

February 2023 Housing Market Report

Derby

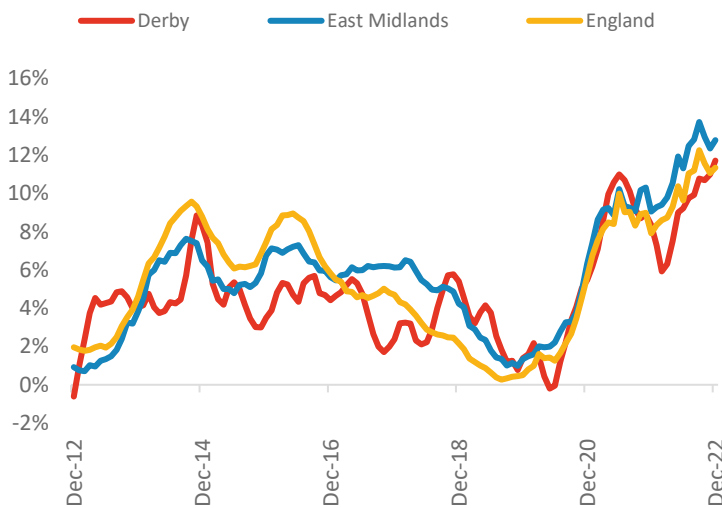
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	Current level	3 month	Annual	5 year	10 year
House prices	£208,638	2.3%	11.7%	36.4%	70.2%
Transactions	2,985	-10.9%	-22.5%	-22.2%	9.5%

House Prices (December 2022 data)

Annual Change in House Prices



House prices in Derby grew by 11.7% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 12.8% over the same period.

Derby house prices are now 44.8% above their previous peak in 2007, compared to +60.3% for the East Midlands and +61.9% across England.

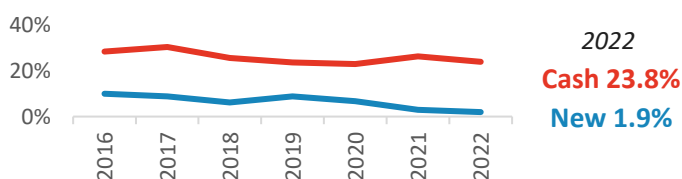
Local prices have grown by 11.7% in 2022 so far, compared to growth of 8.4% over the same period last year.

Transactions (October 2022 data)

There were 2,985 transactions in Derby during the 12 months to October 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 23.5% since 2014, compared to changes of -21.8% for the East Midlands and -22.8% for England.

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

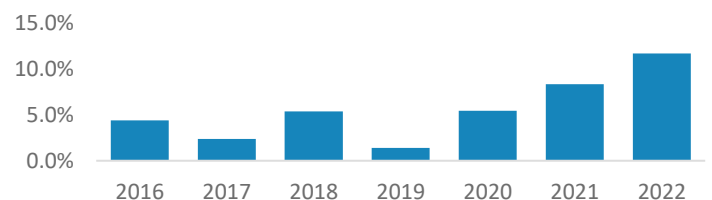


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 December



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

