

PROPERTY REPORTS

from Severn Trent Searches

Q1 2023

- ❑ House prices - annual change percent (by region) – Feb 2023 data
- ❑ House prices - annual % change 2 year comparison (Severn Trent region) – Jan 2023 data
- ❑ Sales trend – sales comparison (by county) – Q4 2022 data
- ❑ Mortgage lenders – market share – 2021 data



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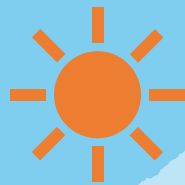


House Prices

annual change % - February 2023



House price increases generally follow a South West to North East trend



UK hotspots

Annual increase

Blenau Gwent, Wales ↑ 23.4%

Merthyr Tydfil, Wales ↑ 19.3%

Bridgend, Wales ↑ 17.2%



Turbulent areas

Annual decrease

City of Westminster, Greater London ↓ 36.1%

Tower Hamlets, Greater London ↓ 20.5%

Kensington & Chelsea, Greater London ↓ 19.9%

West Midlands

↑ 8.9%

South West

↑ 6.9%

East Midlands

↑ 6.1%

Wales

↑ 6.1%

East of England

↑ 5.5%

Yorkshire and the Humber

↑ 5.3%

South East

↑ 4.8%

North West

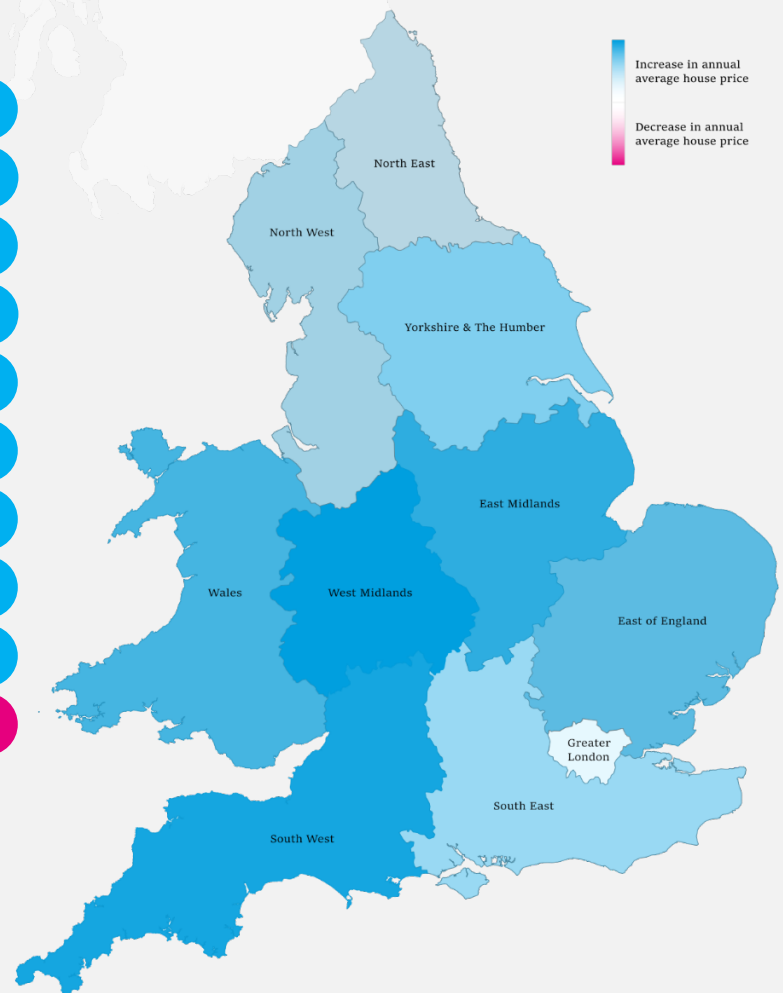
↑ 4.2%

North East

↑ 4.1%

Greater London

↓ 1.8%



Data source: www.acadata.co.uk

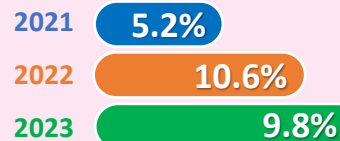
Figures based upon comparing seasonal annual figures i.e. February 2023 against February 2022 data

House Prices

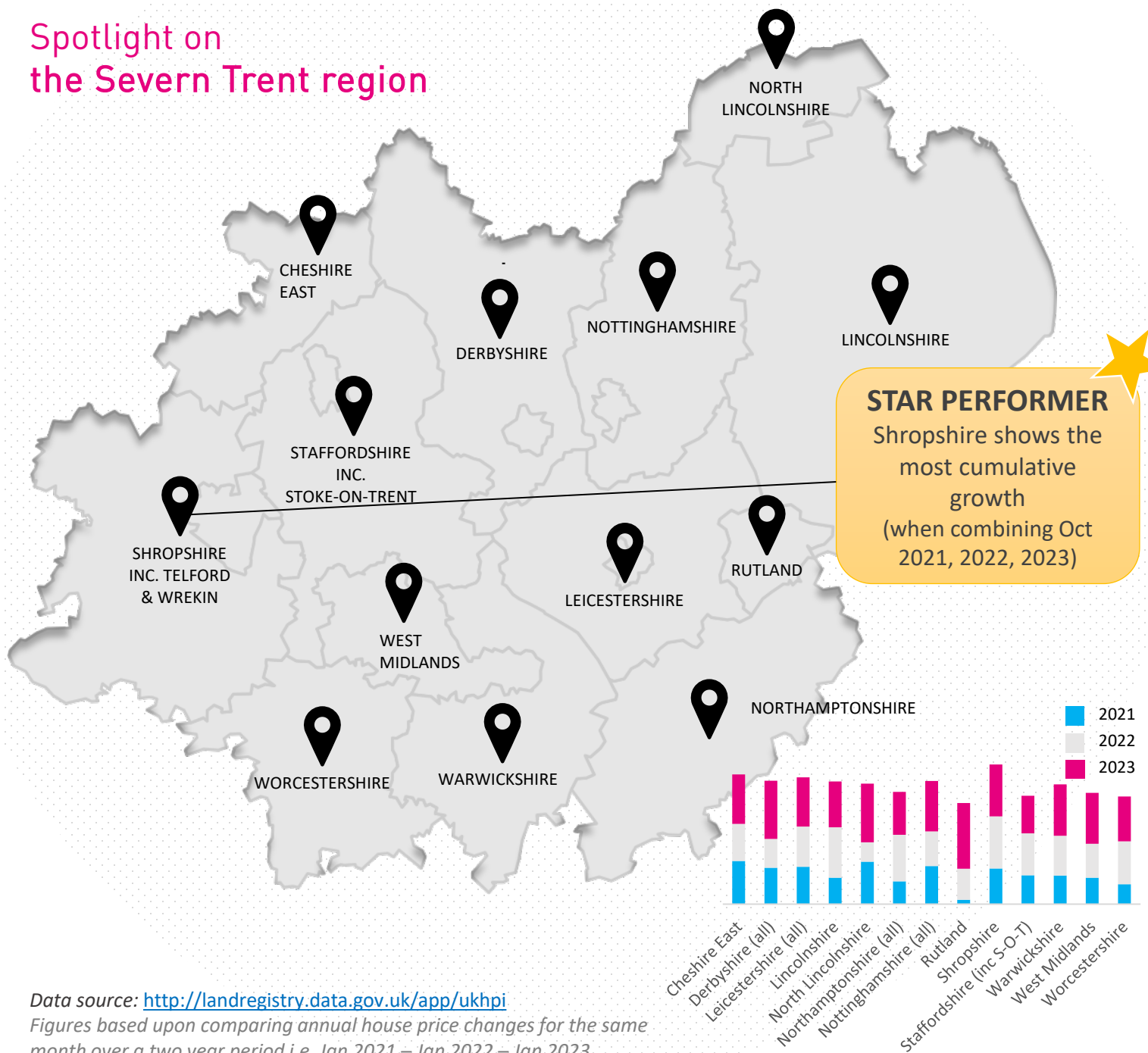
Annual change % – Two-year comparison

Jan 2021 Jan 2022 Jan 2023

House prices in the Severn Trent region (STR) continue to grow strongly in 2023



Spotlight on the Severn Trent region

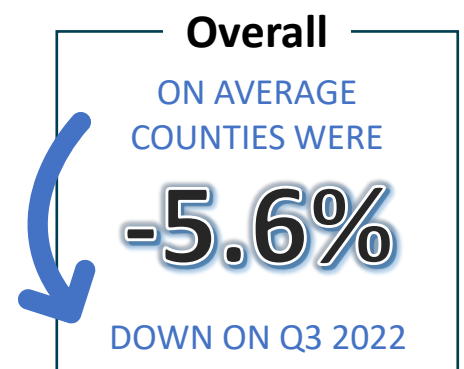


Data source: <http://landregistry.data.gov.uk/app/ukhpi>
 Figures based upon comparing annual house price changes for the same month over a two year period i.e. Jan 2021 – Jan 2022 – Jan 2023

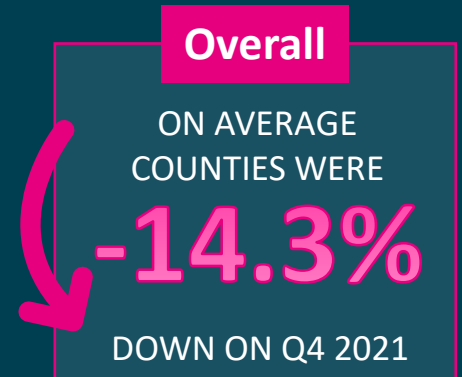
Sales Trend

Q4 2022 sales comparison by County

Q4 2022 comparison
to last quarter (Q3 2022)












Q4 2022 comparison
to last year (Q4 2021)



Mortgage Lenders

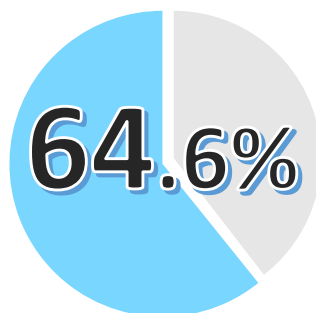
Market Share - 2021

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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