

October 2023 Housing Market Report

East Staffordshire

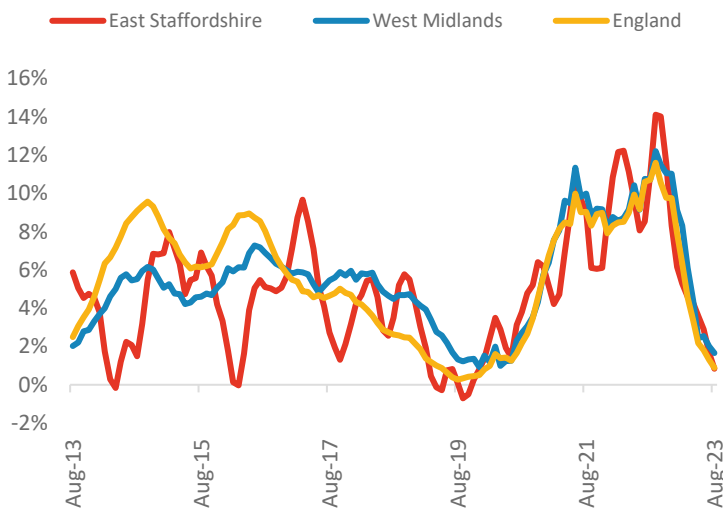


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	Current level	3 month	Annual	5 year	10 year
House prices	£233,814	0.7%	0.8%	26.7%	53.7%
Transactions	1,536	-10.0%	-19.4%	-28.4%	8.3%

House Prices (August 2023 data)

Annual Change in House Prices

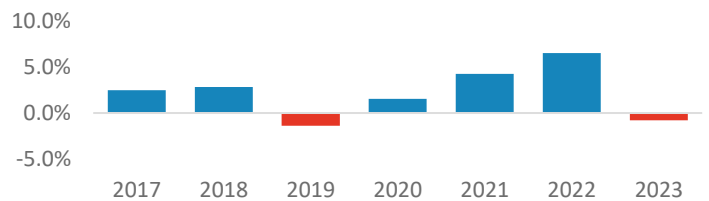


House prices in East Staffordshire grew by 0.8% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.7% over the same period.

East Staffordshire house prices are now 40.3% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

Local prices have fallen by 0.8% in 2023 so far, compared to growth of 6.6% over the same period last year.

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

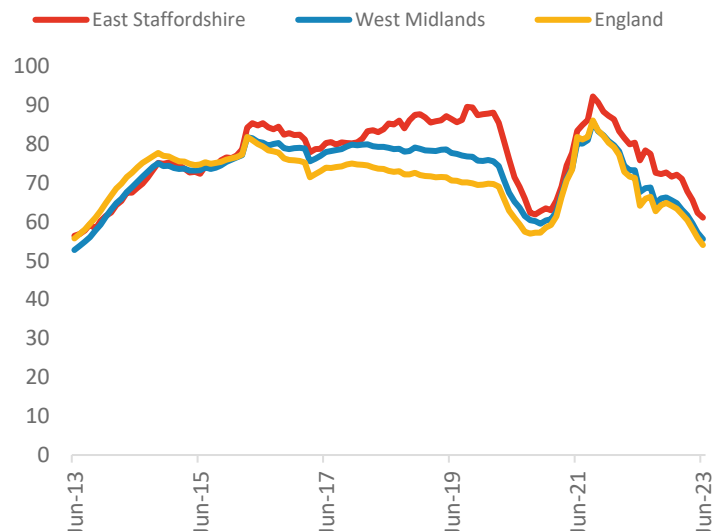


Transactions (June 2023 data)

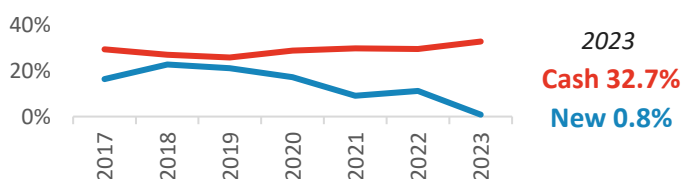
There were 1,536 transactions in East Staffordshire during the 12 months to June 2023. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Staffordshire have fallen by 18.8% since 2014, compared to changes of -25.4% for the West Midlands and -29.7% 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.