

South Hams

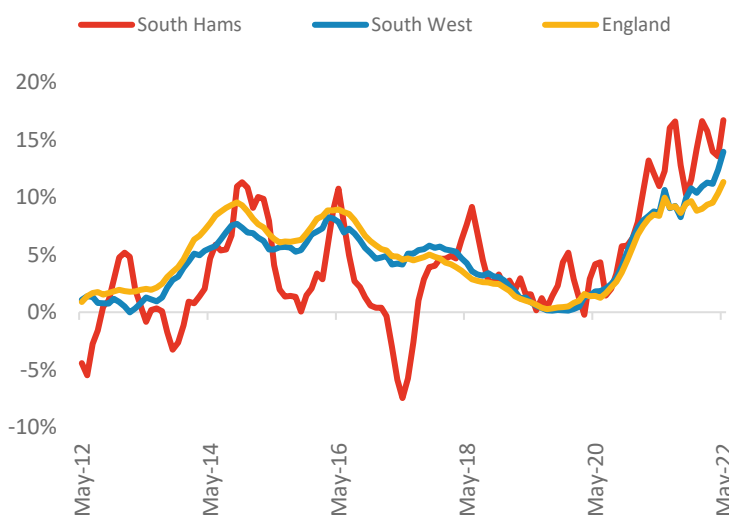
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	Current level	3 month	Annual	5 year	10 year
House prices	£426,219	1.6%	16.7%	47.6%	63.5%
Transactions	1,633	-18.2%	-16.0%	-2.9%	26.3%

House Prices (May 2022 data)

Annual Change in House Prices

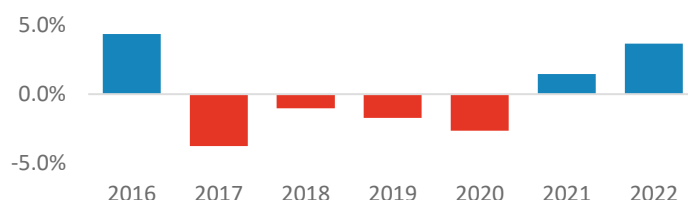


House prices in South Hams grew by 16.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South West grew by 14.0% over the same period.

South Hams house prices are now 44.9% above their previous peak in 2007, compared to +50.4% for the South West and +53.6% across England.

Local prices have grown by 3.7% in 2022 so far, compared to growth of 1.5% over the same period last year.

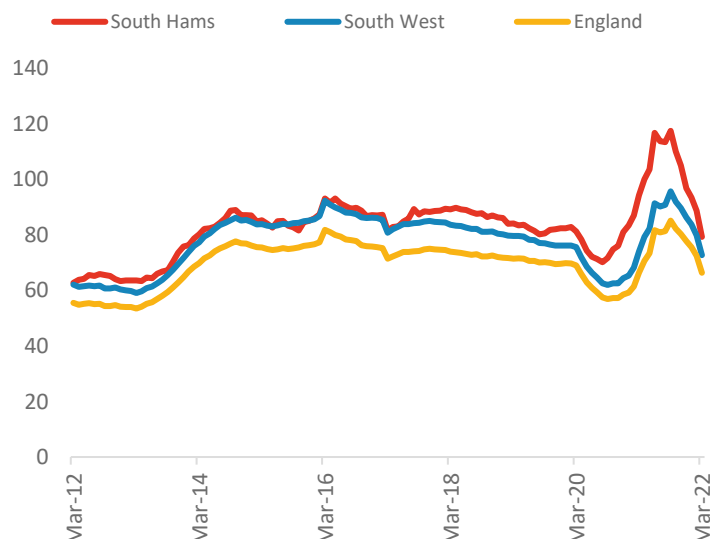
Year-To-Date Change in House Prices, December to May



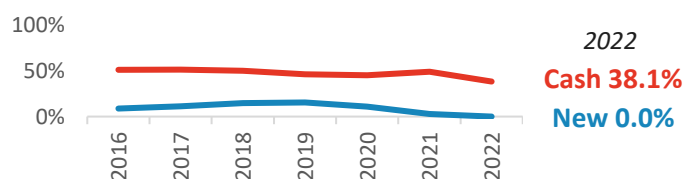
Transactions (March 2022 data)

There were 1,633 transactions in South Hams during the 12 months to March 2022. This is 79% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in South Hams have fallen by 9.0% since 2014, compared to changes of -14.9% for the South West and -13.6% for England.

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



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.