

February 2024 Housing Market Report

Stroud

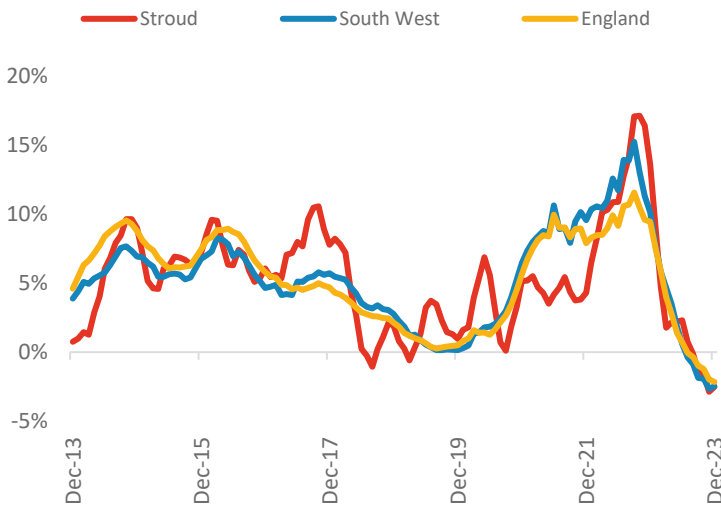
Powered by: **BuiltPlace**



| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £343,244 | 0.3% | -2.5% | 22.7% | 67.0% |
| Transactions | 1,366 | -7.8% | -27.1% | -35.6% | -22.6% |

House Prices (December 2023 data)

Annual Change in House Prices

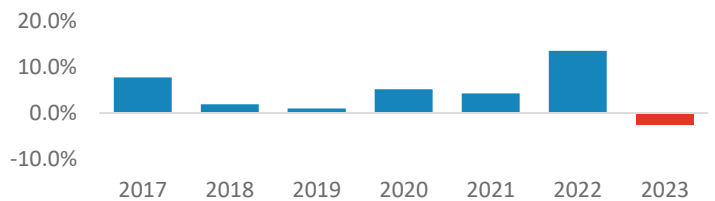


House prices in Stroud fell by 2.5% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the South West fell by 2.5% over the same period.

Stroud house prices are now 49.8% above their previous peak in 2007, compared to +52.0% for the South West and +55.8% across England.

Local prices have fallen by 2.5% in 2023 so far, compared to growth of 13.6% over the same period in 2022.

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

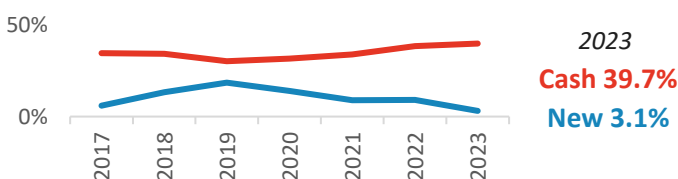


Transactions (October 2023 data)

There were 1,366 transactions in Stroud during the 12 months to October 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stroud have fallen by 43.0% since 2014, compared to changes of -37.3% for the South West and -36.8% for England.

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.

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

