

January 2023 Housing Market Report

Walsall

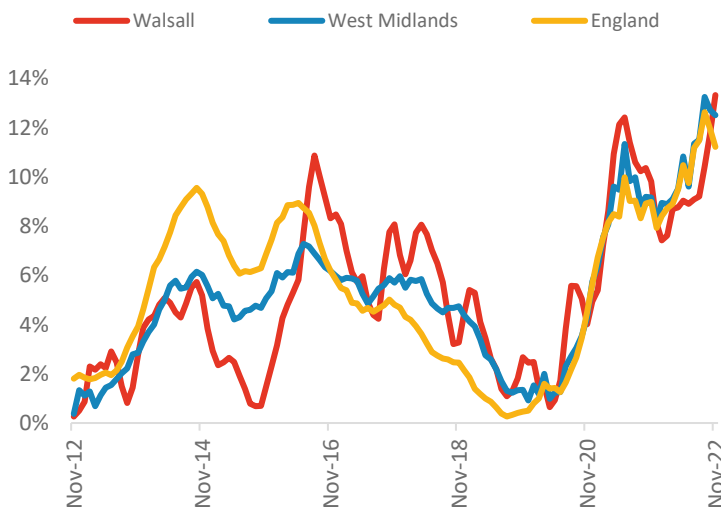
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£221,121	4.1%	13.3%	37.3%	76.3%
Transactions	2,601	-10.3%	-28.3%	-25.9%	17.5%

House Prices (November 2022 data)

Annual Change in House Prices

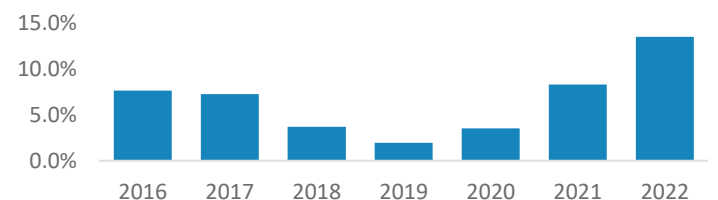


House prices in Walsall grew by 13.3% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the West Midlands grew by 12.5% over the same period.

Walsall house prices are now 49.6% above their previous peak in 2007, compared to +55.1% for the West Midlands and +61.9% across England.

Local prices have grown by 13.6% in 2022 so far, compared to growth of 8.3% over the same period last year.

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

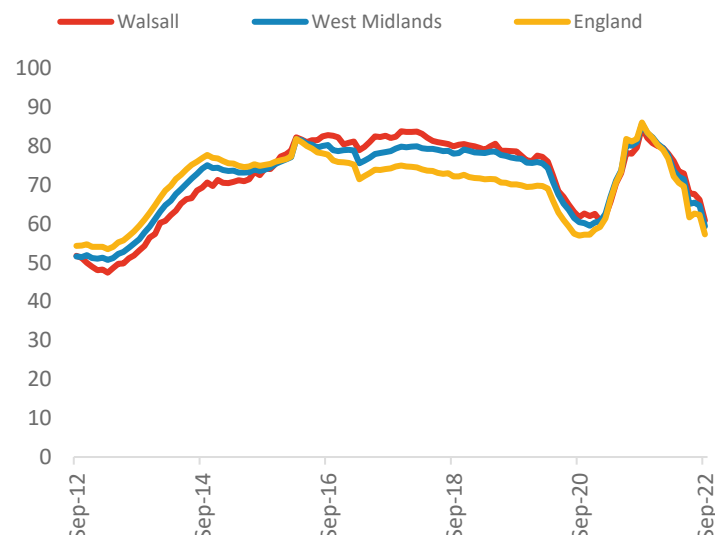


Transactions (September 2022 data)

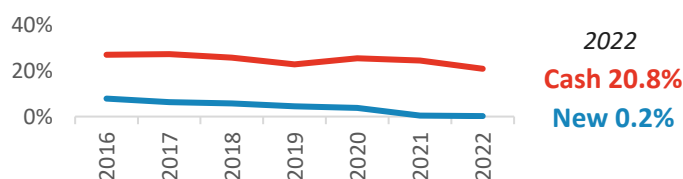
There were 2,601 transactions in Walsall during the 12 months to September 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Walsall have fallen by 14.7% 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.