

August 2023 Housing Market Report

Rugby

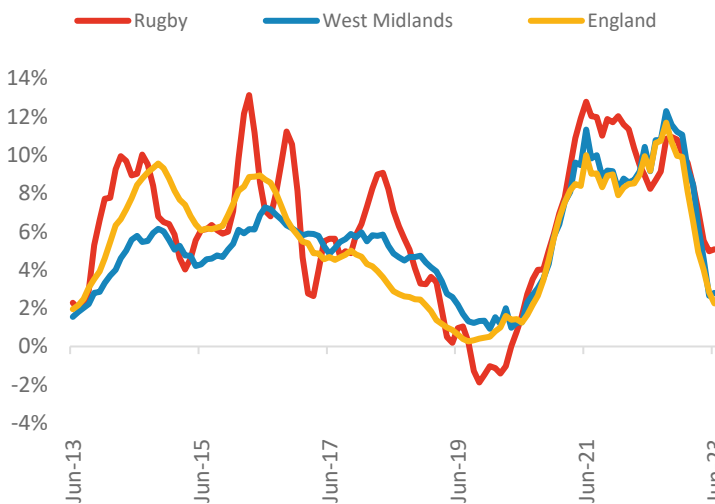
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £307,453 | 0.6% | 5.1% | 31.6% | 84.4% |
| Transactions | 1,495 | -10.6% | -20.4% | -20.7% | 4.9% |

House Prices (June 2023 data)

Annual Change in House Prices

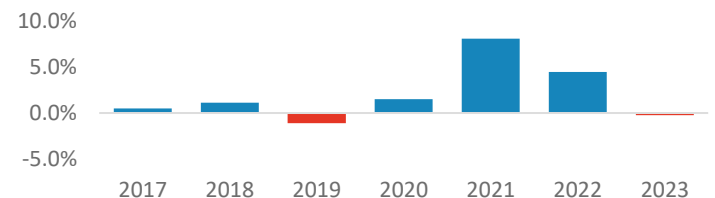


House prices in Rugby grew by 5.1% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the West Midlands grew by 2.8% over the same period.

Rugby house prices are now 66.3% above their previous peak in 2007, compared to +50.2% for the West Midlands and +56.6% across England.

Local prices have fallen by 0.2% in 2023 so far, compared to growth of 4.5% over the same period last year.

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

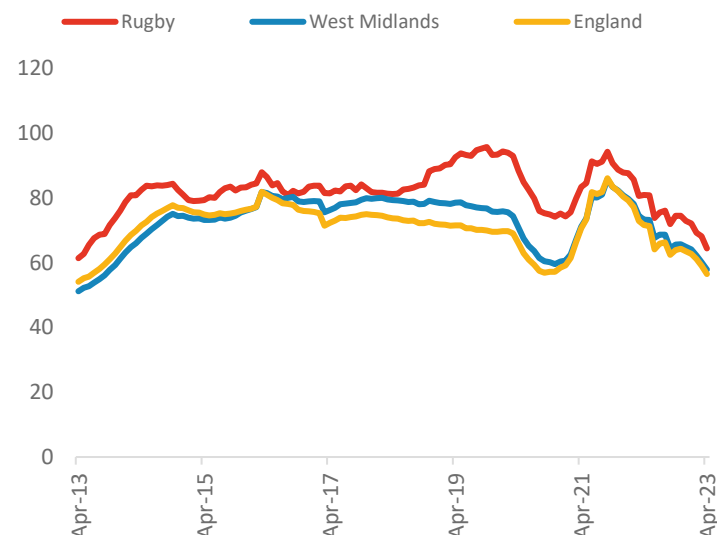


Transactions (April 2023 data)

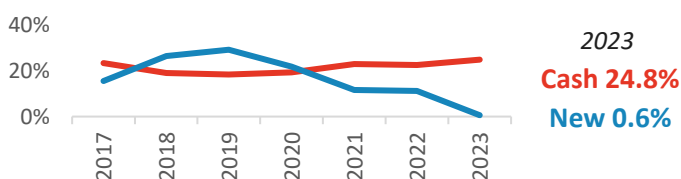
There were 1,495 transactions in Rugby during the 12 months to April 2023. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Rugby have fallen by 20.5% since 2014, compared to changes of -22.3% for the West Midlands and -26.4% 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.