

January 2024 Housing Market Report

Sandwell

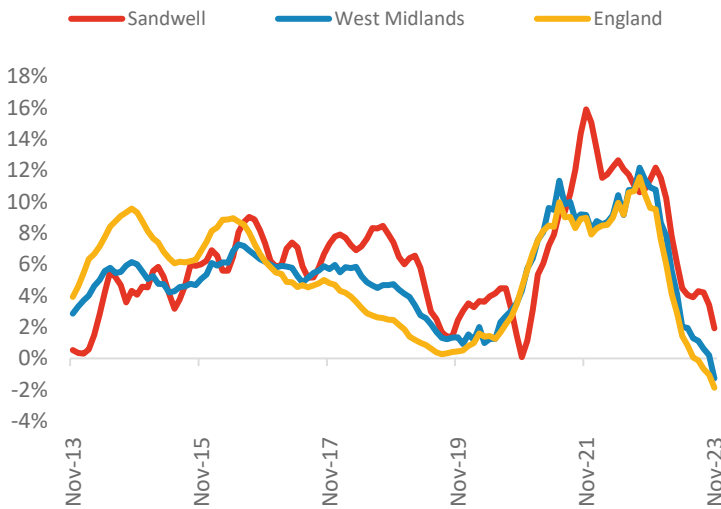
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£204,186	1.7%	1.9%	35.0%	84.2%
Transactions	2,379	-10.5%	-21.5%	-36.0%	0.7%

House Prices (November 2023 data)

Annual Change in House Prices



House prices in Sandwell grew by 1.9% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the West Midlands fell by 1.3% over the same period.

Sandwell house prices are now 58.3% above their previous peak in 2007, compared to +50.9% for the West Midlands and +56.6% across England.

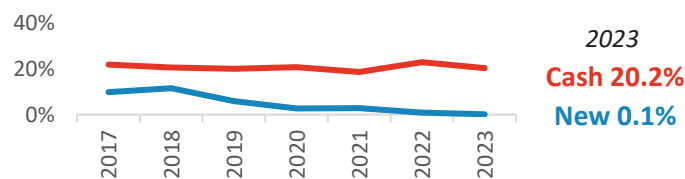
Local prices have grown by 0.9% in 2023 so far, compared to growth of 11.1% over the same period in 2022.

Transactions (September 2023 data)

There were 2,379 transactions in Sandwell during the 12 months to September 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sandwell have fallen by 26.8% since 2014, compared to changes of -31.2% for the West Midlands and -35.3% for England.

Cash and New Build Sales as % of Total, by Year*

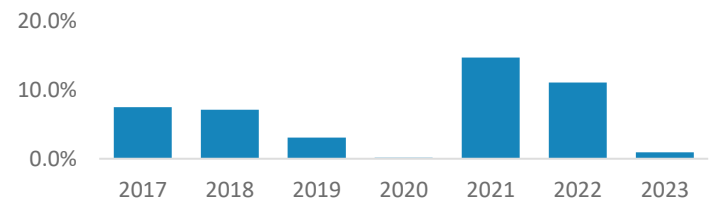


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

