

PROPERTY REPORTS

from Severn Trent Searches

Q4 2022

- ❑ House prices - annual change percent (by region) –
Nov 2022 data
- ❑ House prices - annual % change 2 year comparison (Severn Trent region) –
Oct 2022 data
- ❑ Sales trend – sales comparison (by county) –
Q3 2022 data
- ❑ Mortgage lenders – market share –
2021 data



www.severntrentsearches.com



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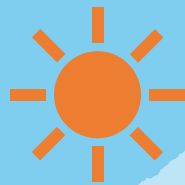


House Prices

annual change % - November 2022



House price increases follow a midlands to North trend



UK hotspots

Annual increase

Blenau Gwent, Wales ↑ **33.1%**

Hounslow, Greater London ↑ **24.2%**

Rutland, Greater London ↑ **24%**



Turbulent areas

Annual decrease

City of Westminster, Greater London ↓ **30.6%**

Tower Hamlets, Greater London ↓ **21.1%**

Kensington & Chelsea, Greater London ↓ **14%**

East Midlands

↑ **14.1%**

West Midlands

↑ **13.7%**

North East

↑ **13.4%**

North West

↑ **12.9%**

South West

↑ **12.4%**

Yorkshire and the Humber

↑ **11.7%**

East of England

↑ **10.2%**

Wales

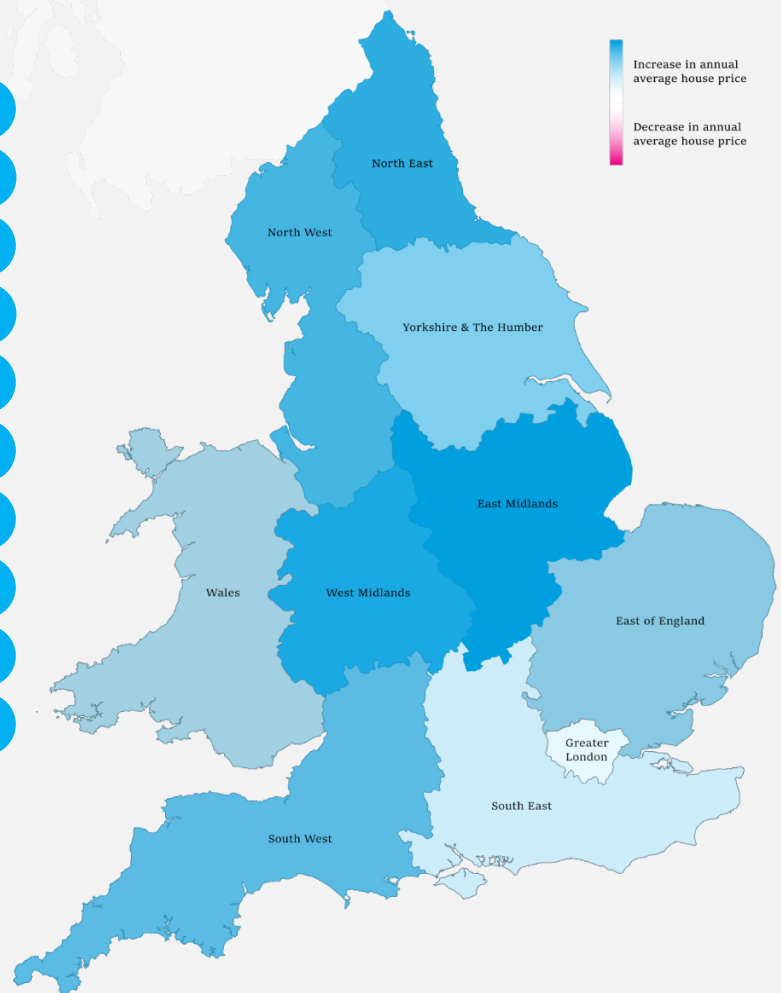
↑ **10.1%**

South East

↑ **8.4%**

Greater London

↑ **1.5%**



Data source: www.acadata.co.uk

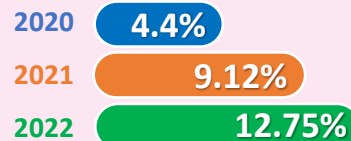
Figures based upon comparing seasonal annual figures i.e. November 2022 against November 2021 data

House Prices

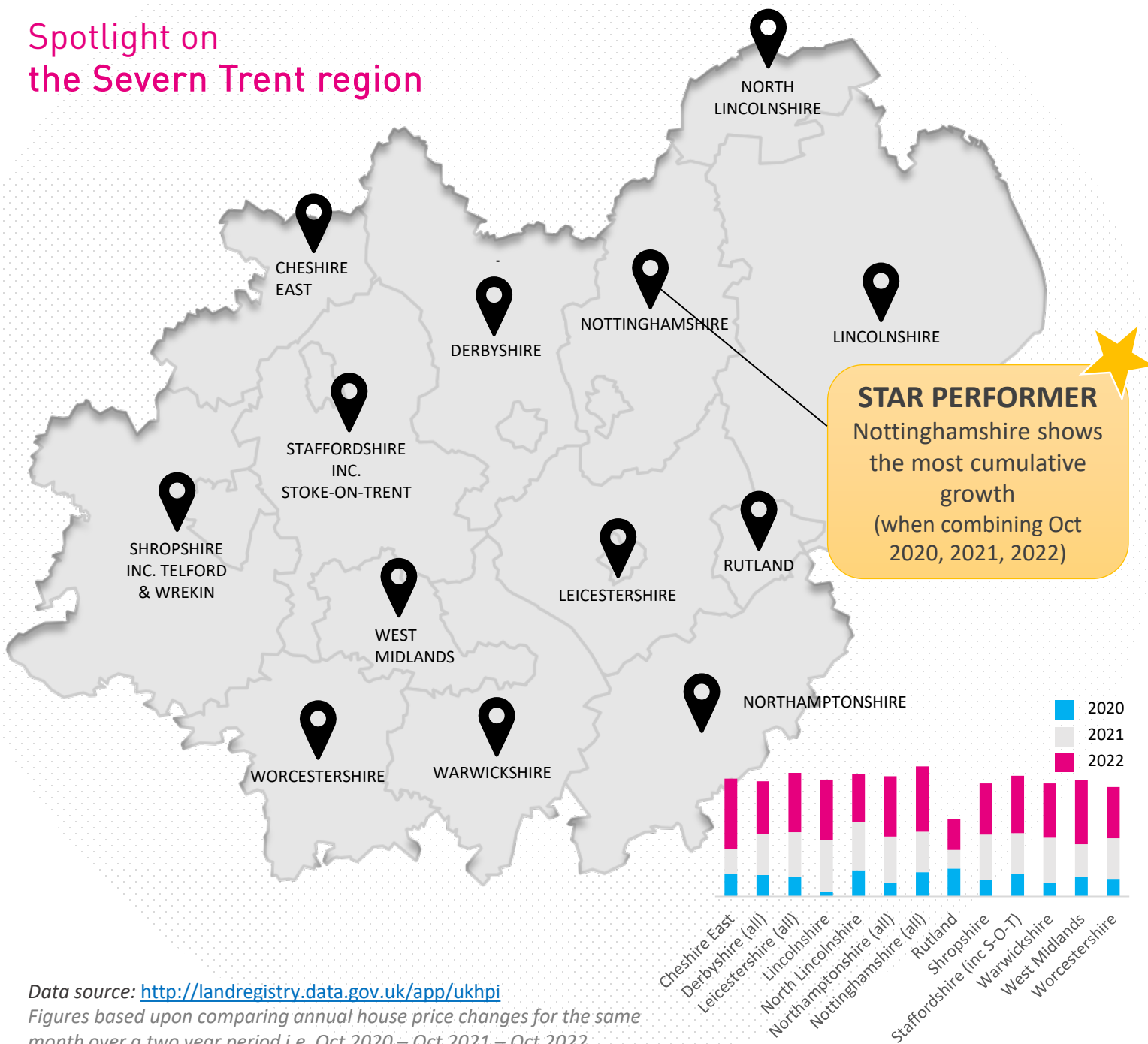
Annual change % – Two-year comparison



House prices in the Severn Trent region (STR) continue to grow strongly in 2022



Spotlight on the Severn Trent region



Data source: <http://landregistry.data.gov.uk/app/ukhpi>
 Figures based upon comparing annual house price changes for the same month over a two year period i.e. Oct 2020 – Oct 2021 – Oct 2022

Sales Trend

Q3 2022 sales comparison by County

Q3 2022 comparison
to last quarter (Q2 2022)

Highest increase

MID DEVON

81.6%

UP ON Q2 2022

Biggest decrease

RICHMONDSHIRE

-0.8%

DOWN ON Q2 2022

Overall

ON AVERAGE
COUNTIES WERE

30.7%

UP ON Q2 2022



Q3 2022 comparison
to last year (Q3 2021)

Highest increase

CITY OF LONDON

39.3%

DOWN ON Q3 2021

Biggest decrease

BOSTON

-51.5%

DOWN ON Q3 2021

Overall

ON AVERAGE
COUNTIES WERE

-26.8%










DOWN ON Q3 2021



Mortgage Lenders

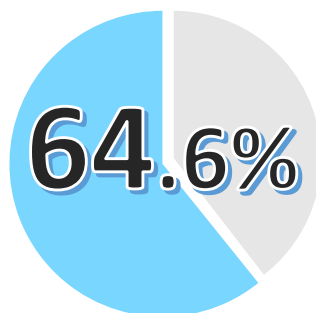
Market Share - 2021

THE TOP FIVE

| | | Market Share 2021 | Difference to 2020 market share |
|---|---|-------------------|--|
| 1 |  | 18.1% |  0.8% |
| 2 |  | 11.7% |  1.2% |
| 3 |  | 11.5% |  0.3% |
| 4 |  | 10.8% |  0.0% |
| 5 |  | 10.7% |  1.7% |

£55.9bn

the amount loaned out by the Lloyds Banking Group in 2021



A MAJORITY SHARE

of all mortgage lending in the UK goes through the TOP FIVE providers

Data source: www.ukfinance.org.uk

Figures based upon comparing annual lending figures for mortgage providers between 2020 & 2021

A little bit about Severn Trent Searches

We're one of the biggest and long-established search providers in the region. Established in 2000, we're the official providers of the CON29DW within the Severn Trent region.

As well as drainage and water searches, we also provide:



Local Authority
searches



Mining & Subsidence
searches



Environmental
searches



Chancel and title
searches



Flood searches



Utility searches



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