

South Staffordshire

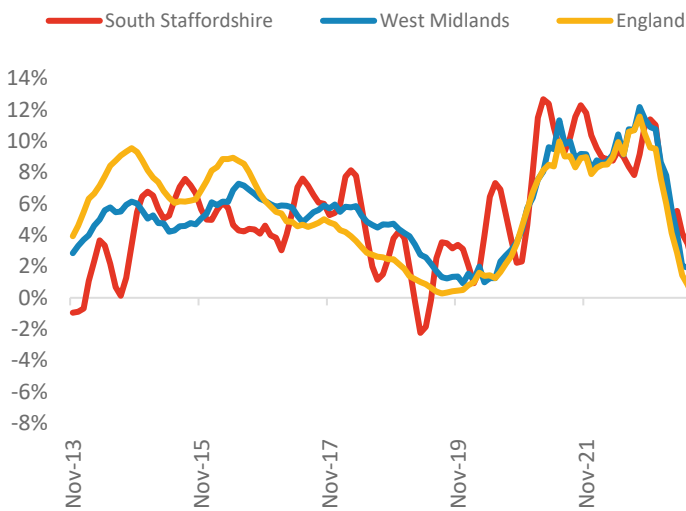


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	Current level	3 month	Annual	5 year	10 year
House prices	£276,429	-3.4%	-5.4%	24.6%	58.8%
Transactions	1,034	-14.4%	-24.9%	-30.2%	-10.3%

House Prices (November 2023 data)

Annual Change in House Prices

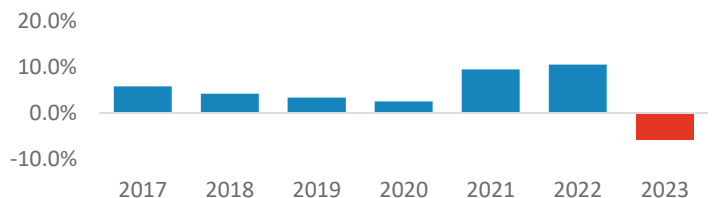


House prices in South Staffordshire fell by 5.4% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the West Midlands fell by 1.3% over the same period.

South Staffordshire house prices are now 39.8% above their previous peak in 2007, compared to +50.9% for the West Midlands and +56.6% across England.

Local prices have fallen by 5.8% in 2023 so far, compared to growth of 10.6% over the same period in 2022.

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

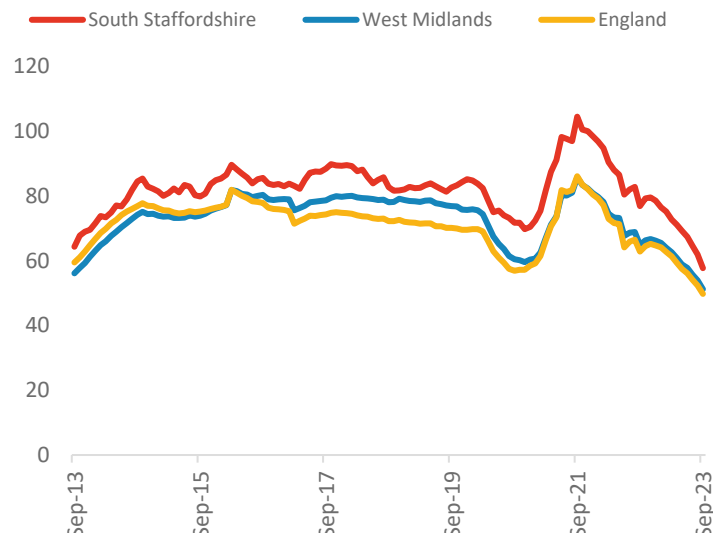


Transactions (September 2023 data)

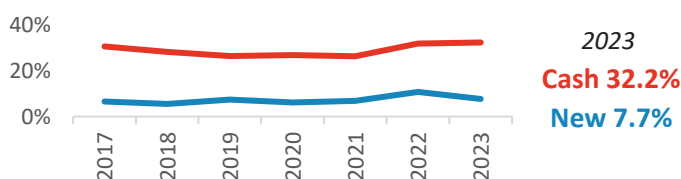
There were 1,034 transactions in South Staffordshire during the 12 months to September 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Staffordshire have fallen by 29.8% 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.