

October 2023 Housing Market Report

Warwick

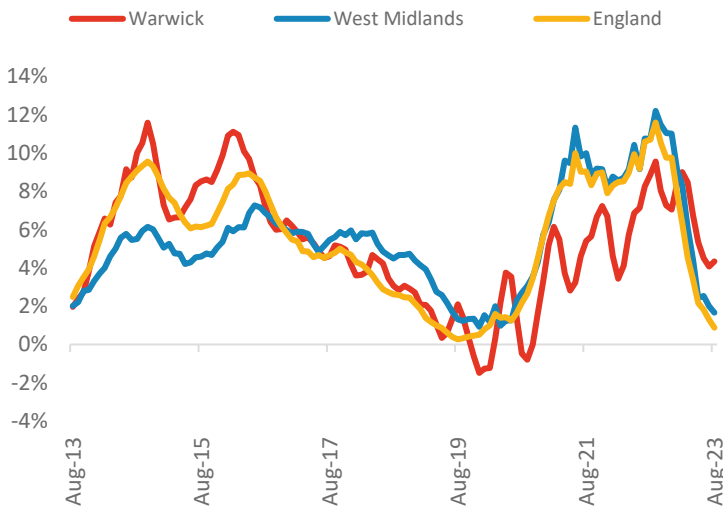
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	Current level	3 month	Annual	5 year	10 year
House prices	£375,112	1.8%	4.3%	21.7%	68.0%
Transactions	1,922	-8.1%	-11.8%	-31.7%	-7.9%

House Prices (August 2023 data)

Annual Change in House Prices

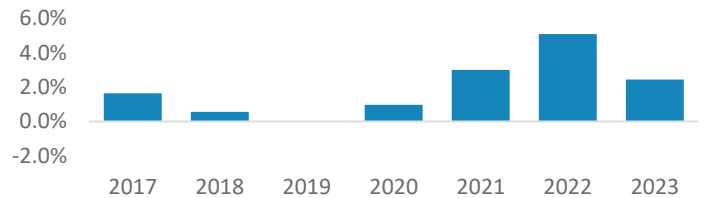


House prices in Warwick grew by 4.3% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.7% over the same period.

Warwick house prices are now 68.2% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

Local prices have grown by 2.4% in 2023 so far, compared to growth of 5.1% over the same period last year.

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

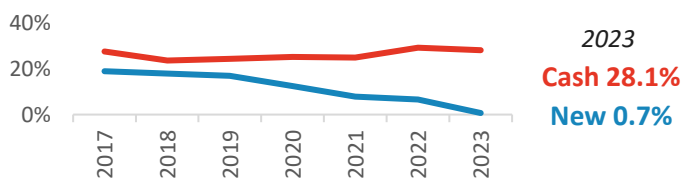


Transactions (June 2023 data)

There were 1,922 transactions in Warwick during the 12 months to June 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warwick have fallen by 29.2% 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)

