

South Derbyshire

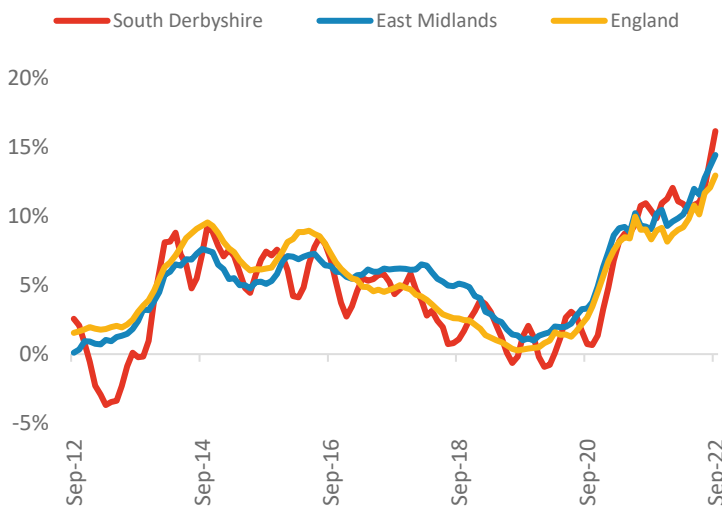


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	Current level	3 month	Annual	5 year	10 year
House prices	£254,839	5.5%	16.2%	32.3%	69.7%
Transactions	1,829	-10.3%	-20.1%	-14.6%	49.9%

House Prices (September 2022 data)

Annual Change in House Prices

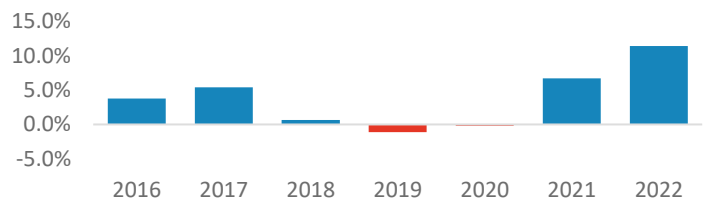


House prices in South Derbyshire grew by 16.2% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East Midlands grew by 14.5% over the same period.

South Derbyshire house prices are now 47.8% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

Local prices have grown by 11.4% in 2022 so far, compared to growth of 6.7% over the same period last year.

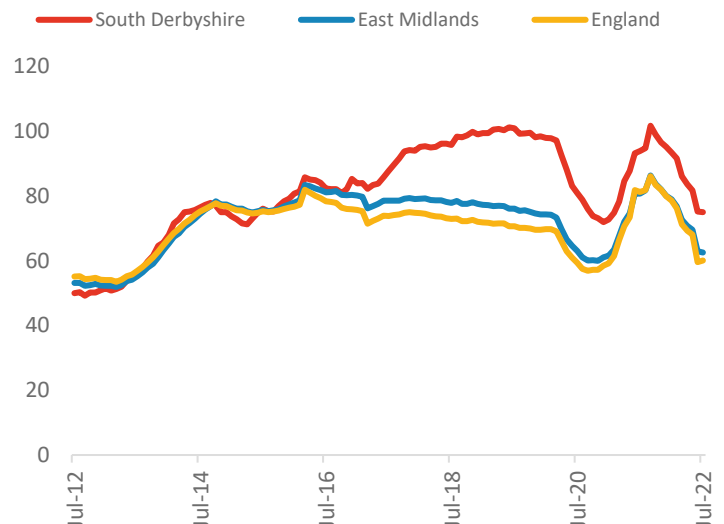
Year-To-Date Change in House Prices, December to September



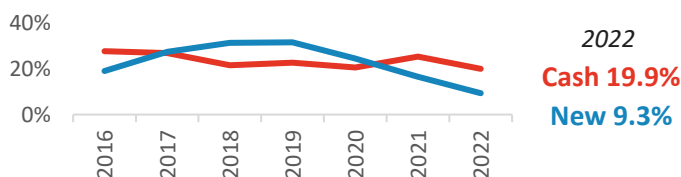
Transactions (July 2022 data)

There were 1,829 transactions in South Derbyshire during the 12 months to July 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in South Derbyshire have fallen by 0.1% since 2014, compared to changes of -19.1% for the East Midlands and -21.9% 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.