

May 2023 Housing Market Report

Malvern Hills

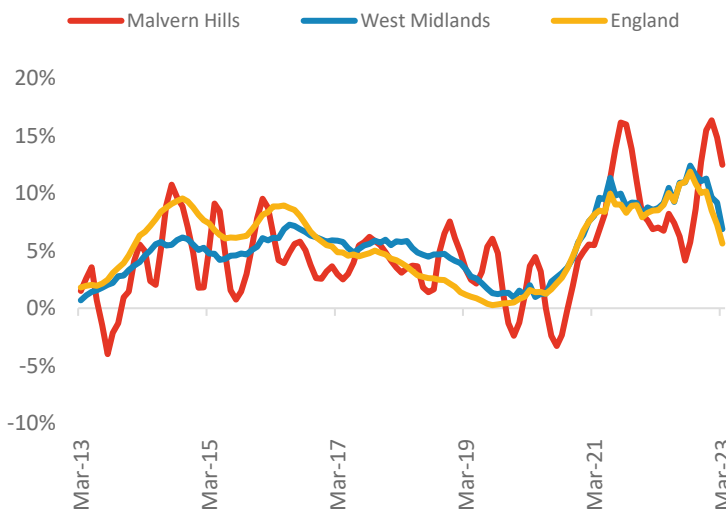
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	Current level	3 month	Annual	5 year	10 year
House prices	£340,066	0.1%	12.5%	36.1%	69.9%
Transactions	1,061	-3.7%	-26.1%	-23.6%	8.0%

House Prices (March 2023 data)

Annual Change in House Prices

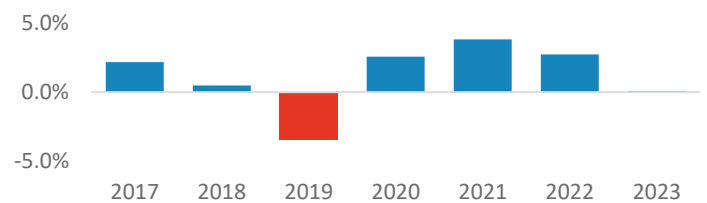


House prices in Malvern Hills grew by 12.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the West Midlands grew by 6.9% over the same period.

Malvern Hills house prices are now 47.3% above their previous peak in 2007, compared to +51.8% for the West Midlands and +57.9% across England.

Local prices have grown by 0.1% in 2023 so far, compared to growth of 2.8% over the same period last year.

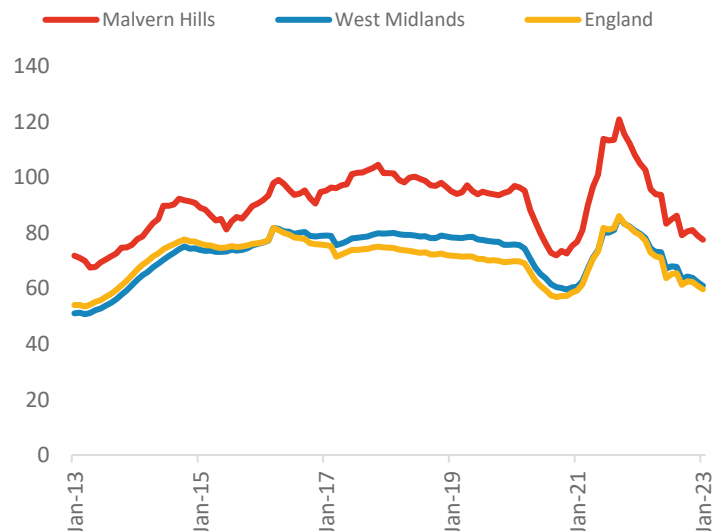
Year-To-Date Change in House Prices, December to March



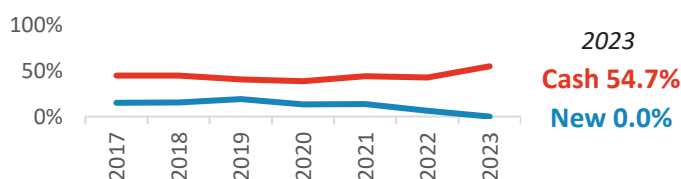
Transactions (January 2023 data)

There were 1,061 transactions in Malvern Hills during the 12 months to January 2023. This is 78% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Malvern Hills have fallen by 14.5% since 2014, compared to changes of -18.1% for the West Midlands and -22.4% 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.