

February 2023 Housing Market Report

Birmingham

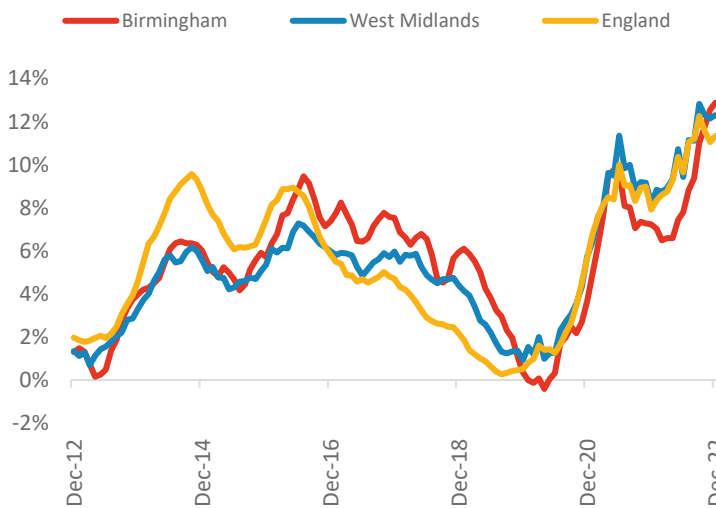
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	Current level	3 month	Annual	5 year	10 year
House prices	£239,016	3.1%	12.9%	33.4%	79.5%
Transactions	10,138	-6.6%	-21.7%	-23.7%	13.6%

House Prices (December 2022 data)

Annual Change in House Prices

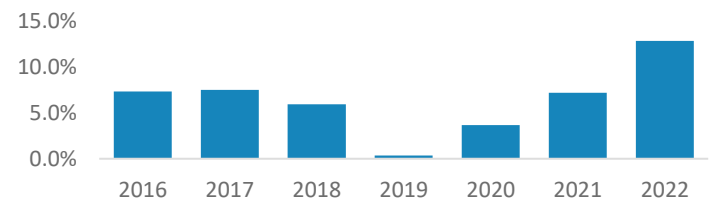


House prices in Birmingham grew by 12.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the West Midlands grew by 12.3% over the same period.

Birmingham house prices are now 59.7% above their previous peak in 2007, compared to +54.9% for the West Midlands and +61.9% across England.

Local prices have grown by 12.9% in 2022 so far, compared to growth of 7.2% over the same period last year.

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

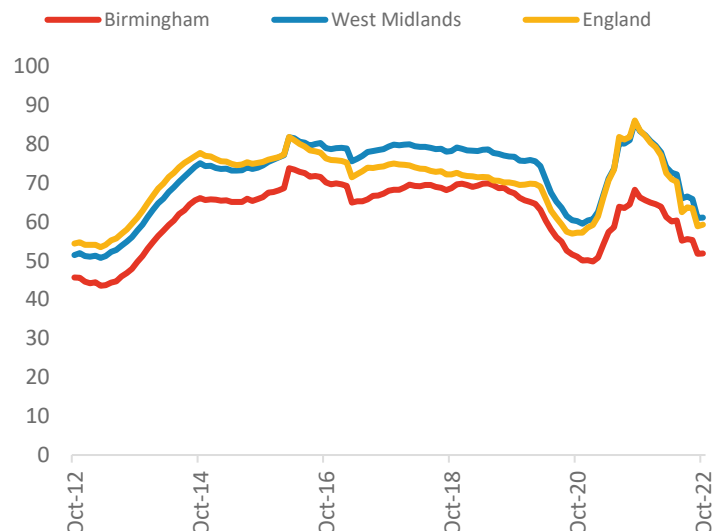


Transactions (October 2022 data)

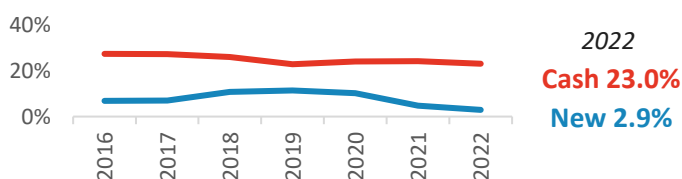
There were 10,138 transactions in Birmingham during the 12 months to October 2022. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Birmingham have fallen by 21.1% since 2014, compared to changes of -17.9% for the West Midlands and -22.8% 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.