

# January 2024 Housing Market Report

## Solihull

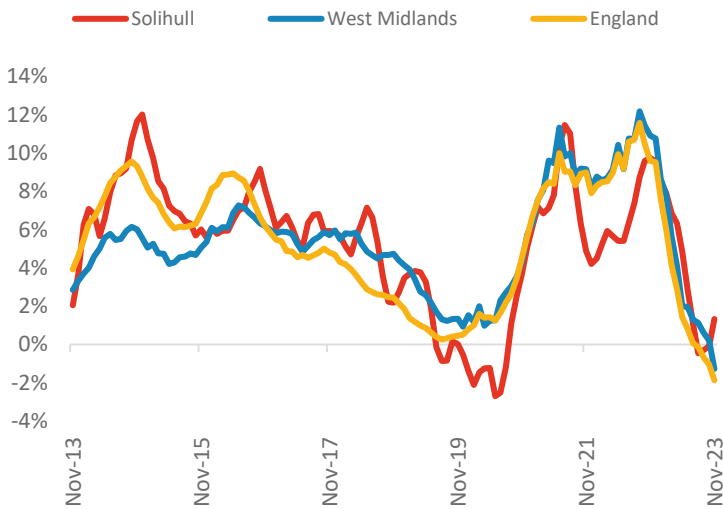
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	Current level	3 month	Annual	5 year	10 year
House prices	£345,366	3.3%	1.3%	20.9%	67.5%
Transactions	2,436	-11.7%	-21.8%	-30.9%	-11.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

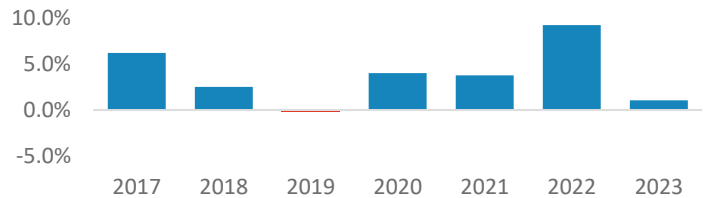


House prices in Solihull grew by 1.3% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the West Midlands fell by 1.3% over the same period.

Solihull house prices are now 55.9% above their previous peak in 2007, compared to +50.9% for the West Midlands and +56.6% across England.

Local prices have grown by 1.1% in 2023 so far, compared to growth of 9.3% over the same period in 2022.

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

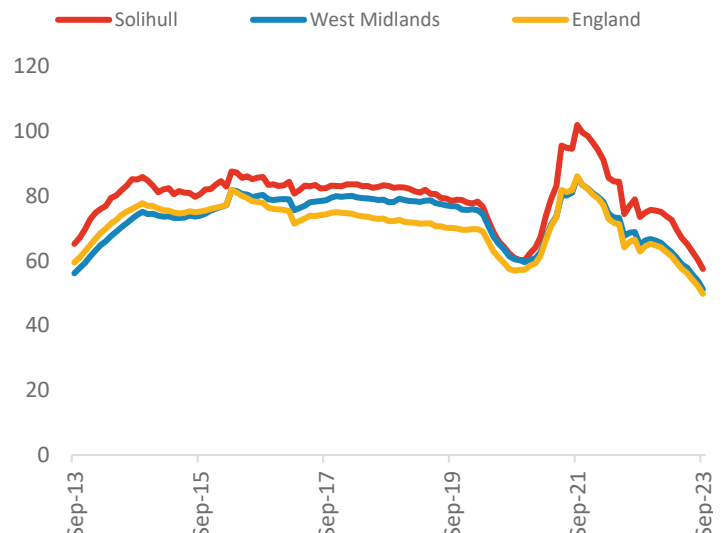


### Transactions (September 2023 data)

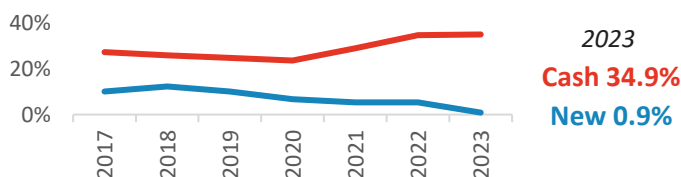
There were 2,436 transactions in Solihull during the 12 months to September 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Solihull have fallen by 30.9% since 2014, compared to changes of -31.2% for the West Midlands and -35.3% 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.