

September 2022 Housing Market Report

South Hams

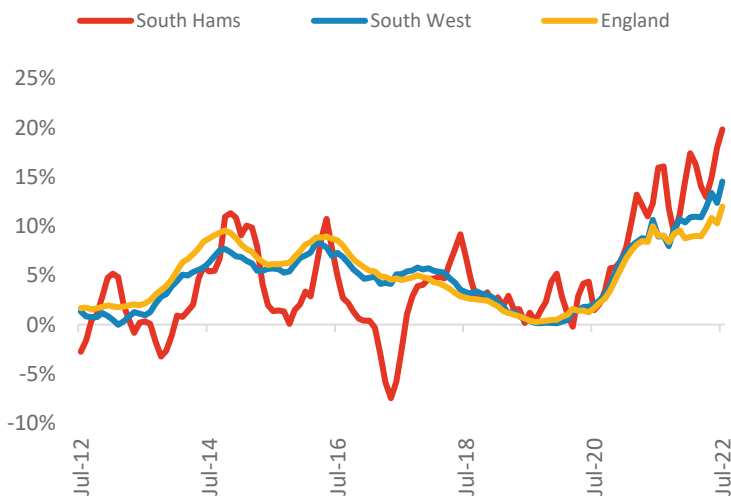
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	Current level	3 month	Annual	5 year	10 year
House prices	£426,600	7.3%	19.8%	52.5%	67.1%
Transactions	1,580	-17.0%	-26.0%	-7.7%	19.4%

House Prices (July 2022 data)

Annual Change in House Prices

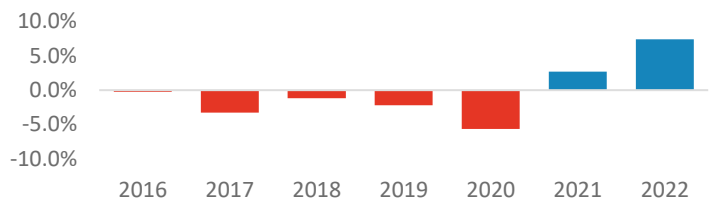


House prices in South Hams grew by 19.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the South West grew by 14.5% over the same period.

South Hams house prices are now 50.6% above their previous peak in 2007, compared to +52.9% for the South West and +57.1% across England.

Local prices have grown by 7.4% in 2022 so far, compared to growth of 2.7% over the same period last year.

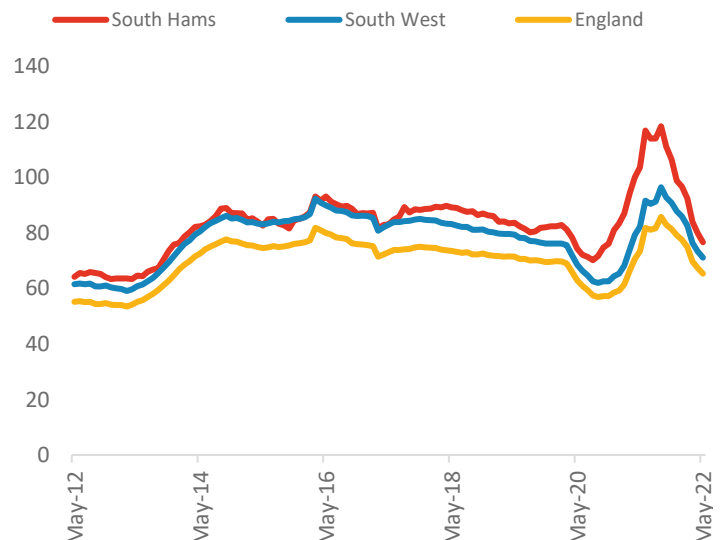
Year-To-Date Change in House Prices, December to July



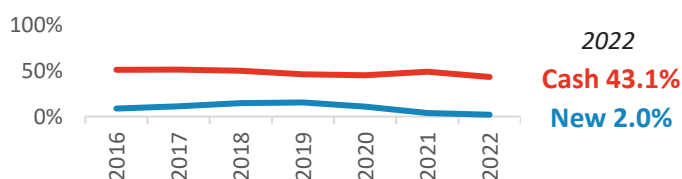
Transactions (May 2022 data)

There were 1,580 transactions in South Hams 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 Hams have fallen by 12.0% since 2014, compared to changes of -16.8% for the South West and -14.9% 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.