

November 2022 Housing Market Report

East Devon

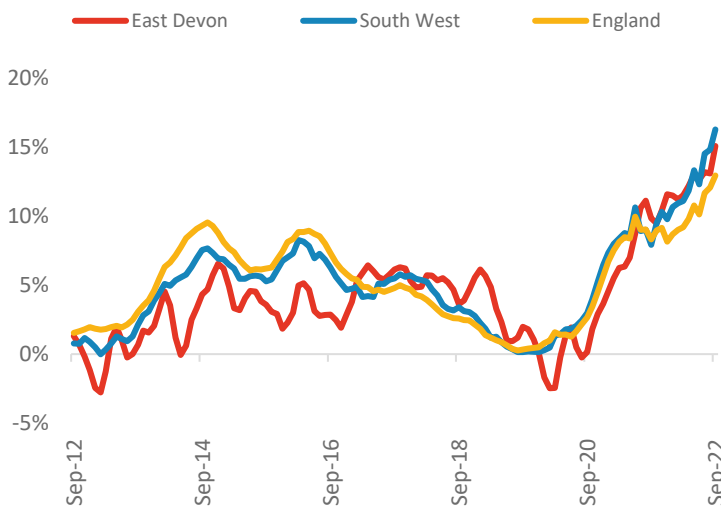
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£377,009	3.8%	15.1%	33.9%	59.0%
Transactions	2,461	-16.4%	-33.7%	-22.3%	3.6%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in East Devon grew by 15.1% 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 South West grew by 16.3% over the same period.

East Devon house prices are now 51.1% above their previous peak in 2007, compared to +57.6% for the South West and +60.8% across England.

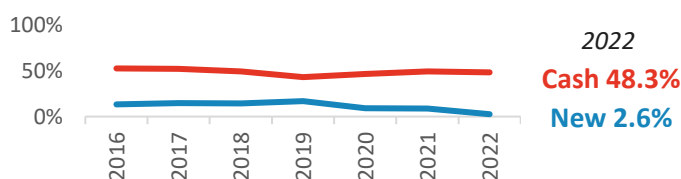
Local prices have grown by 9.9% in 2022 so far, compared to growth of 6.6% over the same period last year.

Transactions (July 2022 data)

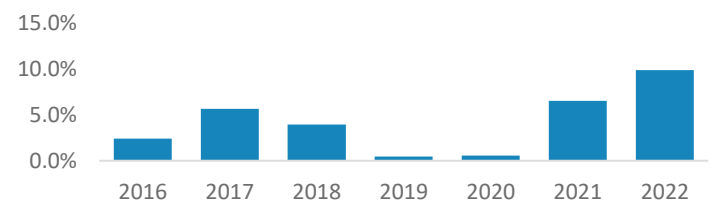
There were 2,461 transactions in East Devon during the 12 months to July 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Devon have fallen by 26.0% since 2014, compared to changes of -23.8% for the South West and -21.9% for England.

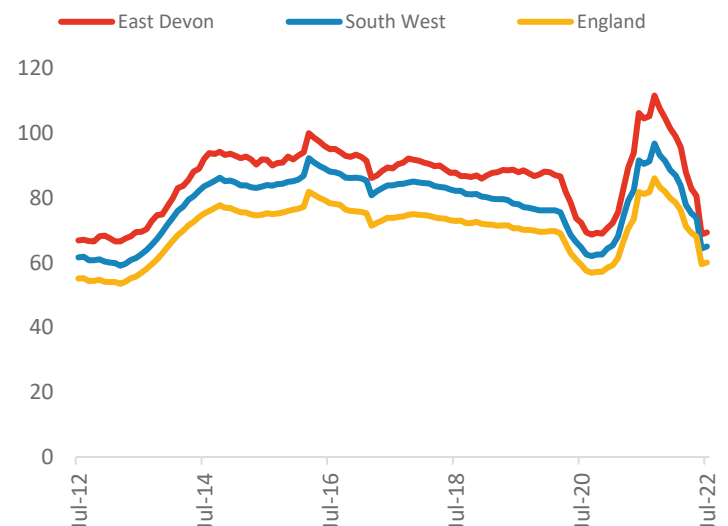
Cash and New Build Sales as % of Total, by Year*



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



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



* 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.