

# February 2023 Housing Market Report

## Stroud

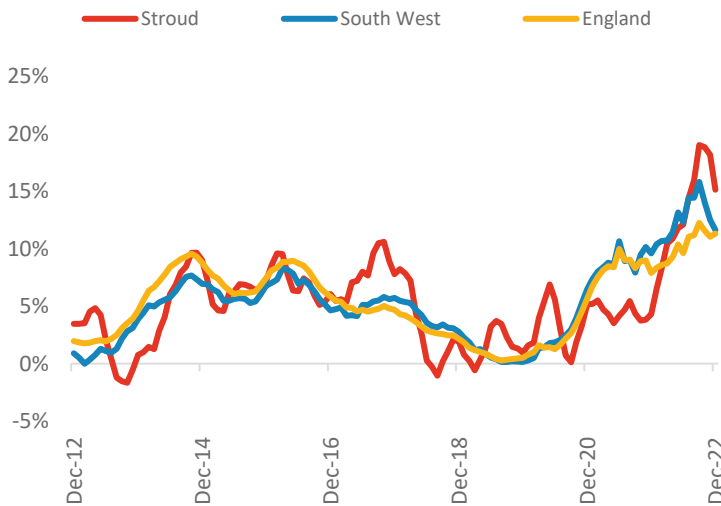
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £349,916      | 1.2%    | 15.1%  | 30.0%  | 75.0%   |
| Transactions | 1,688         | -8.9%   | -32.6% | -14.4% | 9.4%    |

### House Prices (December 2022 data)

#### Annual Change in House Prices

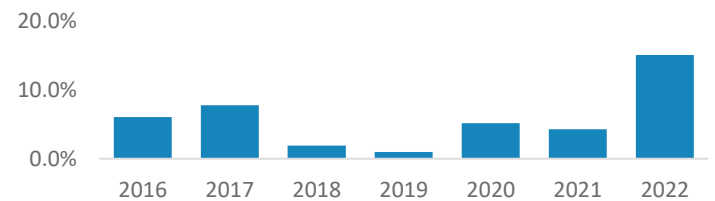


House prices in Stroud grew by 15.1% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 11.6% over the same period.

Stroud house prices are now 55.8% above their previous peak in 2007, compared to +58.0% for the South West and +61.9% across England.

Local prices have grown by 15.1% in 2022 so far, compared to growth of 4.3% over the same period last year.

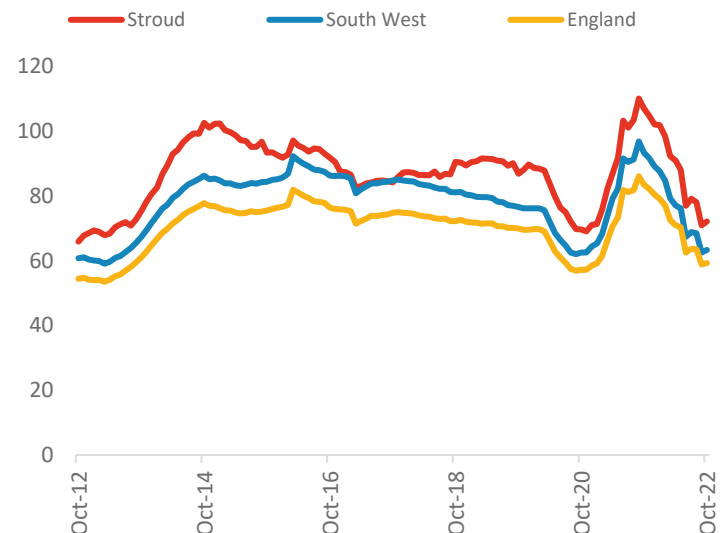
#### Year-To-Date Change in House Prices, December to December



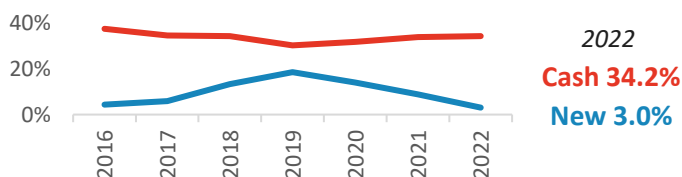
### Transactions (October 2022 data)

There were 1,688 transactions in Stroud during the 12 months to October 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Stroud have fallen by 29.5% since 2014, compared to changes of -25.8% for the South West 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.