

# June 2022 Housing Market Report

## Ashfield

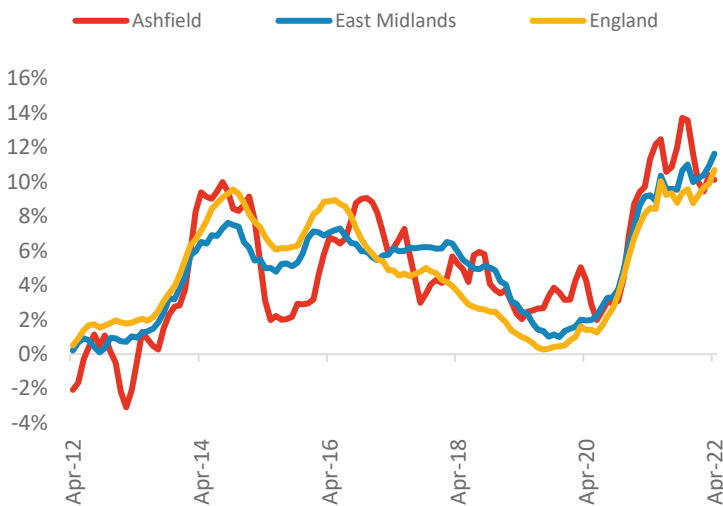
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	Current level	3 month	Annual	5 year	10 year
House prices	£176,707	2.8%	10.1%	37.3%	74.8%
Transactions	1,916	-6.9%	10.2%	-20.2%	35.2%

### House Prices (April 2022 data)

#### Annual Change in House Prices

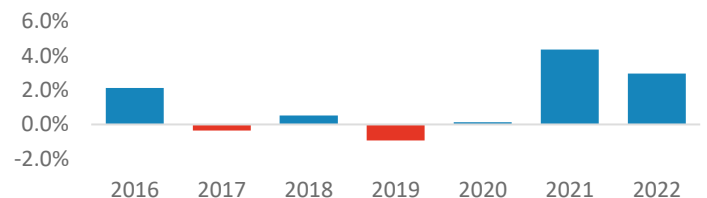


House prices in Ashfield grew by 10.1% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East Midlands grew by 11.6% over the same period.

Ashfield house prices are now 45.1% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 3.0% in 2022 so far, compared to growth of 4.4% over the same period last year.

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

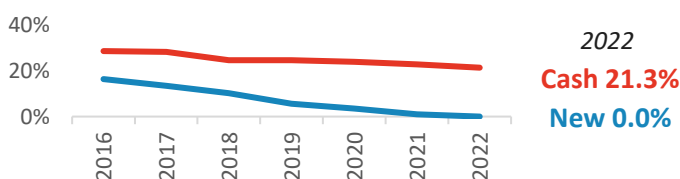


### Transactions (February 2022 data)

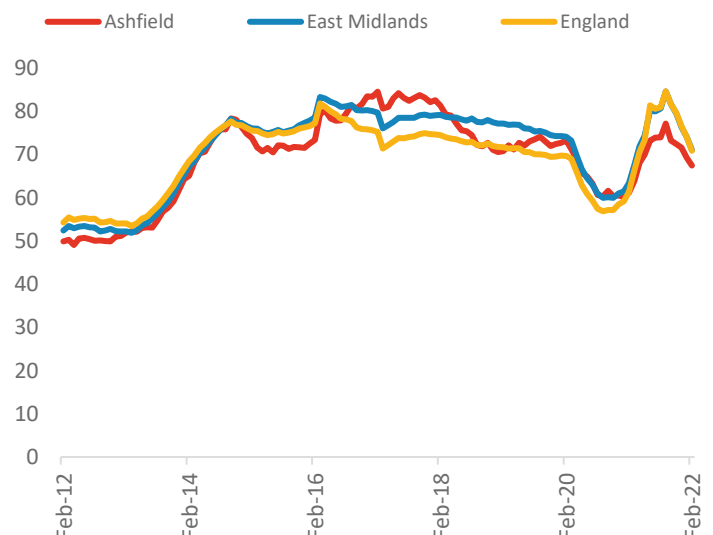
There were 1,916 transactions in Ashfield during the 12 months to February 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashfield have fallen by 11.8% since 2014, compared to changes of -8.0% for the East Midlands and -7.7% for England.

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



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



\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.