

October 2023 Housing Market Report

Coventry

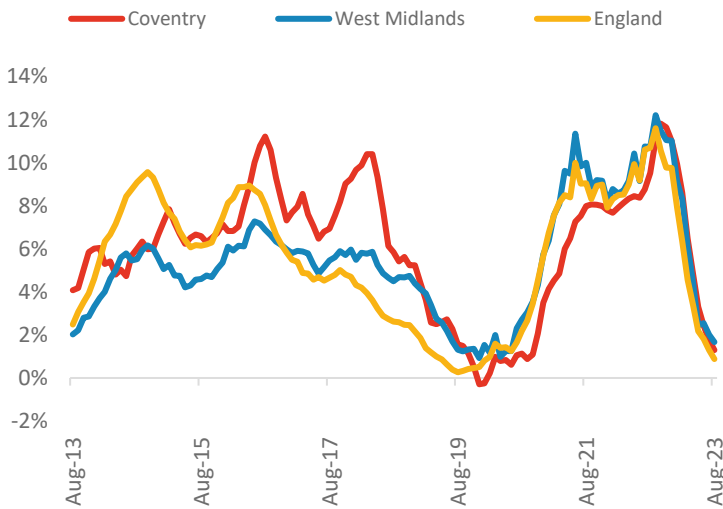


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	Current level	3 month	Annual	5 year	10 year
House prices	£230,604	1.5%	1.3%	23.1%	75.0%
Transactions	3,171	-13.0%	-22.9%	-31.5%	-5.4%

House Prices (August 2023 data)

Annual Change in House Prices

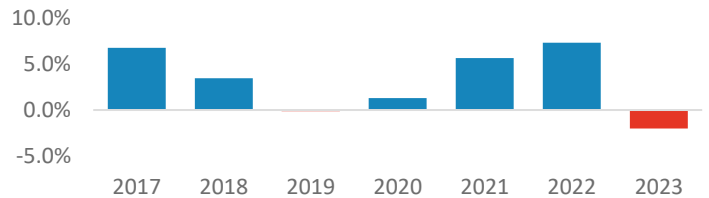


House prices in Coventry grew by 1.3% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.7% over the same period.

Coventry house prices are now 60.8% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

Local prices have fallen by 2.0% in 2023 so far, compared to growth of 7.4% over the same period last year.

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

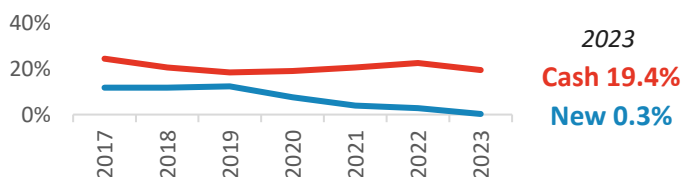


Transactions (June 2023 data)

There were 3,171 transactions in Coventry during the 12 months to June 2023. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Coventry have fallen by 34.1% since 2014, compared to changes of -25.4% for the West Midlands and -29.7% 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)

