

# February 2023 Housing Market Report

## Erewash

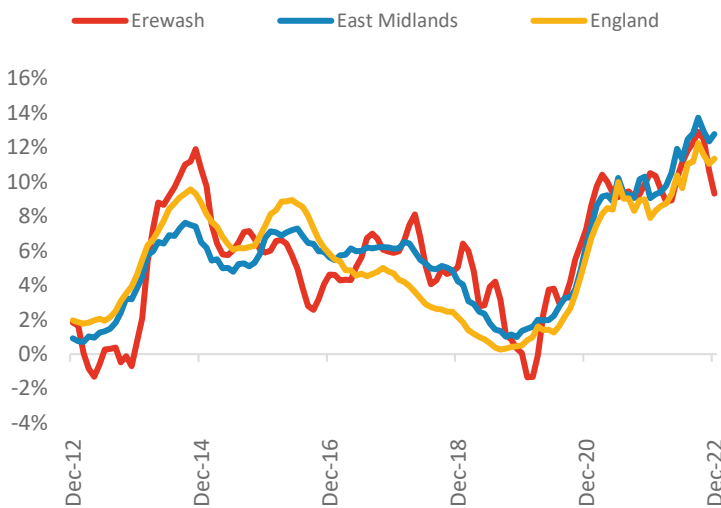
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£213,377	0.7%	9.3%	36.2%	78.3%
Transactions	1,669	-6.4%	-23.5%	-13.2%	17.8%

### House Prices (December 2022 data)

#### Annual Change in House Prices

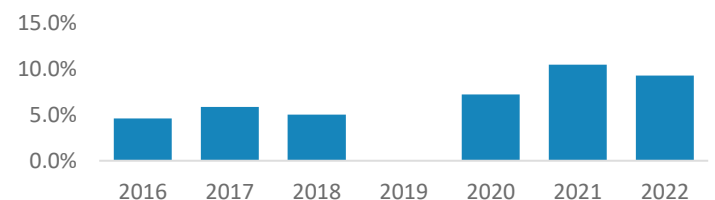


House prices in Erewash grew by 9.3% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 12.8% over the same period.

Erewash house prices are now 57.1% above their previous peak in 2007, compared to +60.3% for the East Midlands and +61.9% across England.

Local prices have grown by 9.3% in 2022 so far, compared to growth of 10.5% over the same period last year.

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

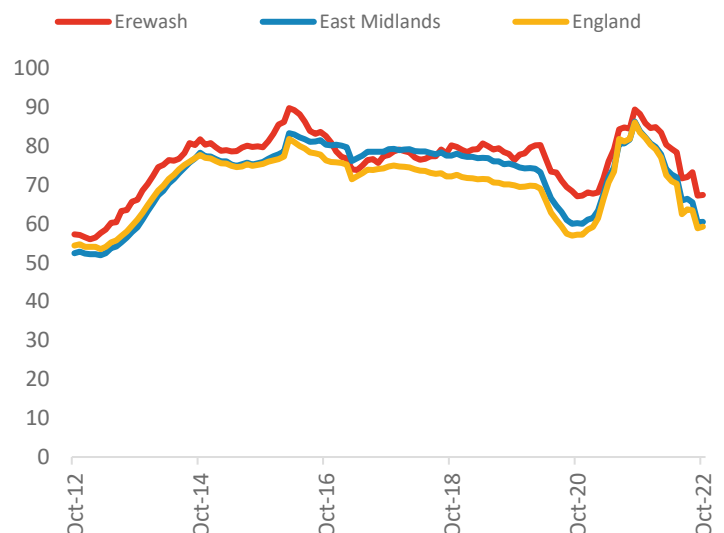


### Transactions (October 2022 data)

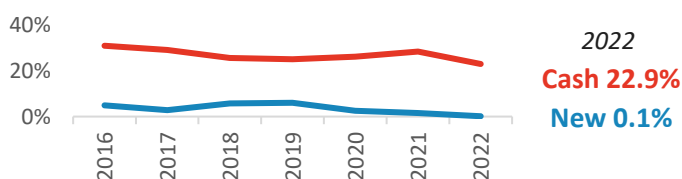
There were 1,669 transactions in Erewash during the 12 months to October 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Erewash have fallen by 16.5% since 2014, compared to changes of -21.8% for the East Midlands and -22.8% 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.