

# April 2024 Housing Market Report

## Stroud

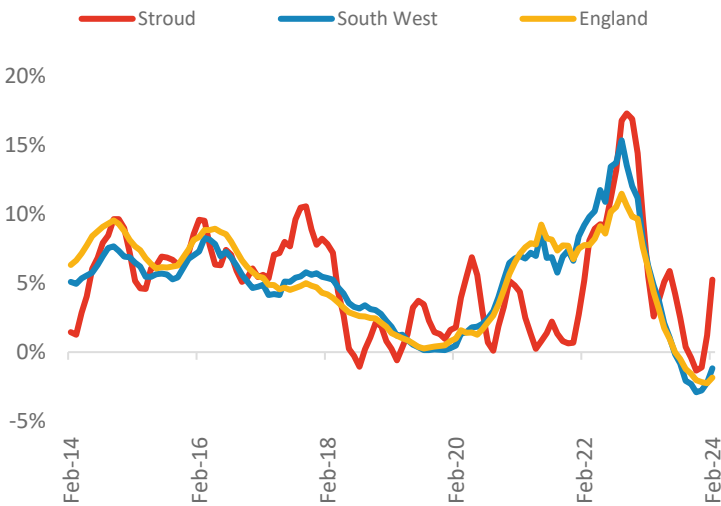


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	Current level	3 month	Annual	5 year	10 year
House prices	£351,821	0.5%	5.3%	24.1%	63.3%
Transactions	1,332	-11.4%	-33.7%	-36.4%	-29.4%

### House Prices (February 2024 data)

#### Annual Change in House Prices

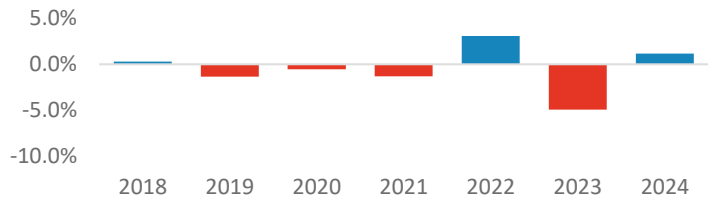


House prices in Stroud grew by 5.3% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South West fell by 1.2% over the same period.

Stroud house prices are now 49.5% above their previous peak in 2007, compared to +48.6% for the South West and +52.9% across England.

Local prices have grown by 1.2% in 2024 so far, compared to a fall of 5.0% over the same period in 2023.

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

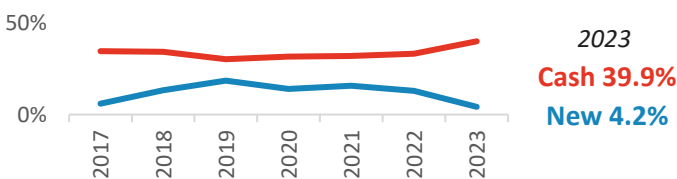


### Transactions (December 2023 data)

There were 1,332 transactions in Stroud during the 12 months to December 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stroud have fallen by 44.4% since 2014, compared to changes of -41.4% for the South West and -41.2% 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)

