

South Derbyshire

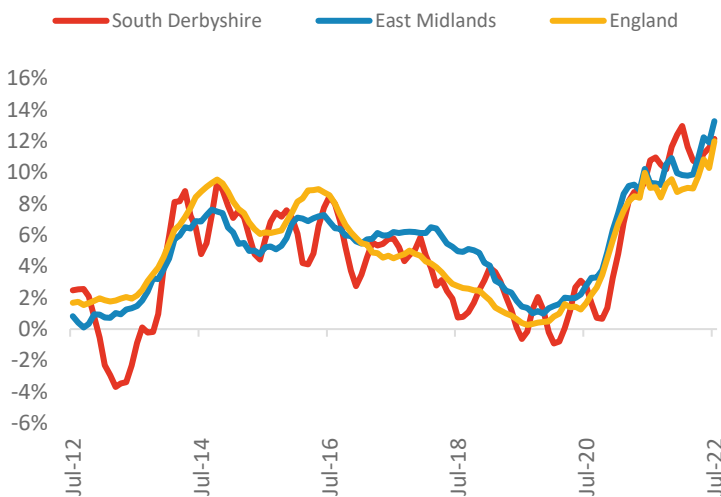


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	Current level	3 month	Annual	5 year	10 year
House prices	£246,409	3.4%	12.1%	27.8%	61.0%
Transactions	1,876	-13.7%	-12.3%	-8.2%	54.4%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in South Derbyshire grew by 12.1% 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.

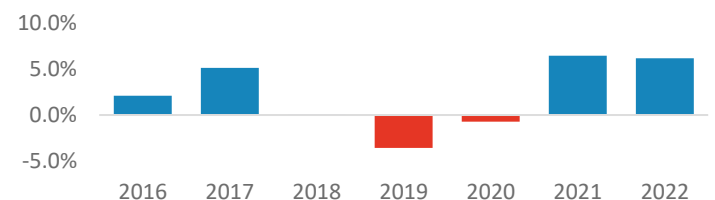
South Derbyshire house prices are now 42.4% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 6.2% in 2022 so far, compared to growth of 6.5% over the same period last year.

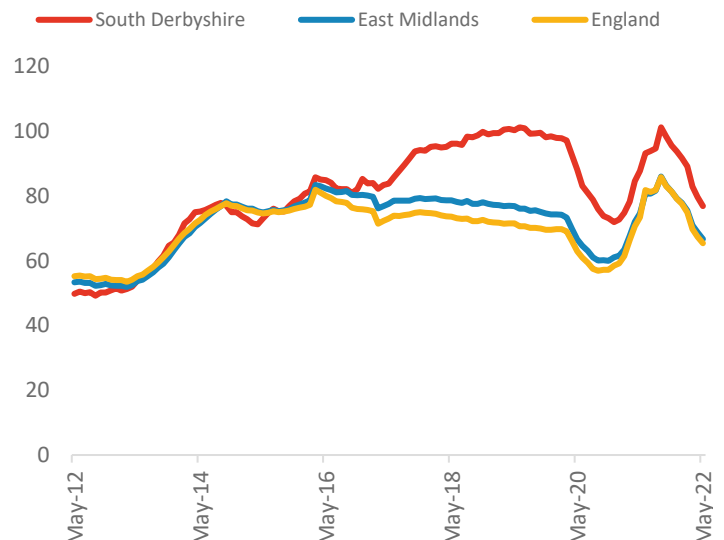
Transactions (May 2022 data)

There were 1,876 transactions in South Derbyshire during the 12 months to May 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in South Derbyshire have grown by 2.5% since 2014, compared to changes of -13.8% for the East Midlands and -14.9% for England.

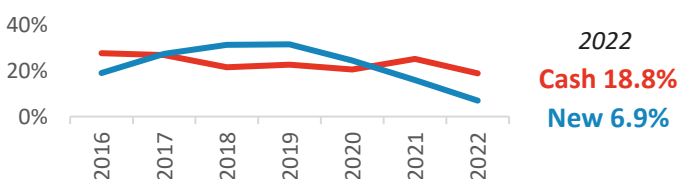
Year-To-Date Change in House Prices, December to July



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.