

September 2022 Housing Market Report

Derby

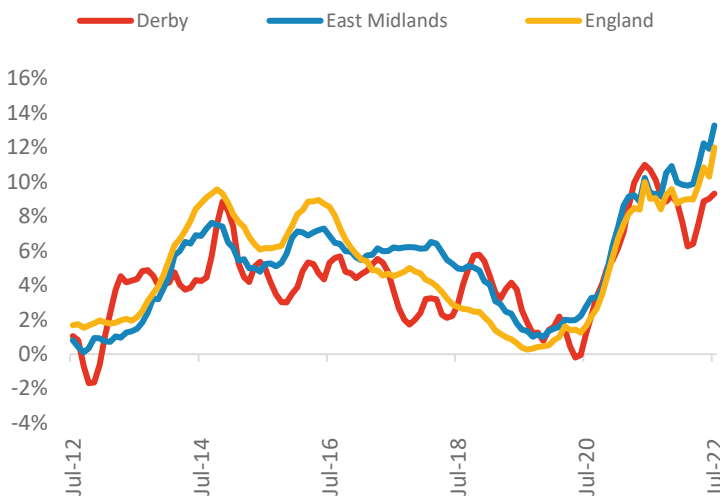
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	Current level	3 month	Annual	5 year	10 year
House prices	£199,062	3.6%	9.3%	29.2%	61.2%
Transactions	3,309	-10.0%	-3.3%	-10.6%	16.6%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Derby grew by 9.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

Derby house prices are now 37.6% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

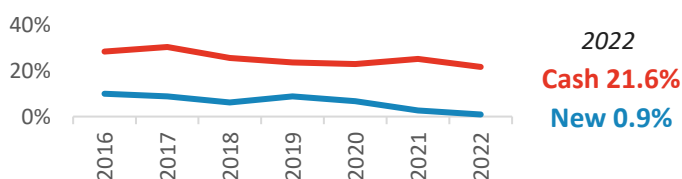
Local prices have grown by 5.7% in 2022 so far, compared to growth of 5.2% over the same period last year.

Transactions (May 2022 data)

There were 3,309 transactions in Derby during the 12 months to May 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 15.2% since 2014, compared to changes of -13.8% for the East Midlands and -14.9% for England.

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

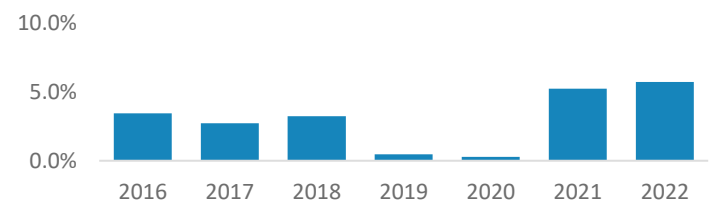


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 July



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

