

April 2024 Housing Market Report

Solihull

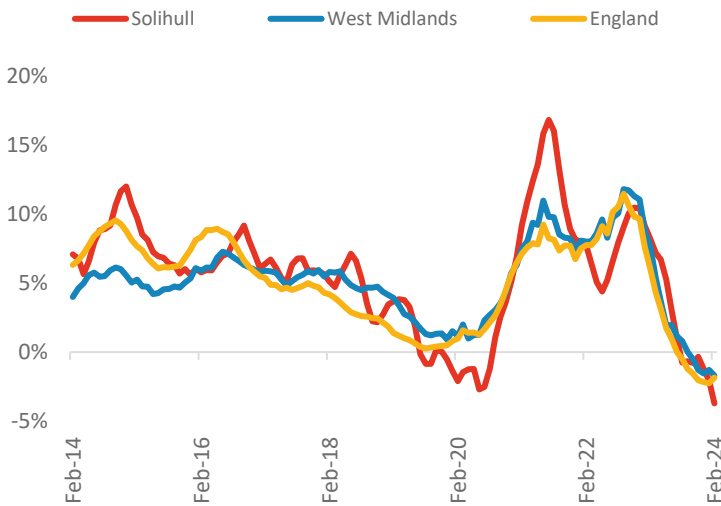


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£334,837	-3.1%	-3.7%	20.0%	61.6%
Transactions	2,249	-14.1%	-33.3%	-35.8%	-27.0%

House Prices (February 2024 data)

Annual Change in House Prices

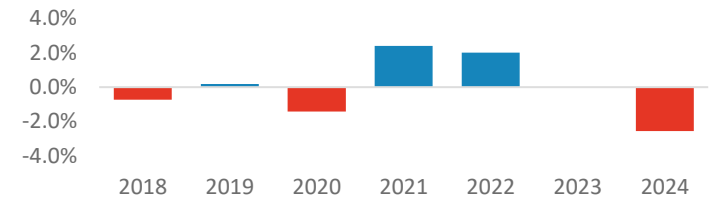


House prices in Solihull fell by 3.7% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the West Midlands fell by 1.7% over the same period.

Solihull house prices are now 55.3% above their previous peak in 2007, compared to +48.3% for the West Midlands and +52.9% across England.

Local prices have fallen by 2.6% in 2024 so far, compared to no change over the same period in 2023.

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

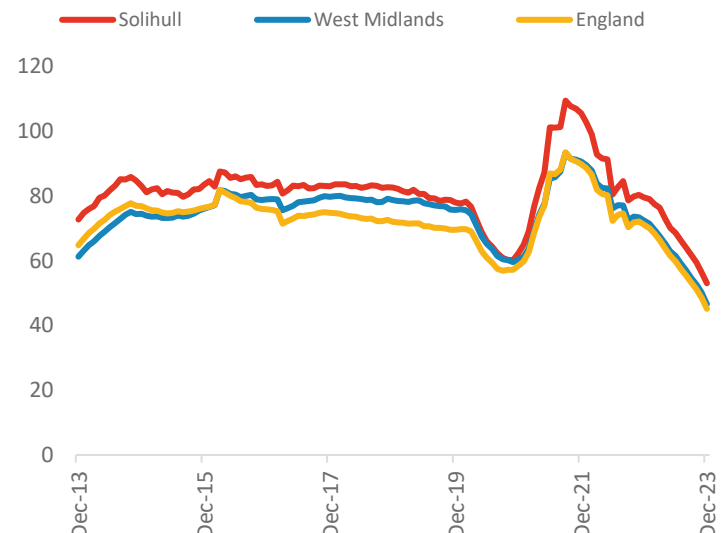


Transactions (December 2023 data)

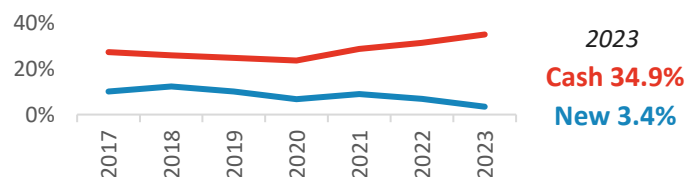
There were 2,249 transactions in Solihull during the 12 months to December 2023. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Solihull have fallen by 36.2% since 2014, compared to changes of -37.5% for the West Midlands and -41.2% 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.