

February 2024 Housing Market Report

Stafford

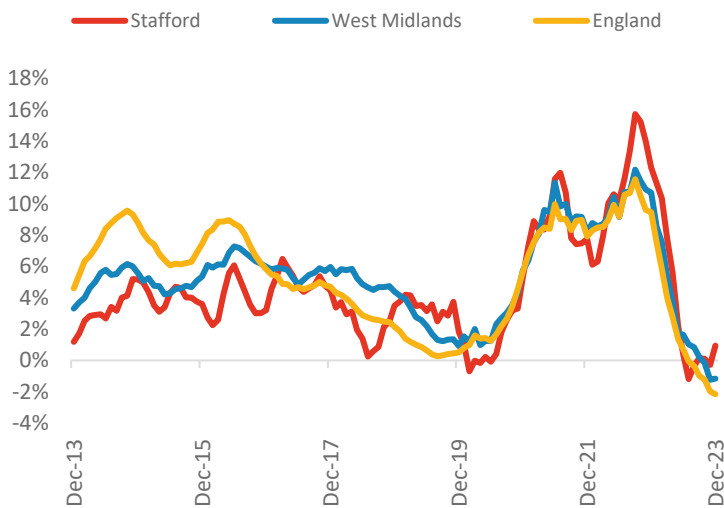


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	Current level	3 month	Annual	5 year	10 year
House prices	£275,341	1.0%	0.9%	30.9%	59.2%
Transactions	1,561	-7.8%	-16.7%	-40.1%	-7.2%

House Prices (December 2023 data)

Annual Change in House Prices

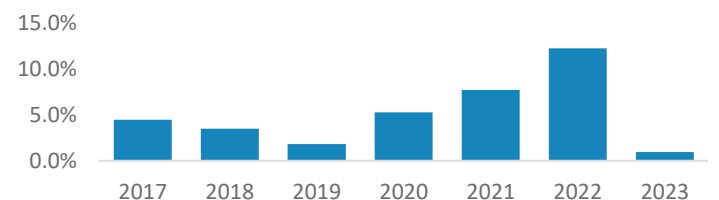


House prices in Stafford grew by 0.9% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the West Midlands fell by 1.2% over the same period.

Stafford house prices are now 44.2% above their previous peak in 2007, compared to +51.0% for the West Midlands and +55.8% across England.

Local prices have grown by 0.9% in 2023 so far, compared to growth of 12.3% over the same period in 2022.

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

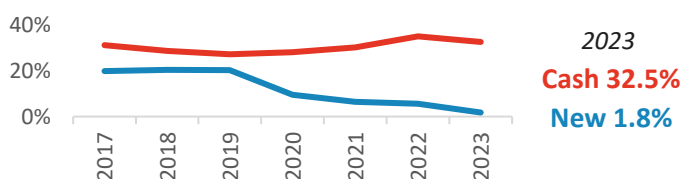


Transactions (October 2023 data)

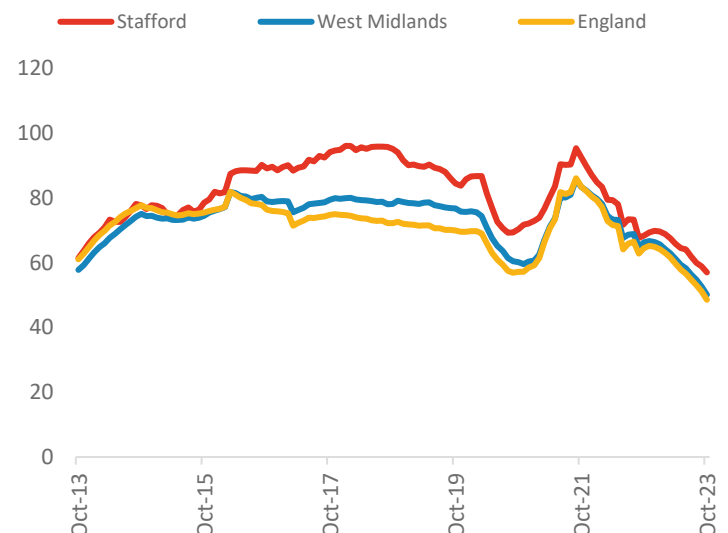
There were 1,561 transactions in Stafford during the 12 months to October 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stafford have fallen by 26.6% since 2014, compared to changes of -32.7% for the West Midlands and -36.8% for England.

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



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



* 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.