

January 2023 Housing Market Report

Ashfield

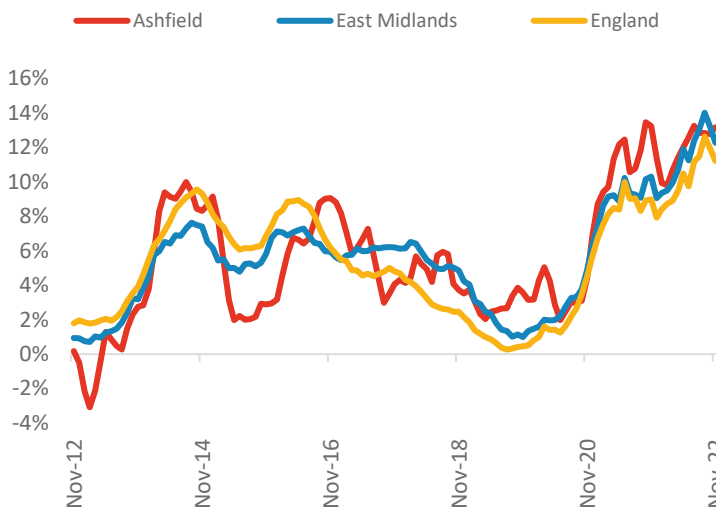
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	Current level	3 month	Annual	5 year	10 year
House prices	£195,859	4.9%	13.2%	43.8%	86.8%
Transactions	1,690	-7.8%	-24.0%	-28.4%	18.8%

House Prices (November 2022 data)

Annual Change in House Prices

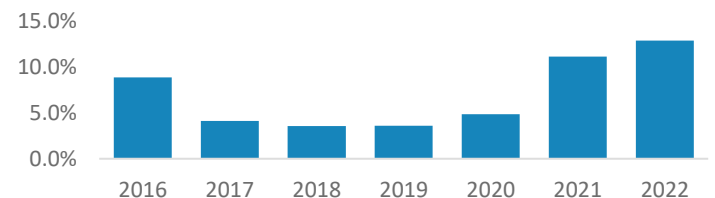


House prices in Ashfield grew by 13.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the East Midlands grew by 12.3% over the same period.

Ashfield house prices are now 58.8% above their previous peak in 2007, compared to +59.4% for the East Midlands and +61.9% across England.

Local prices have grown by 12.9% in 2022 so far, compared to growth of 11.2% over the same period last year.

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

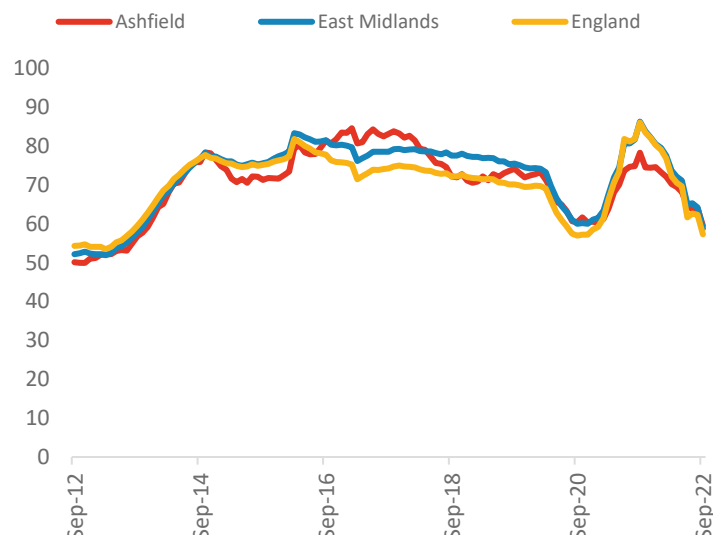


Transactions (September 2022 data)

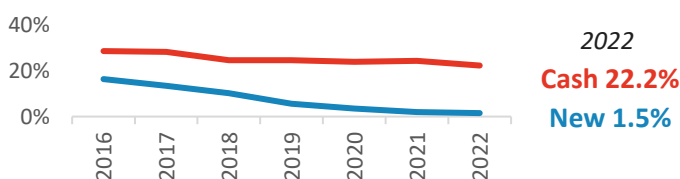
There were 1,690 transactions in Ashfield during the 12 months to September 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashfield have fallen by 22.2% since 2014, compared to changes of -24.0% for the East Midlands and -25.4% 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.