

# June 2022 Housing Market Report

## High Peak

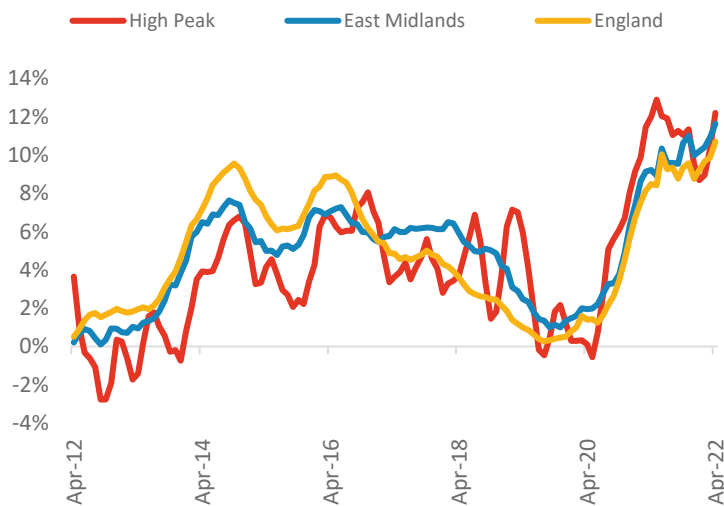
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £249,680      | 5.7%    | 12.2%  | 38.2%  | 63.2%   |
| Transactions | 1,519         | -11.5%  | 15.0%  | -6.9%  | 43.7%   |

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in High Peak grew by 12.2% 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.

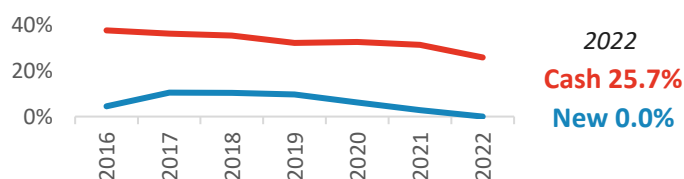
High Peak house prices are now 39.6% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 6.1% in 2022 so far, compared to growth of 3.6% over the same period last year.

### Transactions (February 2022 data)

There were 1,519 transactions in High Peak during the 12 months to February 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in High Peak have fallen by 0.8% 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\*

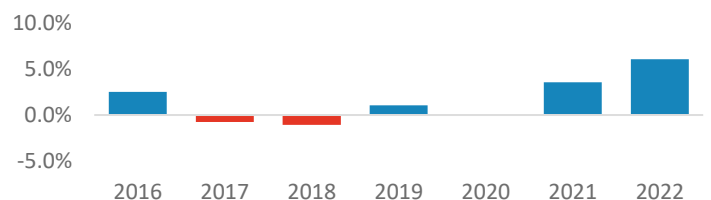


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

