

Derby

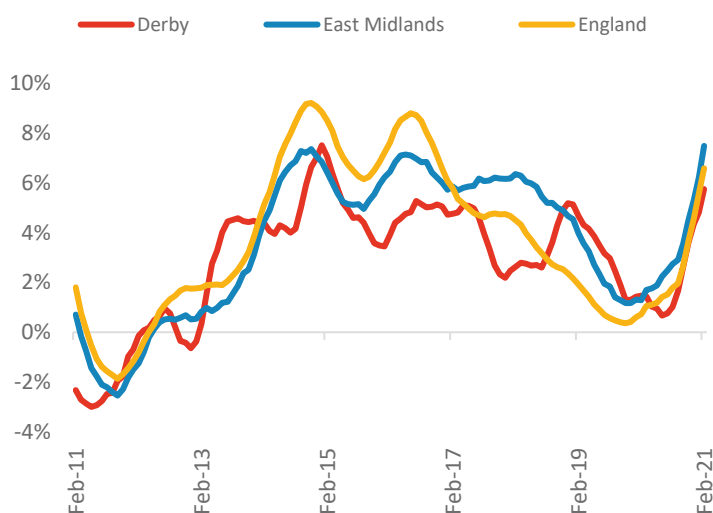


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £176,074 | 2.6% | 5.7% | 20.7% | 40.5% |
| Transactions | 2,666 | -7.4% | -22.5% | -29.2% | -5.6% |

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Derby grew by 5.7% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East Midlands grew by 7.5% over the same period.

Derby house prices are now 20.6% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

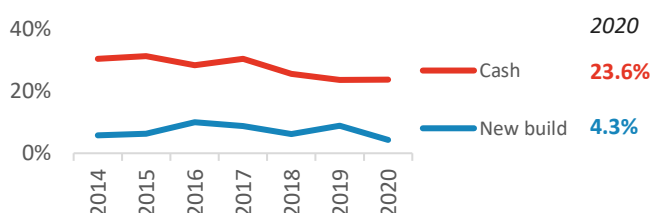
Local prices have grown by 0.2% in 2021 so far, compared to no change over the same period last year.

Transactions (December 2020 data)

There were 2,666 transactions in Derby during the 12 months to December 2020. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

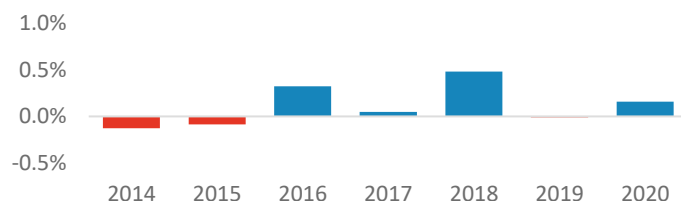
Transactions in Derby have fallen by 31.7% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

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



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.

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



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

