

October 2023 Housing Market Report

Shropshire

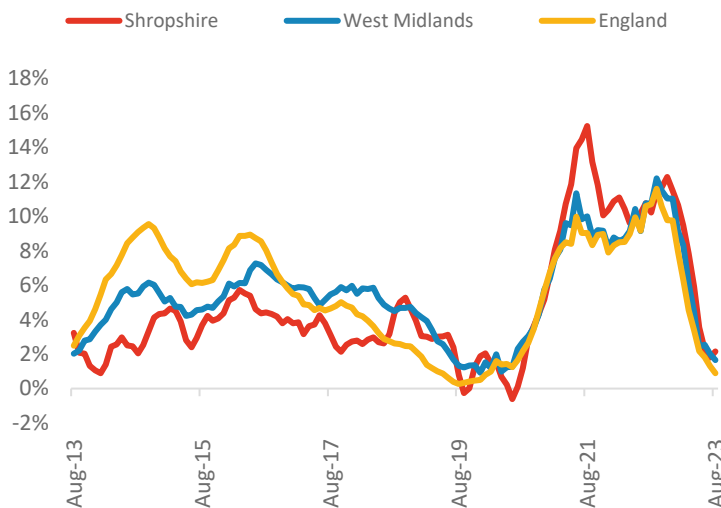


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£283,168	2.7%	2.2%	32.3%	57.4%
Transactions	3,702	-9.8%	-16.9%	-33.8%	3.4%

House Prices (August 2023 data)

Annual Change in House Prices



House prices in Shropshire grew by 2.2% 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.

Shropshire house prices are now 41.3% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

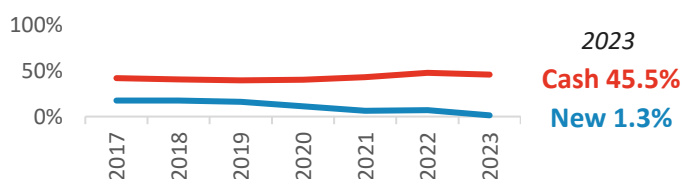
Local prices have fallen by 0.9% in 2023 so far, compared to growth of 8.2% over the same period last year.

Transactions (June 2023 data)

There were 3,702 transactions in Shropshire 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 Shropshire have fallen by 22.9% 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.

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



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

