

January 2023 Housing Market Report

North Devon

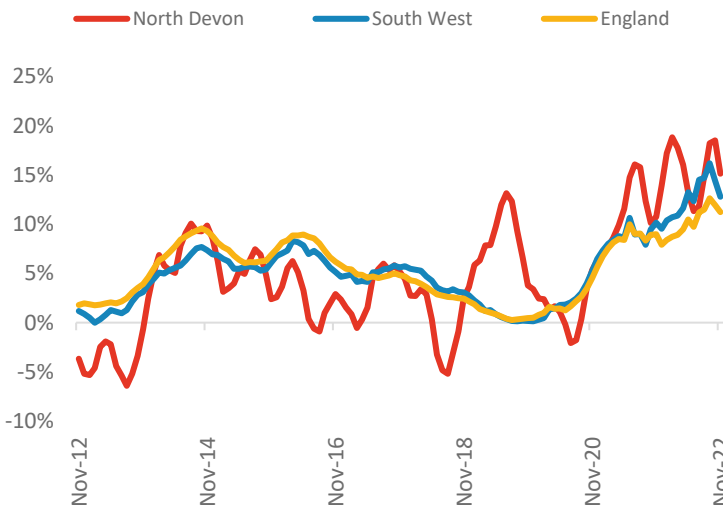
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£333,648	5.0%	15.1%	43.0%	73.0%
Transactions	1,315	-12.0%	-45.9%	-31.5%	0.5%

House Prices (November 2022 data)

Annual Change in House Prices

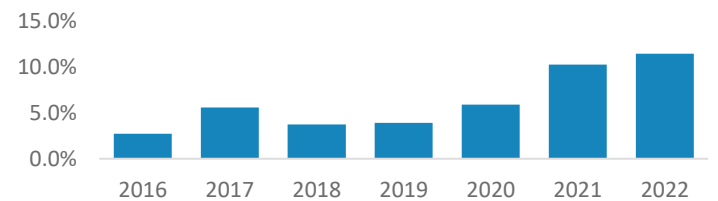


House prices in North Devon grew by 15.1% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the South West grew by 12.8% over the same period.

North Devon house prices are now 54.4% above their previous peak in 2007, compared to +59.2% for the South West and +61.9% across England.

Local prices have grown by 11.5% in 2022 so far, compared to growth of 10.3% over the same period last year.

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

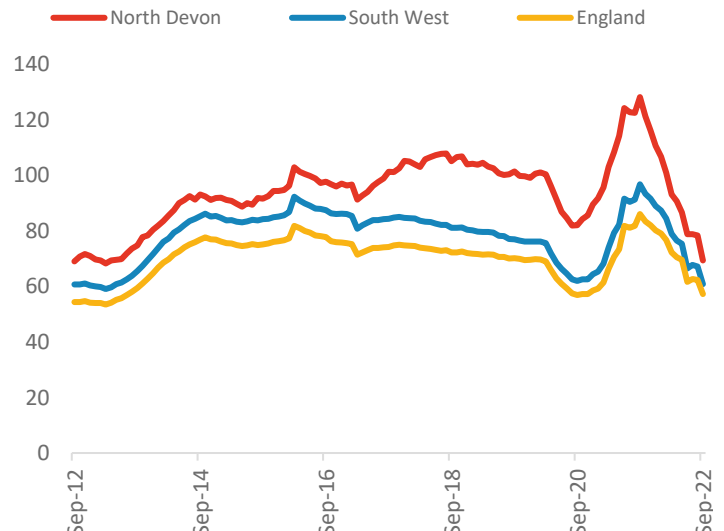


Transactions (September 2022 data)

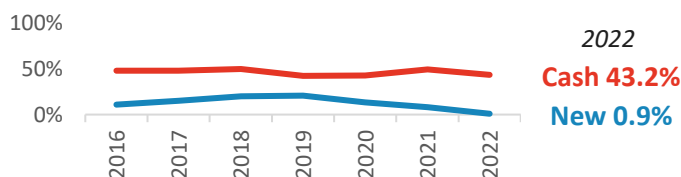
There were 1,315 transactions in North Devon during the 12 months to September 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in North Devon have fallen by 24.4% since 2014, compared to changes of -28.7% for the South West 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.