October 2026

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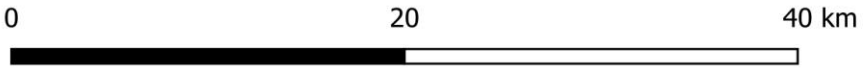
# Detailed Price Paid Report:

# West Devon

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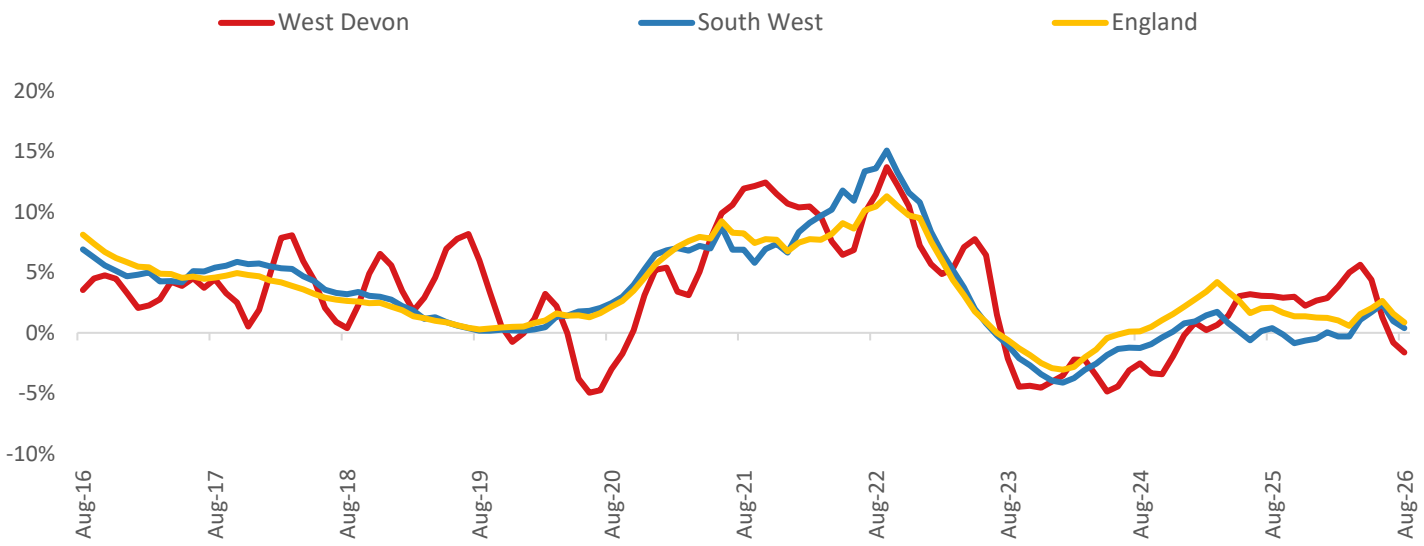
*Click the main map above to visit our Cities, Towns & Villages page, for local analysis of the locations shown and over 2000 more*

## Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|---|---|---|---|---|---|
| House prices | £286,921 | -5.6% | -1.6% | 7.7% | 30.0% |
| Transactions | 820 | -3.3% | -8.1% | -34.6% | -20.3% |

## House Price Growth (August 2026 data)

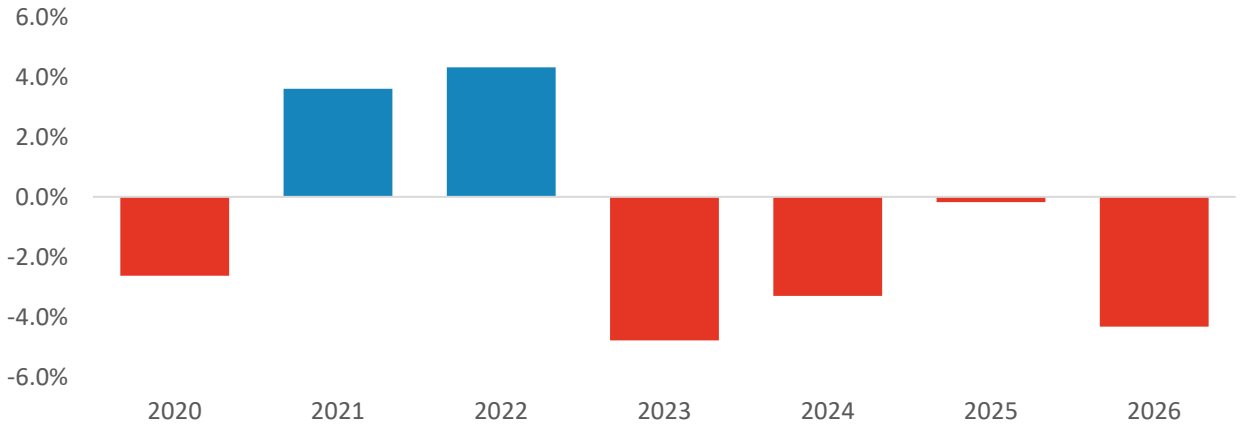
### *Annual Change in House Prices*




House prices in West Devon fell by 1.6% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the South West grew by 0.4% over the same period.

West Devon house prices are now 28.6% above their previous peak in 2007, compared to +48.8% for the South West and +59.5% across England.

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

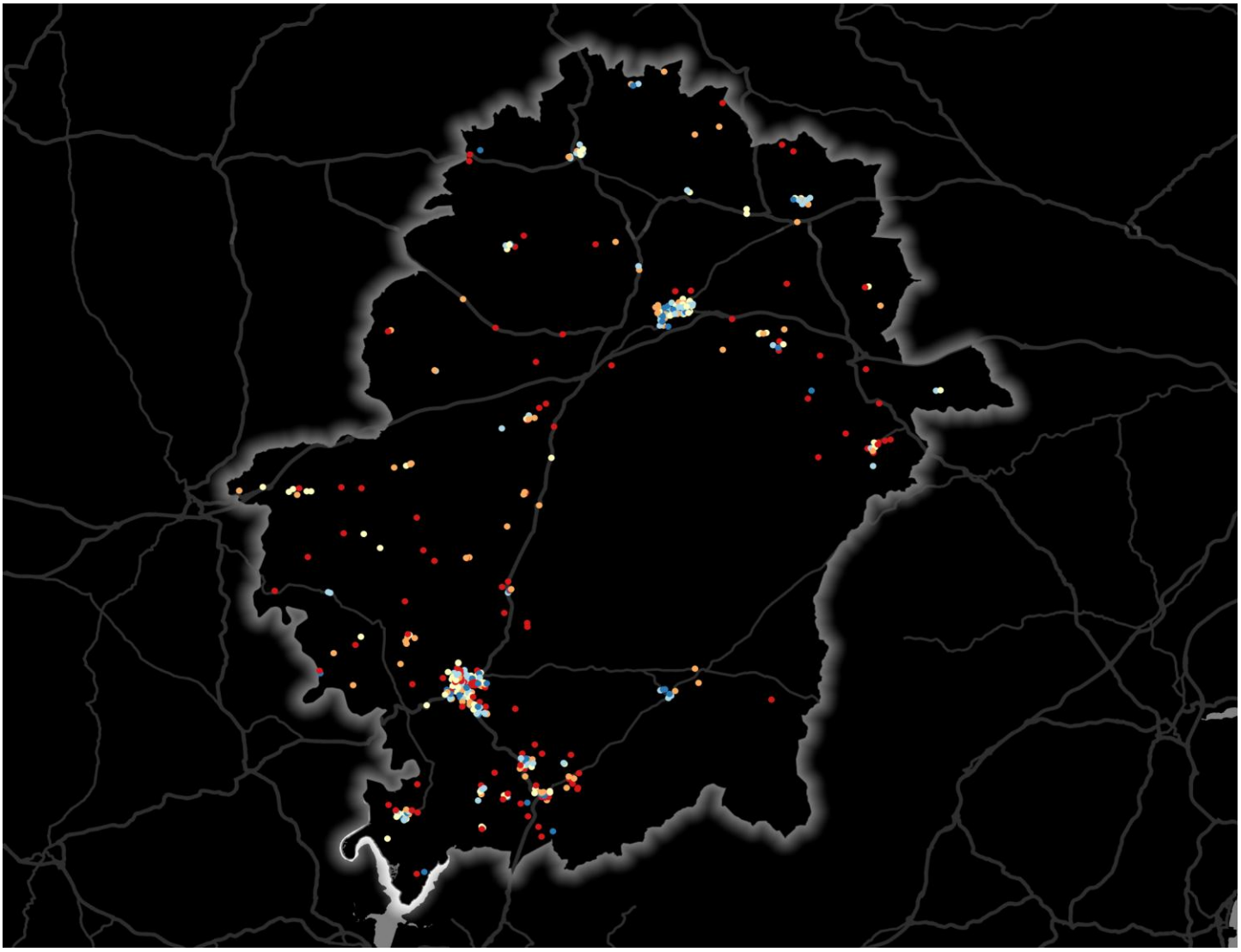



Local prices have fallen by 4.3% in 2026 so far, compared to a fall of 0.2% over the same period in 2025.

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

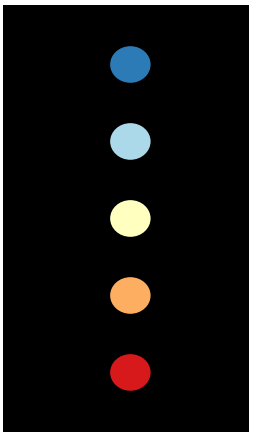
## House Price Map

***12 months to August 2026***



*Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).*

## Map Key

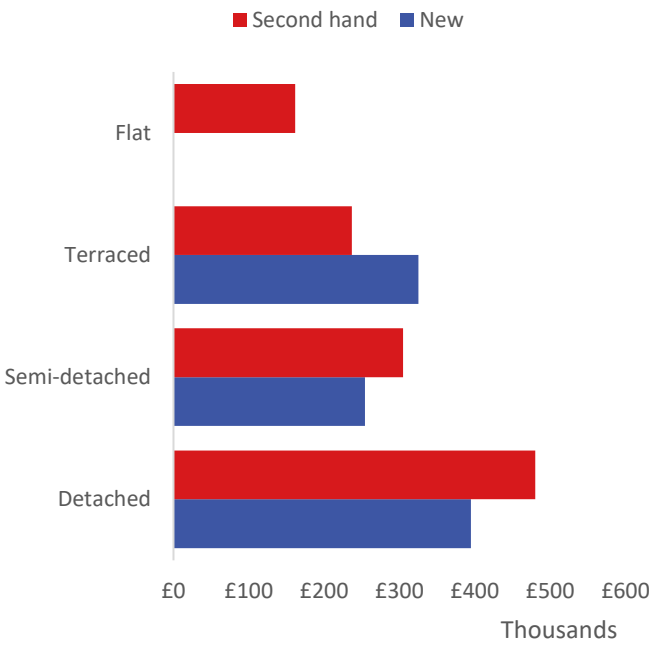


| Min | Max | |
|---|---|---|
| Up to | £187,000 | *1st quintile / lowest 20%* |
| £187,000 | £254,000 | *2nd quintile* |
| £254,000 | £325,000 | *3rd quintile* |
| £325,000 | £443,000 | *4th quintile* |
| £443,000 | and over | *5th quintile / highest 20%* |

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Average House Price by Property Type

***12 months to August 2026***




| | New | Second hand |
|---|---|---|
| **Flat** | No recorded sales | £161,715 |
| **Terraced** | £325,000 | £236,810 |
| **Semi-detached** | £254,241 | £304,925 |
| **Detached** | £394,596 | £480,258 |

## House Price Distribution by Year

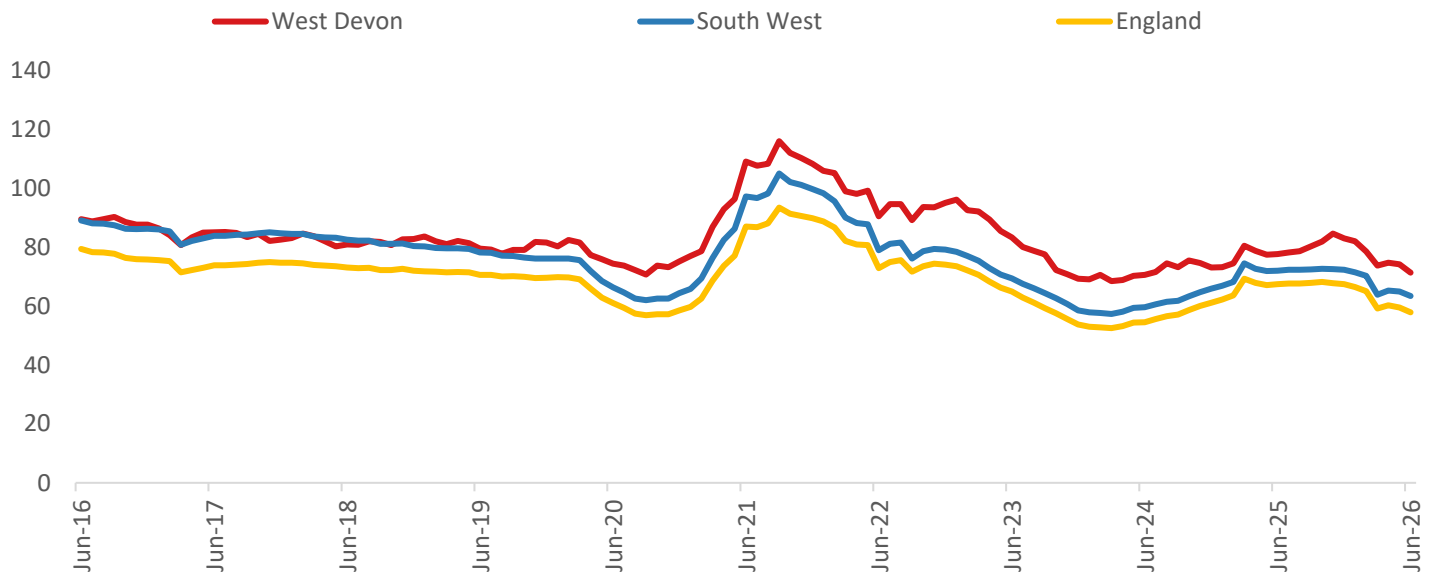
***All properties, by price band and calendar year***

| | 1997 | 2007 | 2017 | 2022 | 2023 | 2025 | 2026 |
|---|---|---|---|---|---|---|---|
| **Under £100k** | 78% | 3% | 2% | 2% | 1% | 1% | 1% |
| **£100-200k** | 20% | 43% | 45% | 13% | 18% | 18% | 26% |
| **£200-300k** | 2% | 30% | 27% | 35% | 31% | 33% | 30% |
| **£300-400k** | 0% | 12% | 12% | 24% | 23% | 21% | 19% |
| **£400-500k** | 0% | 7% | 8% | 10% | 12% | 12% | 12% |
| **£500k-1m** | 0% | 5% | 6% | 14% | 13% | 14% | 11% |
| **£1-2m** | 0% | 0% | 0% | 1% | 2% | 1% | 1% |
| **Over £2m** | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Transactions (June 2026 data)

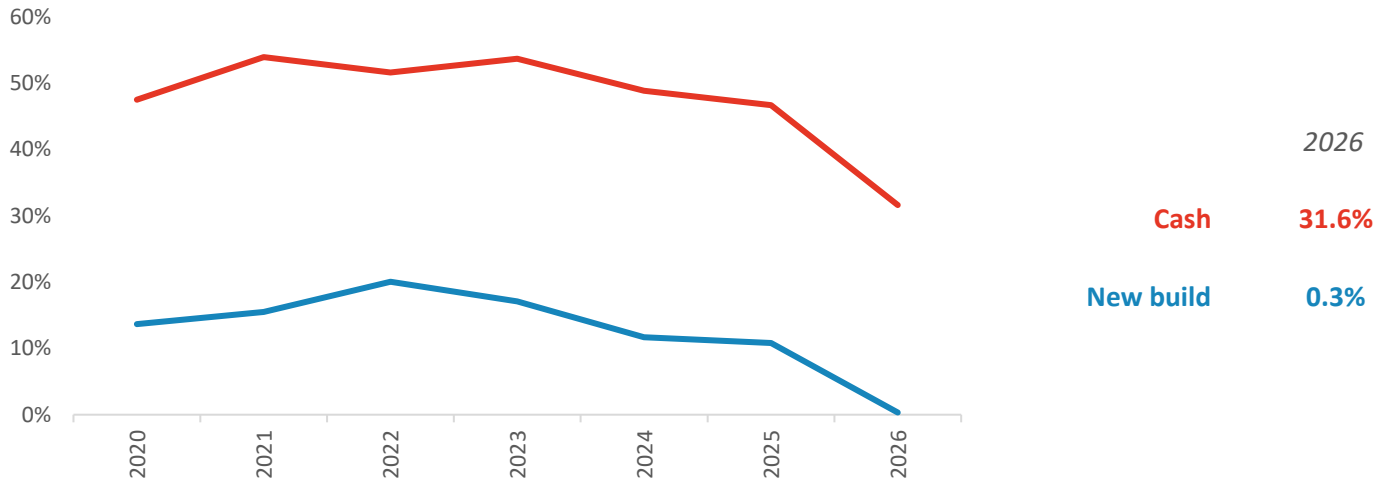
***Annual Transactions, Indexed (2001-05 average = 100)***




There were 820 transactions in West Devon during the 12 months to June 2026. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in West Devon have fallen by 18.9% since 2014, compared to changes of -25.7% for South West and -24.7% for England.

***Cash and New Build Sales as % of Total, by Year***

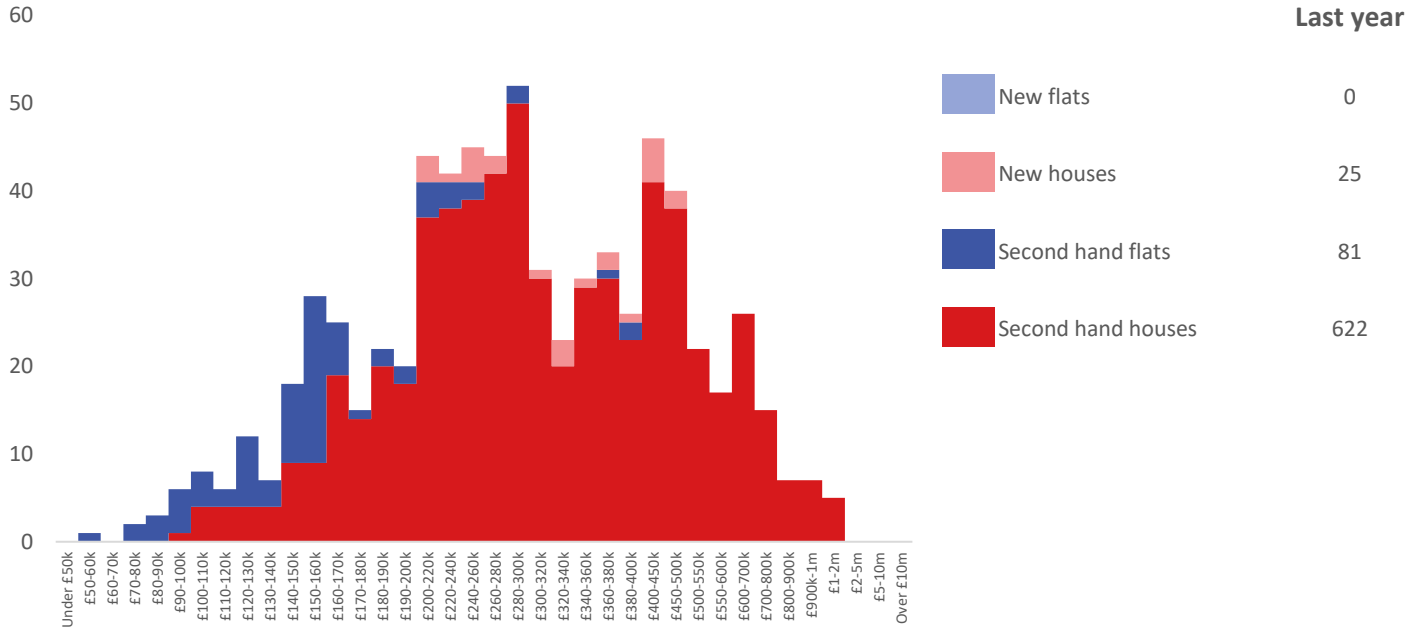



*Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.*

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*

## Depth of Market by Property Type

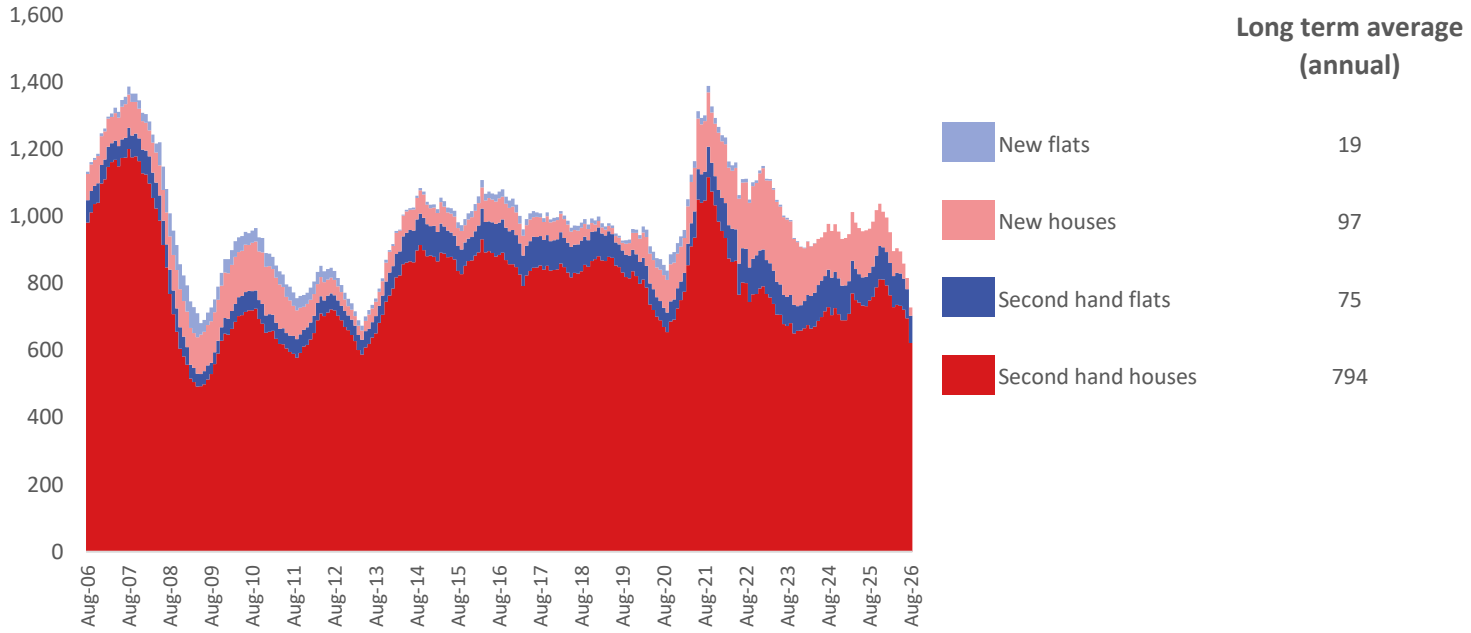
***12 months to August 2026***




The most common property type transacted over the past 12 months in West Devon was 'second hand houses' with 622 sales, 85% of all sales over the same period. The annual total of 728 transactions is equivalent to 74% of the long term average level of activity.

## Timeline of Transactions by Type

***Rolling 12 months, past 20 years***




The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 794 sales per year on average, making up 81% of the typical annual total over that period.

*Source: OS OpenData; UK House Price Index (Contains HM Land Registry data © Crown copyright)*