

Telford and Wrekin

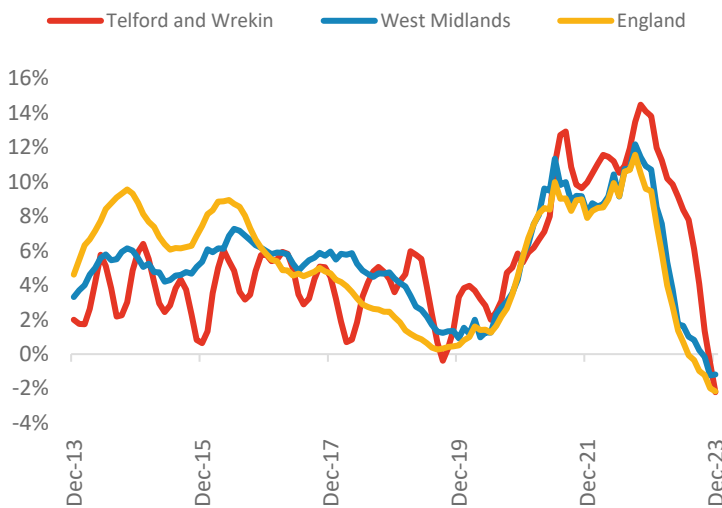


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	Current level	3 month	Annual	5 year	10 year
House prices	£218,958	-2.4%	-2.2%	33.2%	62.6%
Transactions	1,811	-10.1%	-30.3%	-35.3%	-12.6%

House Prices (December 2023 data)

Annual Change in House Prices

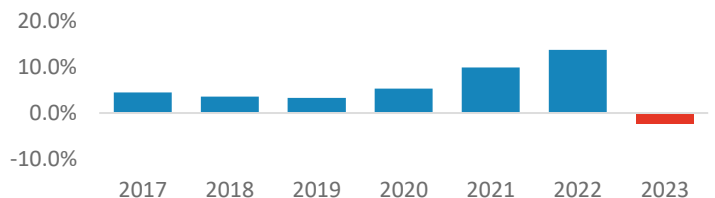


House prices in Telford and Wrekin fell by 2.2% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the West Midlands fell by 1.2% over the same period.

Telford and Wrekin house prices are now 42.7% above their previous peak in 2007, compared to +51.0% for the West Midlands and +55.8% across England.

Local prices have fallen by 2.2% in 2023 so far, compared to growth of 13.8% over the same period in 2022.

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

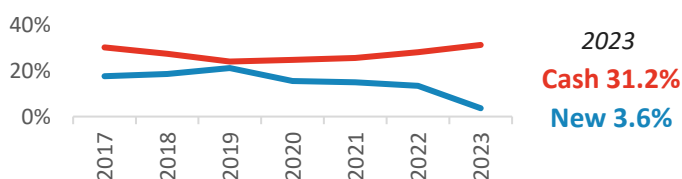


Transactions (October 2023 data)

There were 1,811 transactions in Telford and Wrekin during the 12 months to October 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Telford and Wrekin have fallen by 35.1% 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*



* 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)

