

# October 2023 Housing Market Report

## Wychavon

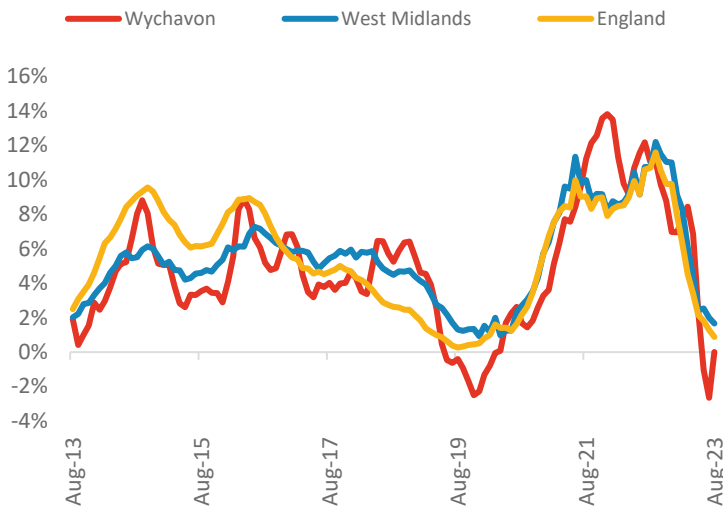


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	Current level	3 month	Annual	5 year	10 year
House prices	£353,503	0.7%	0.0%	25.1%	61.3%
Transactions	1,514	-8.2%	-13.1%	-38.1%	-3.0%

### House Prices (August 2023 data)

#### Annual Change in House Prices

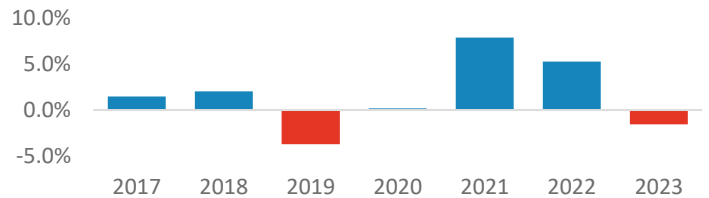


House prices in Wychavon stayed the same in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the West Midlands grew by 1.7% over the same period.

Wychavon house prices are now 43.3% above their previous peak in 2007, compared to +52.4% for the West Midlands and +58.4% across England.

Local prices have fallen by 1.6% in 2023 so far, compared to growth of 5.3% over the same period last year.

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

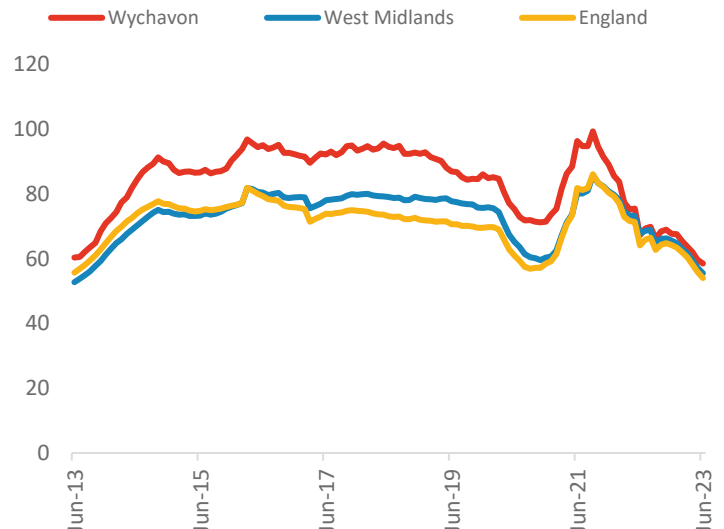


### Transactions (June 2023 data)

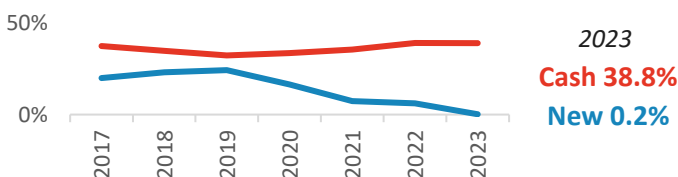
There were 1,514 transactions in Wychavon during the 12 months to June 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wychavon have fallen by 34.6% 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.