

September 2022 Housing Market Report

High Peak

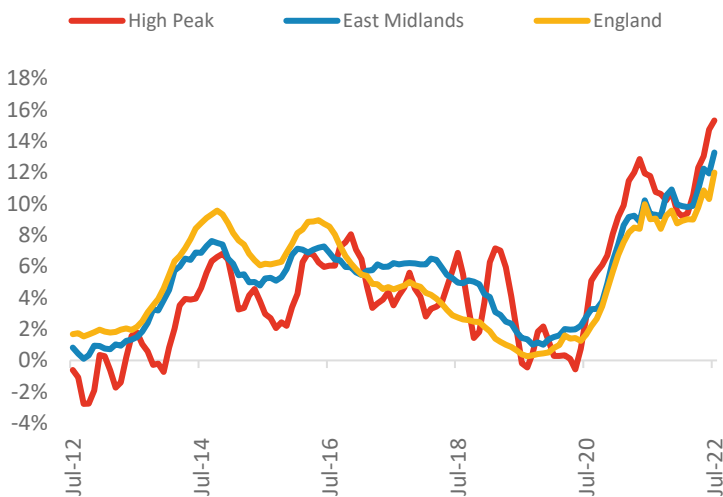
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	Current level	3 month	Annual	5 year	10 year
House prices	£261,464	3.3%	15.3%	41.3%	70.1%
Transactions	1,432	-12.6%	-10.4%	-10.3%	38.2%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in High Peak grew by 15.3% 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.

High Peak house prices are now 44.4% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

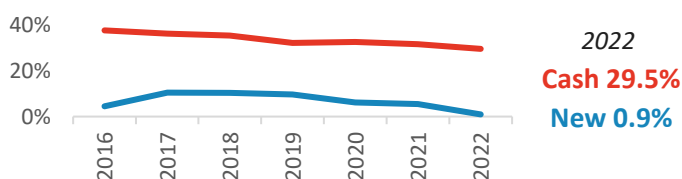
Local prices have grown by 9.8% in 2022 so far, compared to growth of 4.2% over the same period last year.

Transactions (May 2022 data)

There were 1,432 transactions in High Peak during the 12 months to May 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in High Peak have fallen by 6.5% 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*

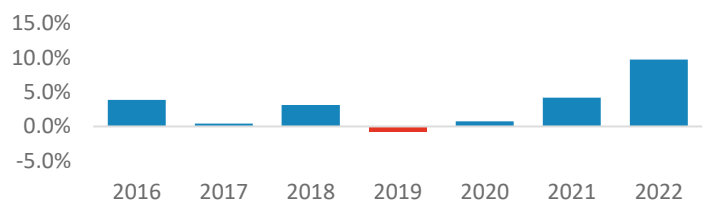


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

