

PROPERTY REPORTS

from Severn Trent Searches

Q3 2023

- ❑ House prices - annual change percent (by region) – August 2023 data
- ❑ House prices - annual % change 2 year comparison (Severn Trent region) – August 2023 data
- ❑ Sales trend – sales comparison (by county) – Q2 2023 data
- ❑ Mortgage lenders – market share – 2022 data

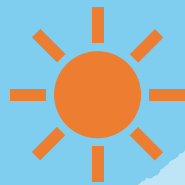


House Prices

annual change % - August 2023



House price increases generally follow a North to East Midlands trend



UK hotspots

Annual increase

City of London, Greater London \uparrow **21.9%**

Rutland, East Midlands \uparrow **19.8%**

City of Westminster, Greater London \uparrow **18.4%**



Turbulent areas

Annual decrease

Denbighshire, Wales \downarrow **18.8%**

Tower Hamlets, Greater London \downarrow **14.3%**

Powys, Wales \downarrow **12.23%**

Yorkshire and the Humber

\uparrow **0.9%**

East Midlands

\uparrow **0.4%**

North East

\downarrow **0.1%**

Greater London

\downarrow **0.4%**

West Midlands

\downarrow **1.7%**

North West

\downarrow **2.1%**

South East

\downarrow **2.3%**

Wales

\downarrow **2.9%**

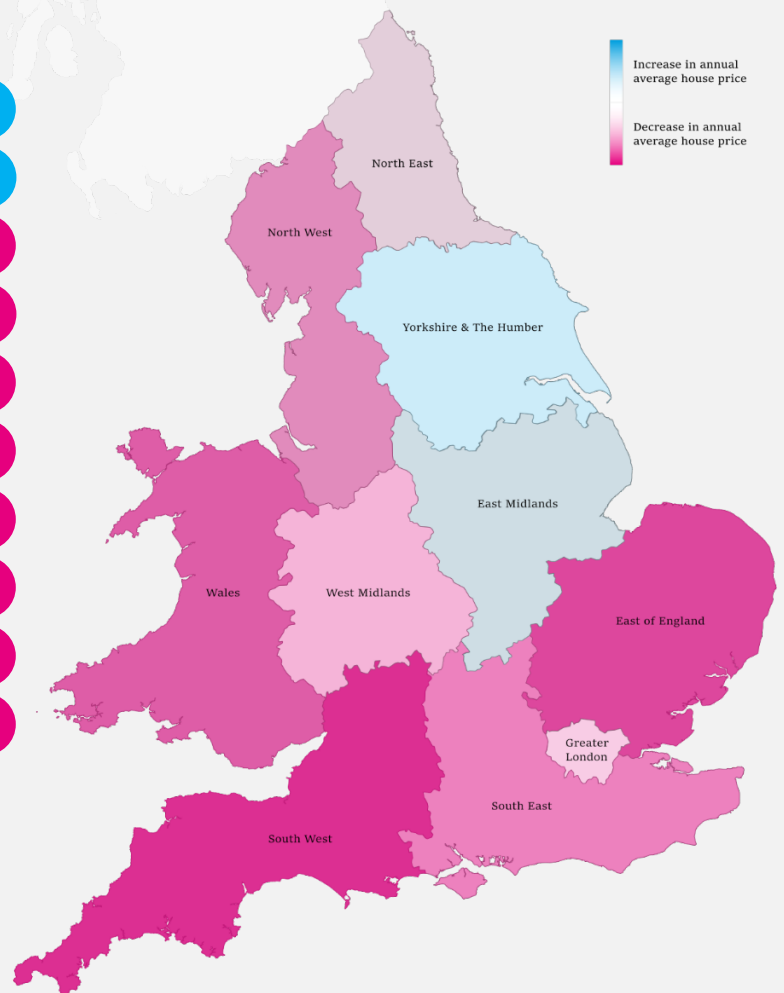
East of England

\downarrow **3.0%**

South West

\downarrow **4.0%**

Increase in annual average house price
Decrease in annual average house price



Data source: www.acadata.co.uk

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

House Prices

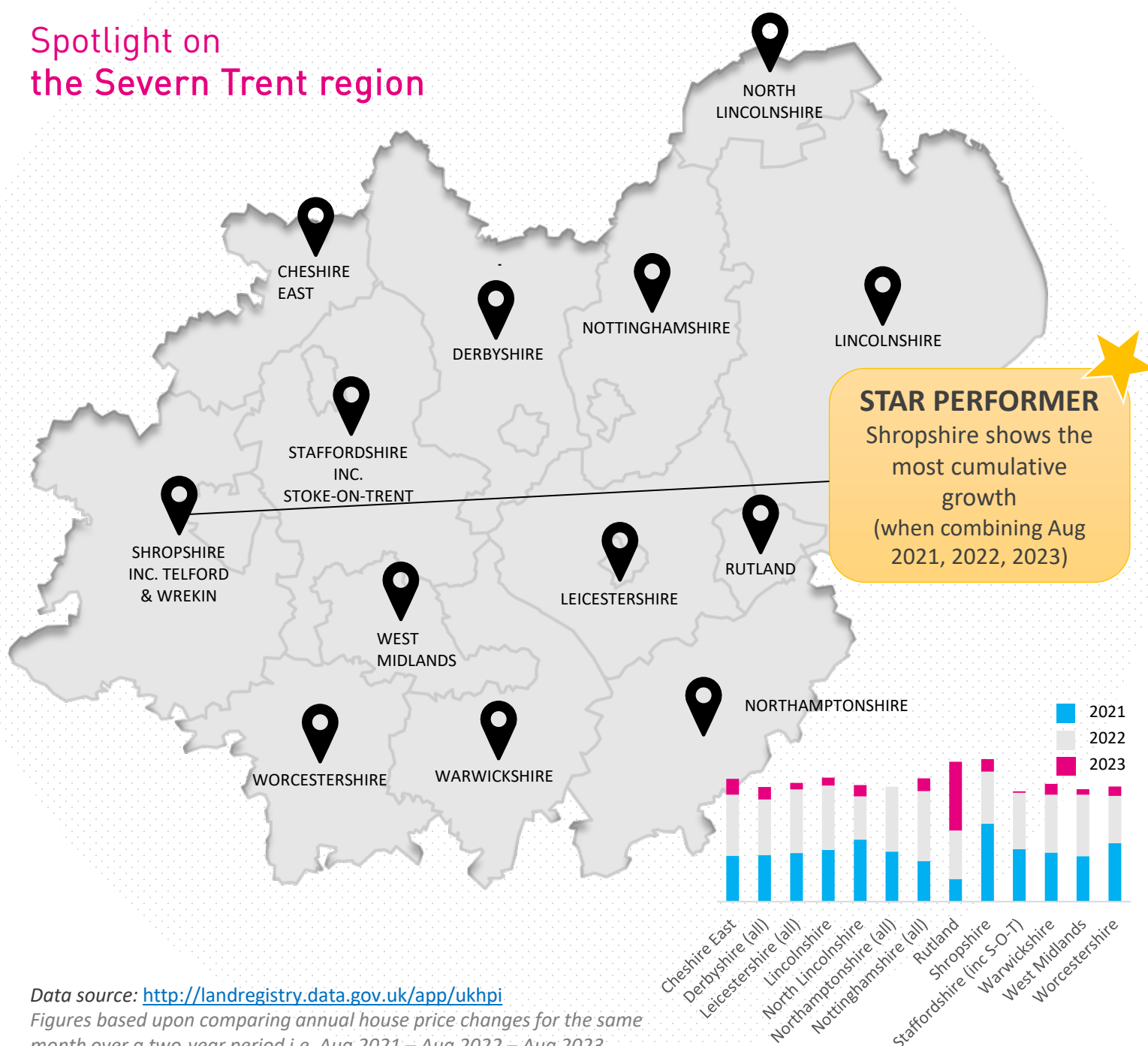
Annual change % – Two-year comparison

Aug 2021 Aug 2022 Aug 2023

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

2021	9.7%
2022	11.2%
2023	2.6%

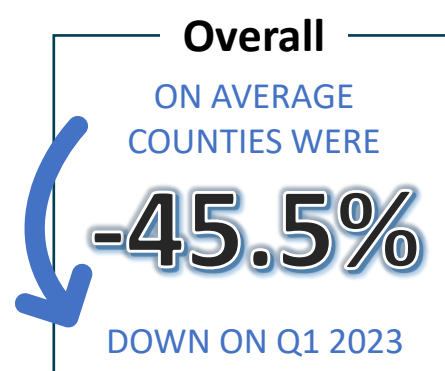
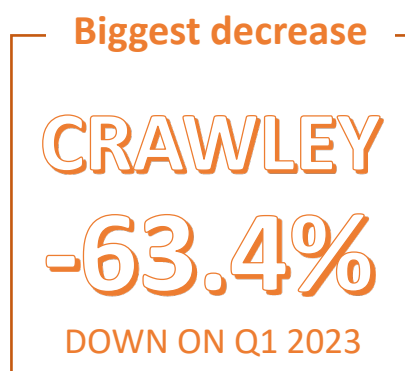
Spotlight on the Severn Trent region



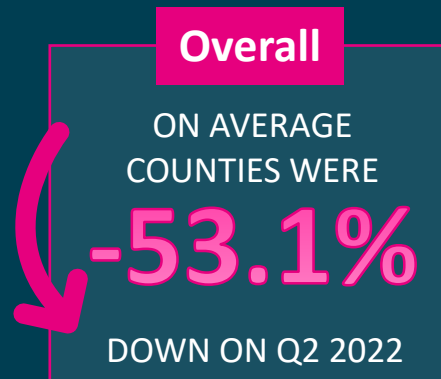
Sales Trend

Q2 2023 sales comparison by County

Q2 2023 comparison
to last quarter (Q1 2023)













Q2 2023 comparison
to last year (Q2 2022)



Mortgage Lenders

Market Share - 2022

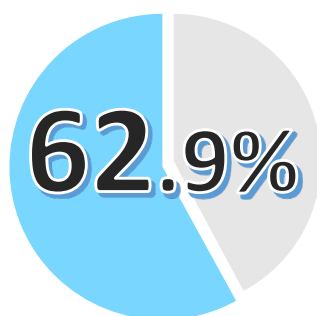
THE TOP FIVE

		Market Share 2022	Difference to 2021 market share
1		16.8%	 1.3%
2		13.2%	 1.5%
3		12.1%	 0.6%
4		11.4%	 0.6%
5		9.5%	 1.2%

£52.7bn

the amount loaned out by the Lloyds Banking Group in 2022

DOWN £3.2BN on 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 2021 & 2022

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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