

January 2024 Housing Market Report

Warwick

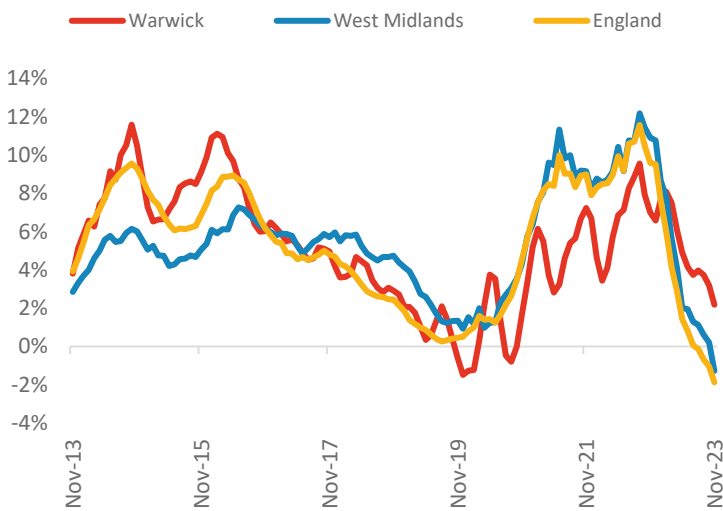
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	Current level	3 month	Annual	5 year	10 year
House prices	£369,823	-0.4%	2.2%	18.4%	63.5%
Transactions	1,830	-9.5%	-15.4%	-32.9%	-18.5%

House Prices (November 2023 data)

Annual Change in House Prices

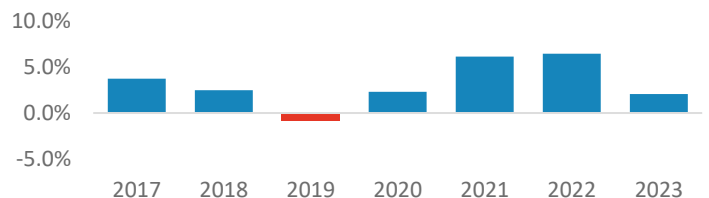


House prices in Warwick grew by 2.2% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the West Midlands fell by 1.3% over the same period.

Warwick house prices are now 66.9% above their previous peak in 2007, compared to +50.9% for the West Midlands and +56.6% across England.

Local prices have grown by 2.1% in 2023 so far, compared to growth of 6.5% over the same period in 2022.

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

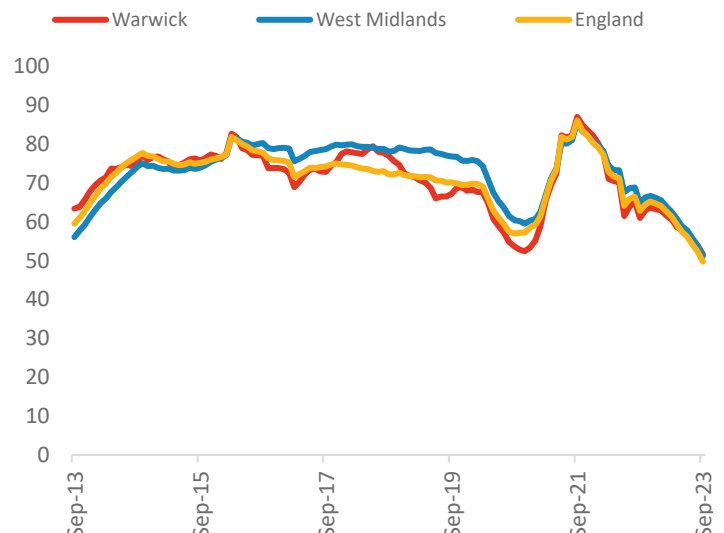


Transactions (September 2023 data)

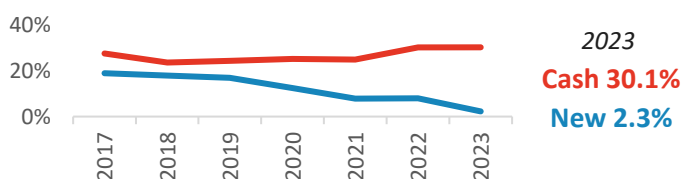
There were 1,830 transactions in Warwick during the 12 months to September 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warwick have fallen by 32.6% 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.