

November 2022 Housing Market Report

Gedling

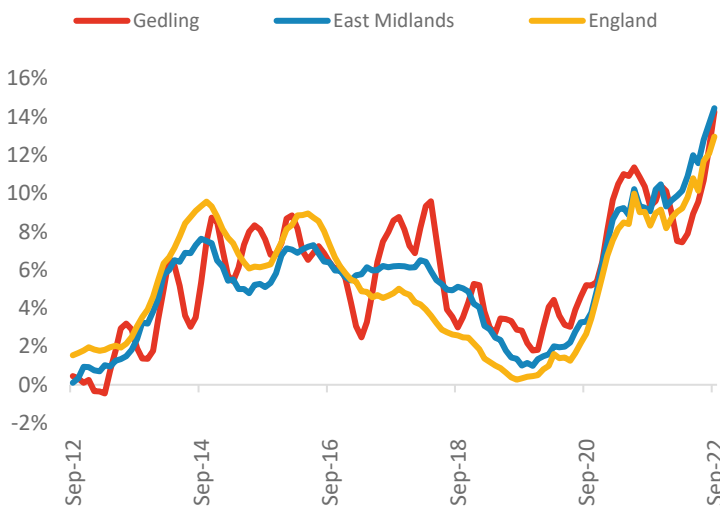


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £250,971 | 5.6% | 14.3% | 39.2% | 85.8% |
| Transactions | 1,734 | -10.2% | -27.8% | -14.9% | 7.2% |

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Gedling grew by 14.3% 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.

Gedling house prices are now 62.7% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

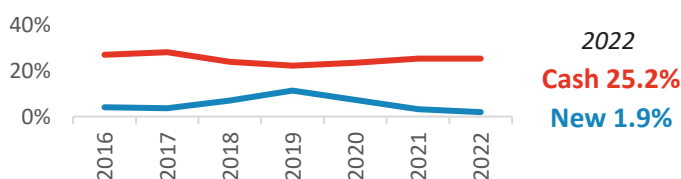
Local prices have grown by 10.8% in 2022 so far, compared to growth of 6.8% over the same period last year.

Transactions (July 2022 data)

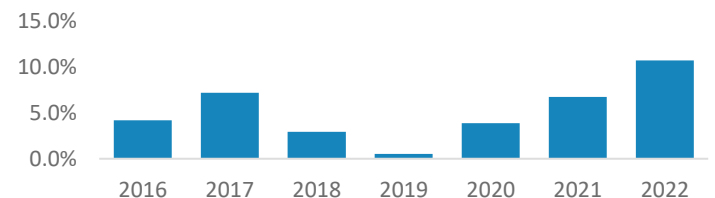
There were 1,734 transactions in Gedling during the 12 months to July 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gedling have fallen by 24.6% since 2014, compared to changes of -19.1% for the East Midlands and -21.9% for England.

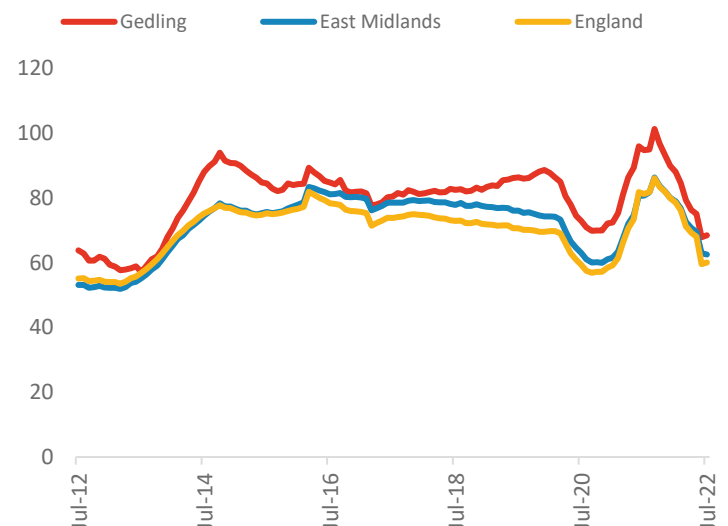
Cash and New Build Sales as % of Total, by Year*



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.