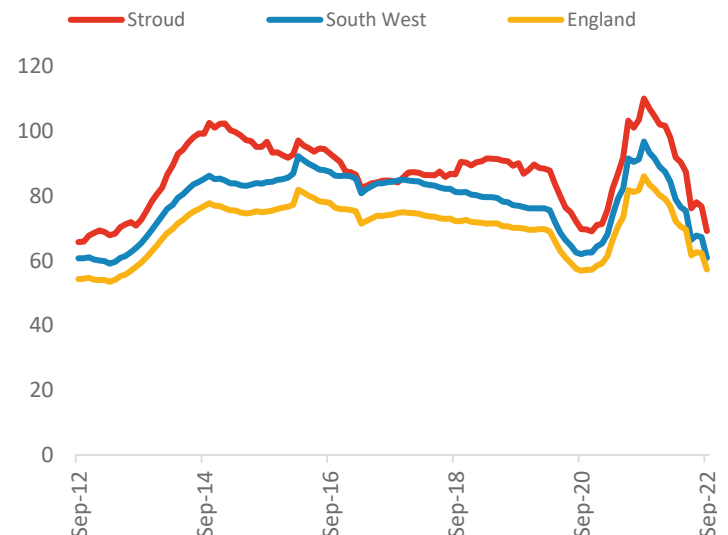
There were 1,620 transactions in Stroud during the 12 months to September 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stroud have fallen by 32.4% since 2014, compared to changes of -28.7% for the South West and -25.4% for England.

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



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.