

Stoke-on-Trent

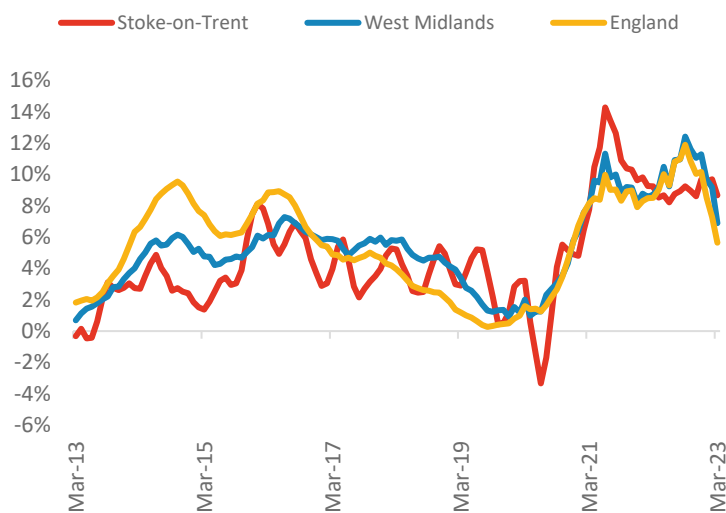
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	Current level	3 month	Annual	5 year	10 year
House prices	£145,185	1.8%	8.7%	35.9%	65.4%
Transactions	3,209	-4.3%	-16.7%	-19.1%	41.7%

House Prices (March 2023 data)

Annual Change in House Prices

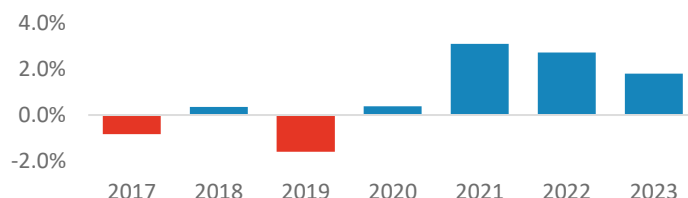


House prices in Stoke-on-Trent grew by 8.7% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the West Midlands grew by 6.9% over the same period.

Stoke-on-Trent house prices are now 34.7% above their previous peak in 2007, compared to +51.8% for the West Midlands and +57.9% across England.

Local prices have grown by 1.8% in 2023 so far, compared to growth of 2.7% over the same period last year.

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

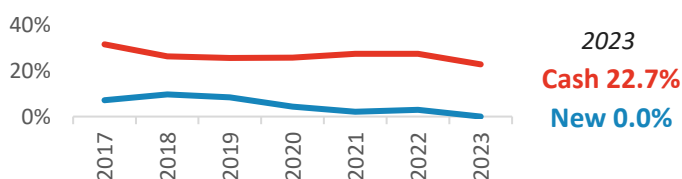


Transactions (January 2023 data)

There were 3,209 transactions in Stoke-on-Trent during the 12 months to January 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stoke-on-Trent have fallen by 9.0% 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*



* 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.

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

