

July 2022 Housing Market Report

Derby

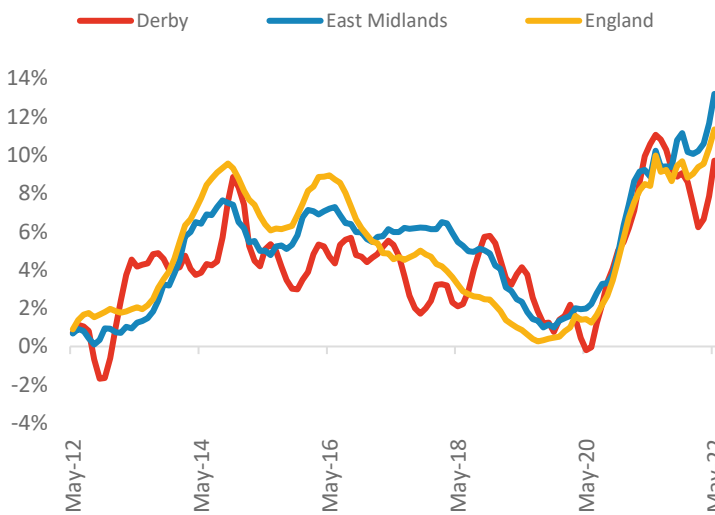


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	Current level	3 month	Annual	5 year	10 year
House prices	£196,913	4.7%	9.7%	28.8%	61.4%
Transactions	3,312	-10.9%	7.6%	-9.7%	13.6%

House Prices (May 2022 data)

Annual Change in House Prices

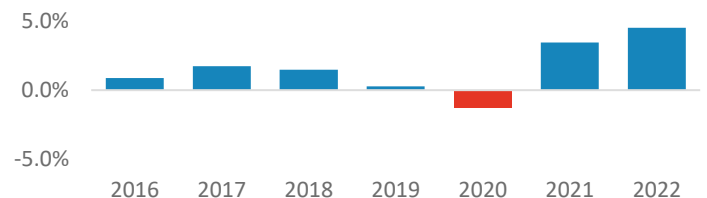


House prices in Derby grew by 9.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 13.2% over the same period.

Derby house prices are now 35.8% above their previous peak in 2007, compared to +51.4% for the East Midlands and +53.6% across England.

Local prices have grown by 4.6% in 2022 so far, compared to growth of 3.5% over the same period last year.

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

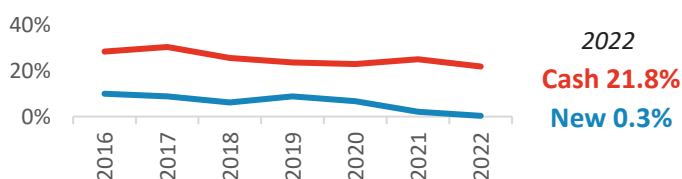


Transactions (March 2022 data)

There were 3,312 transactions in Derby during the 12 months to March 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 15.1% since 2014, compared to changes of -12.8% for the East Midlands and -13.6% 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)

