

September 2022 Housing Market Report

North Devon

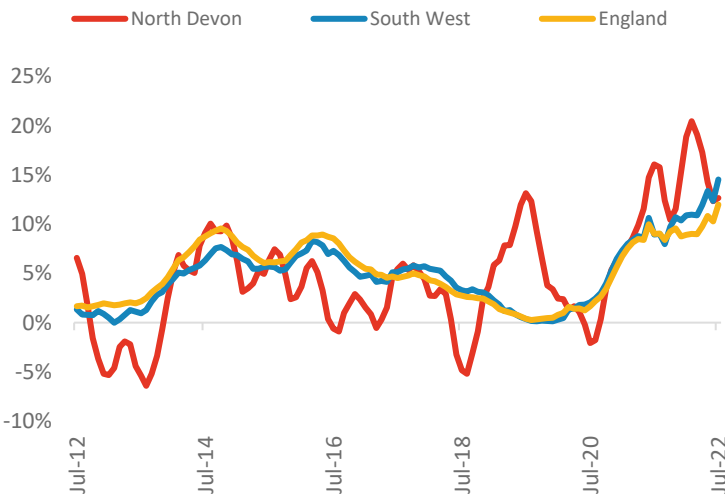


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£319,680	-1.5%	12.7%	37.9%	58.7%
Transactions	1,536	-17.4%	-29.1%	-13.8%	15.2%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in North Devon grew by 12.7% 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 South West grew by 14.5% over the same period.

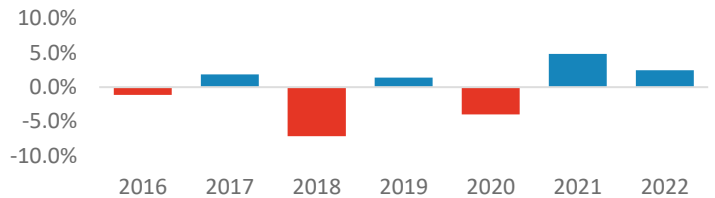
North Devon house prices are now 43.7% above their previous peak in 2007, compared to +52.9% for the South West and +57.1% across England.

Local prices have grown by 2.4% in 2022 so far, compared to growth of 4.9% over the same period last year.

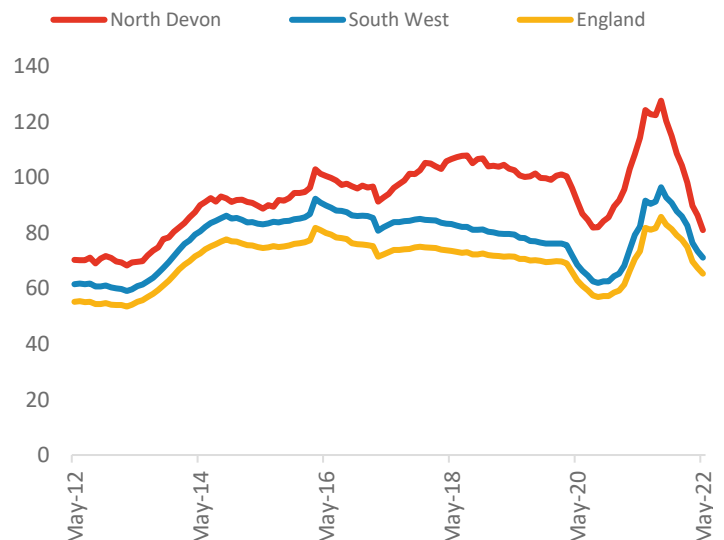
Transactions (May 2022 data)

There were 1,536 transactions in North Devon during the 12 months to May 2022. This is 81% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in North Devon have fallen by 11.7% since 2014, compared to changes of -16.8% for the South West and -14.9% for England.

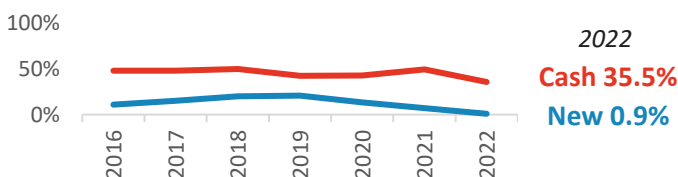
Year-To-Date Change in House Prices, December to July



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.