

# February 2023 Housing Market Report

## Stafford

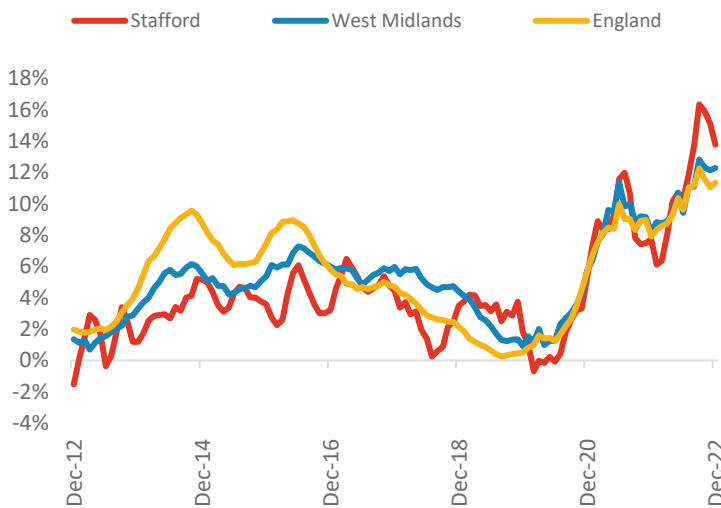
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£269,221	1.0%	13.8%	36.0%	61.7%
Transactions	1,754	-10.9%	-30.8%	-31.9%	18.4%

### House Prices (December 2022 data)

#### Annual Change in House Prices

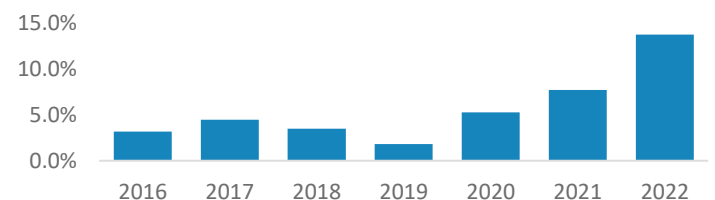


House prices in Stafford grew by 13.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the West Midlands grew by 12.3% over the same period.

Stafford house prices are now 44.8% above their previous peak in 2007, compared to +54.9% for the West Midlands and +61.9% across England.

Local prices have grown by 13.8% in 2022 so far, compared to growth of 7.7% over the same period last year.

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

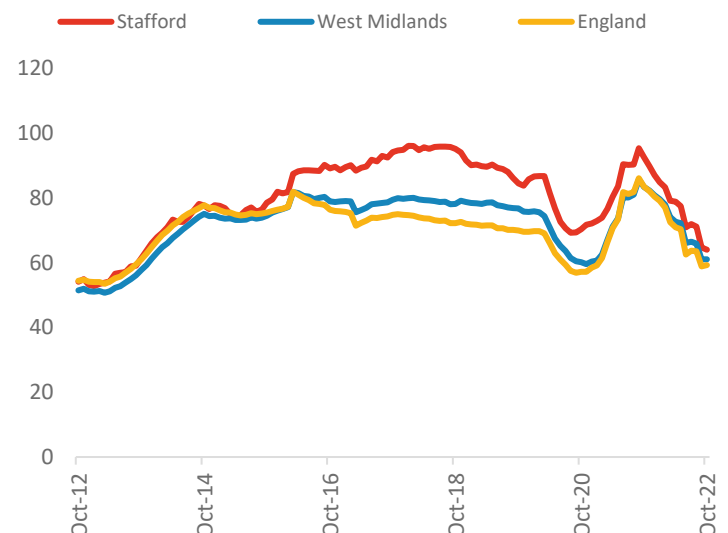


### Transactions (October 2022 data)

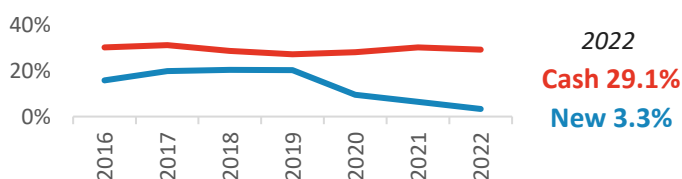
There were 1,754 transactions in Stafford during the 12 months to October 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stafford have fallen by 17.6% 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.