

October 2023 Housing Market Report

Tamworth

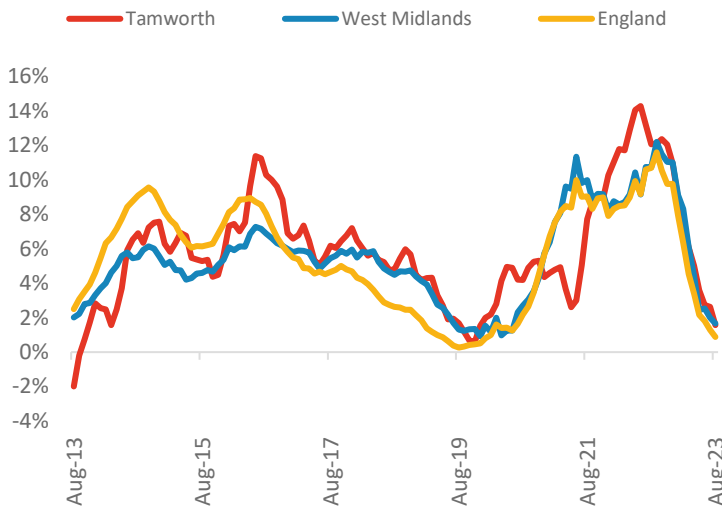
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	Current level	3 month	Annual	5 year	10 year
House prices	£236,859	1.1%	1.6%	29.9%	79.5%
Transactions	882	-12.0%	-24.6%	-26.1%	22.7%

House Prices (August 2023 data)

Annual Change in House Prices

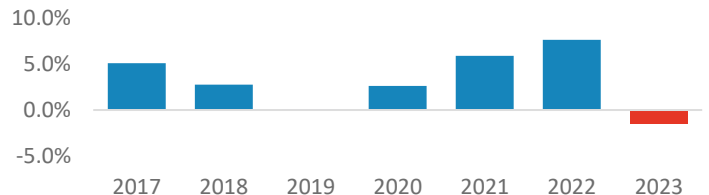


House prices in Tamworth grew by 1.6% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.7% over the same period.

Tamworth house prices are now 58.7% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

Local prices have fallen by 1.4% in 2023 so far, compared to growth of 7.7% over the same period last year.

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

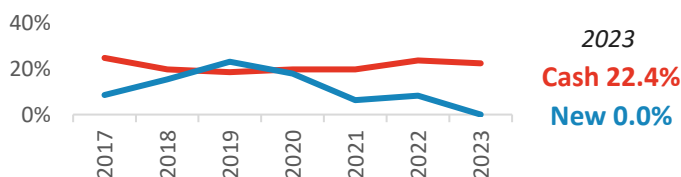


Transactions (June 2023 data)

There were 882 transactions in Tamworth during the 12 months to June 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Tamworth have fallen by 19.2% 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)

