

## East Staffordshire

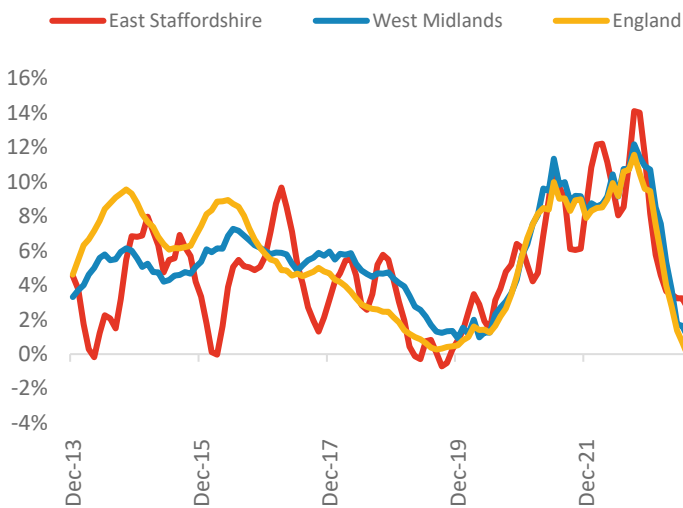


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	Current level	3 month	Annual	5 year	10 year
House prices	£233,264	0.5%	2.5%	28.9%	61.8%
Transactions	1,362	-11.0%	-25.1%	-37.1%	-6.9%

### House Prices (December 2023 data)

#### Annual Change in House Prices

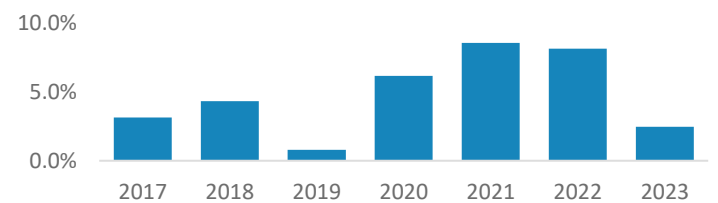


House prices in East Staffordshire grew by 2.5% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the West Midlands fell by 1.2% over the same period.

East Staffordshire house prices are now 44.7% above their previous peak in 2007, compared to +51.0% for the West Midlands and +55.8% across England.

Local prices have grown by 2.5% in 2023 so far, compared to growth of 8.2% over the same period in 2022.

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

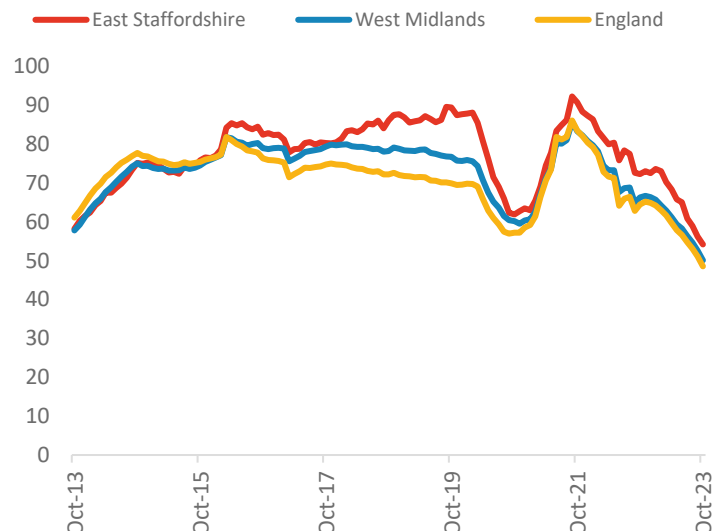


### Transactions (October 2023 data)

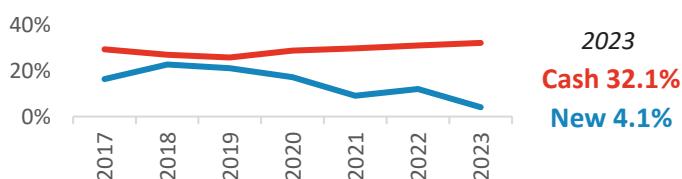
There were 1,362 transactions in East Staffordshire during the 12 months to October 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Staffordshire have fallen by 28.0% since 2014, compared to changes of -32.7% for the West Midlands and -36.8% 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.