

May 2023 Housing Market Report

Stafford

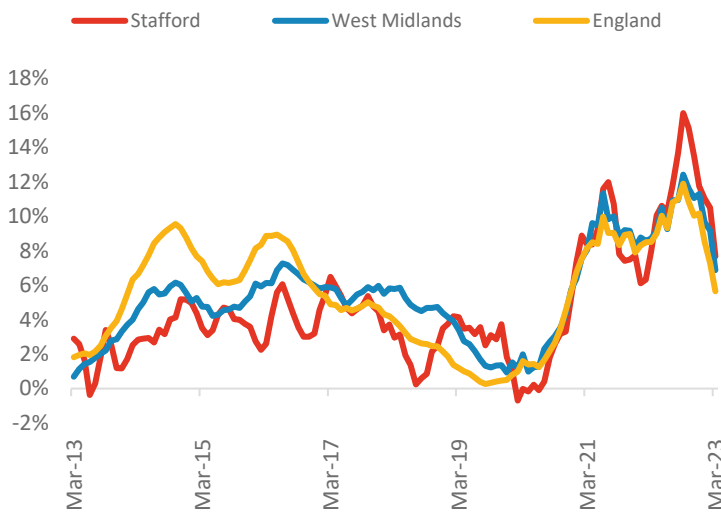
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	Current level	3 month	Annual	5 year	10 year
House prices	£257,106	-2.0%	7.7%	31.2%	57.1%
Transactions	1,777	-2.8%	-23.5%	-32.5%	23.0%

House Prices (March 2023 data)

Annual Change in House Prices

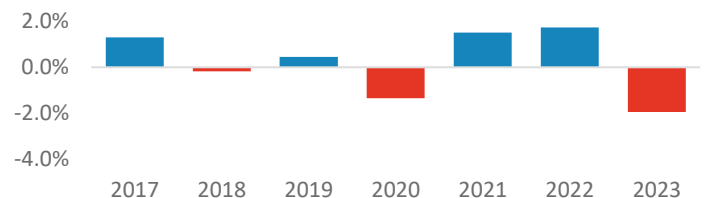


House prices in Stafford grew by 7.7% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the West Midlands grew by 6.9% over the same period.

Stafford house prices are now 39.4% above their previous peak in 2007, compared to +51.8% for the West Midlands and +57.9% across England.

Local prices have fallen by 2.0% in 2023 so far, compared to growth of 1.7% over the same period last year.

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

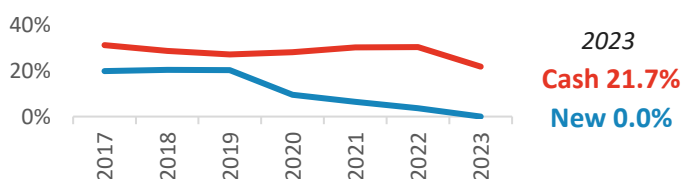


Transactions (January 2023 data)

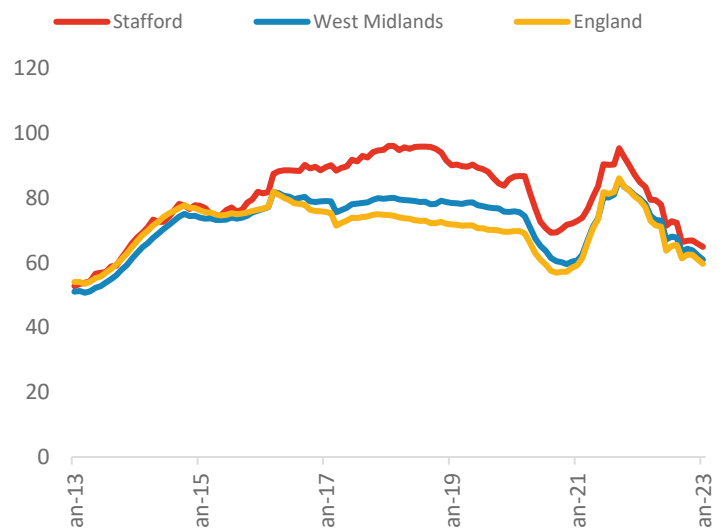
There were 1,777 transactions in Stafford during the 12 months to January 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stafford have fallen by 16.5% since 2014, compared to changes of -18.1% for the West Midlands and -22.4% for England.

Cash and New Build Sales as % of Total, by Year*



Annual Transactions, Indexed (2001-05 average = 100)



* 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.