

# November 2022 Housing Market Report

## Derby

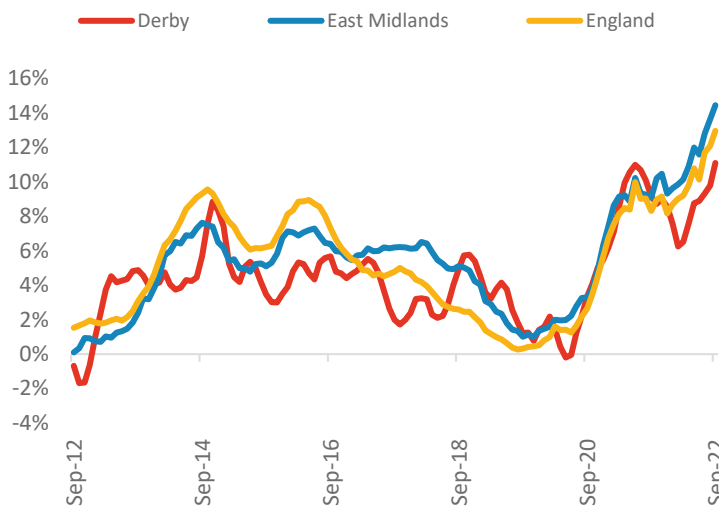
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£204,916	4.5%	11.1%	33.2%	64.7%
Transactions	3,192	-8.4%	-13.4%	-15.6%	14.0%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Derby grew by 11.1% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East Midlands grew by 14.5% over the same period.

Derby house prices are now 42.0% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

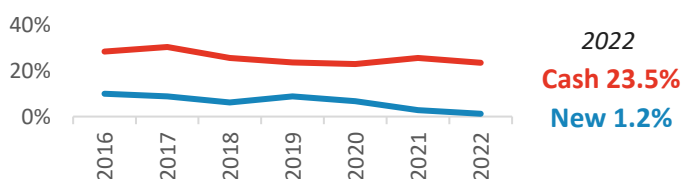
Local prices have grown by 9.3% in 2022 so far, compared to growth of 6.8% over the same period last year.

### Transactions (July 2022 data)

There were 3,192 transactions in Derby during the 12 months to July 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 18.2% since 2014, compared to changes of -19.1% for the East Midlands and -21.9% for England.

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

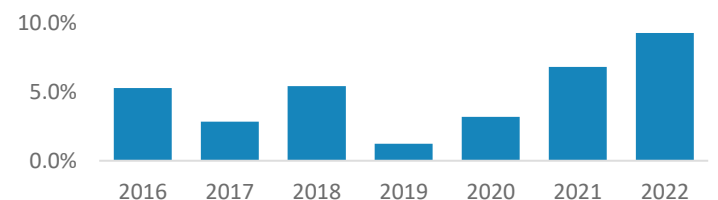


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 September



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

