

June 2022 Housing Market Report

Derby

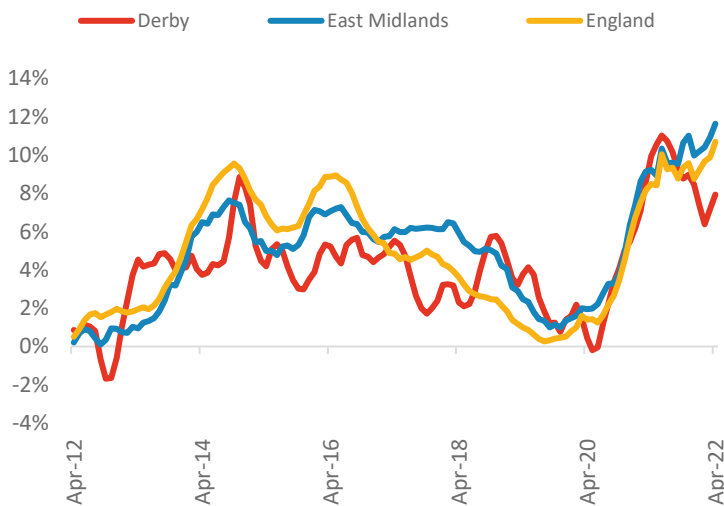
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	Current level	3 month	Annual	5 year	10 year
House prices	£190,624	2.9%	7.9%	26.6%	58.8%
Transactions	3,478	-7.1%	20.0%	-10.2%	20.7%

House Prices (April 2022 data)

Annual Change in House Prices

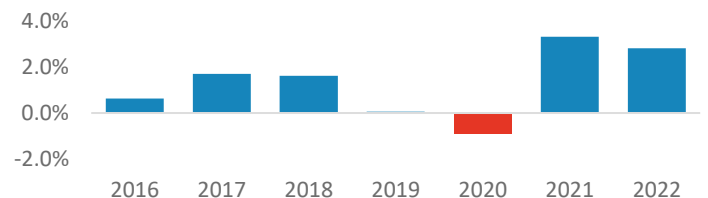


House prices in Derby grew by 7.9% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East Midlands grew by 11.6% over the same period.

Derby house prices are now 33.4% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 2.8% in 2022 so far, compared to growth of 3.3% over the same period last year.

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

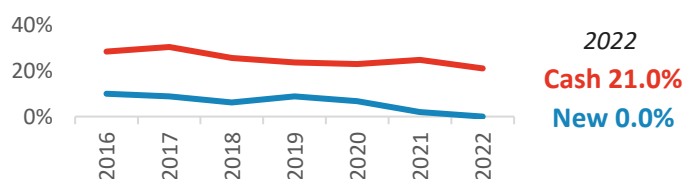


Transactions (February 2022 data)

There were 3,478 transactions in Derby during the 12 months to February 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 10.8% 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*



* 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.

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

