

Malvern Hills

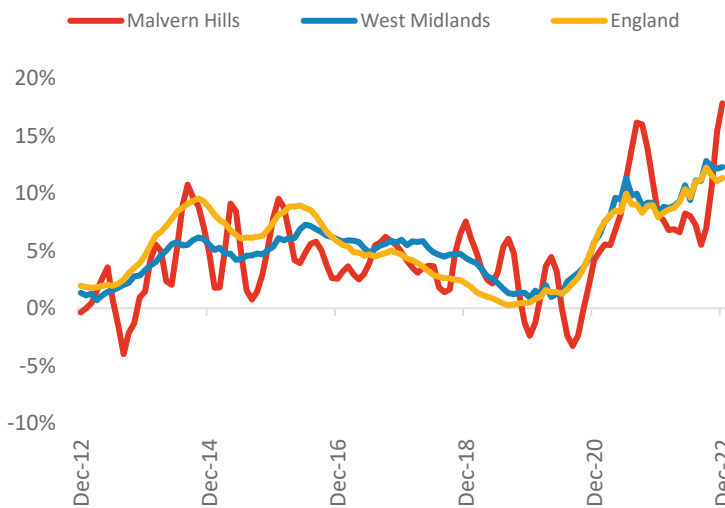
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £351,325 | 7.2% | 17.9% | 39.4% | 72.0% |
| Transactions | 1,052 | -7.4% | -33.4% | -25.6% | 6.2% |

House Prices (December 2022 data)

Annual Change in House Prices

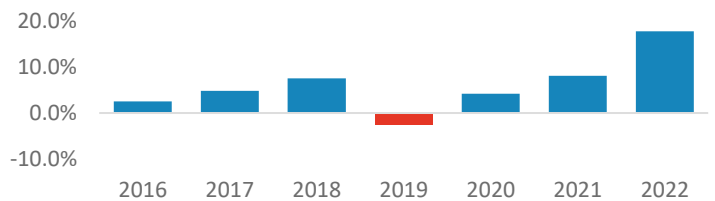


House prices in Malvern Hills grew by 17.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the West Midlands grew by 12.3% over the same period.

Malvern Hills house prices are now 50.2% above their previous peak in 2007, compared to +54.9% for the West Midlands and +61.9% across England.

Local prices have grown by 17.9% in 2022 so far, compared to growth of 8.2% over the same period last year.

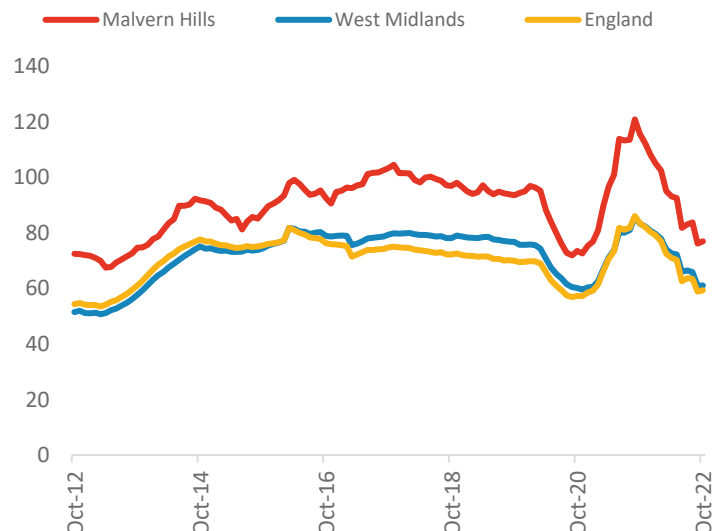
Year-To-Date Change in House Prices, December to December



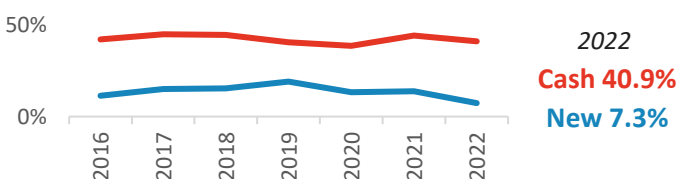
Transactions (October 2022 data)

There were 1,052 transactions in Malvern Hills during the 12 months to October 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Malvern Hills have fallen by 15.2% 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.