

# January 2023 Housing Market Report

## Derby

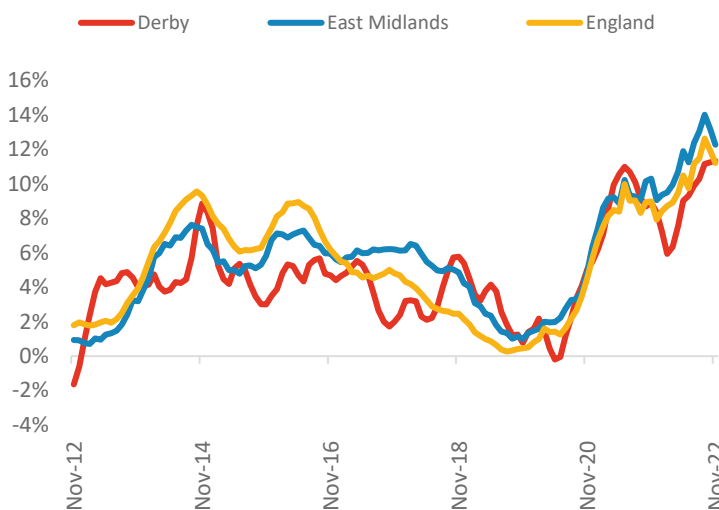


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	Current level	3 month	Annual	5 year	10 year
House prices	£206,749	2.6%	11.3%	35.7%	69.0%
Transactions	3,010	-8.5%	-22.6%	-20.2%	12.0%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Derby grew by 11.3% 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.

Derby house prices are now 43.9% above their previous peak in 2007, compared to +59.4% for the East Midlands and +61.9% across England.

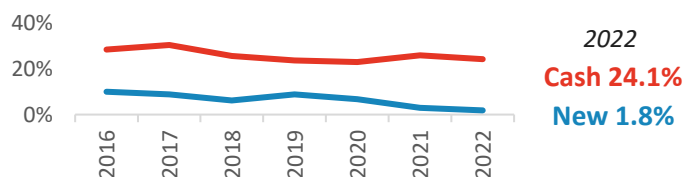
Local prices have grown by 11.0% in 2022 so far, compared to growth of 8.0% over the same period last year.

### Transactions (September 2022 data)

There were 3,010 transactions in Derby during the 12 months to September 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 22.8% since 2014, compared to changes of -24.0% for the East Midlands and -25.4% for England.

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

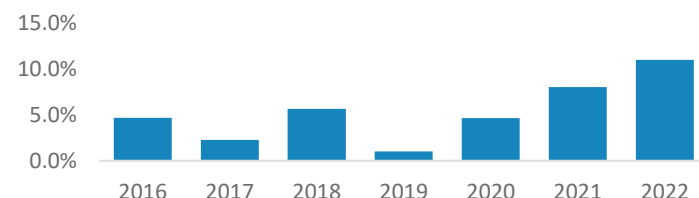


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

