

# February 2023 Housing Market Report

## High Peak

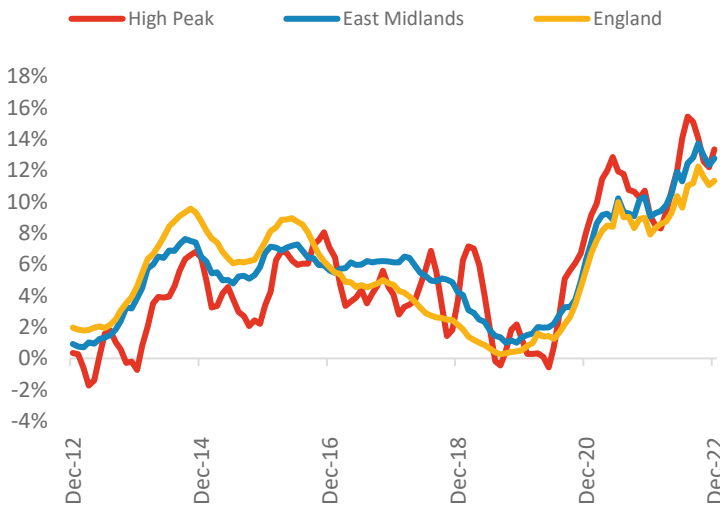
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	Current level	3 month	Annual	5 year	10 year
House prices	£267,806	1.6%	13.4%	40.3%	70.8%
Transactions	1,259	-9.7%	-31.8%	-25.5%	18.8%

### House Prices (December 2022 data)

#### Annual Change in House Prices



House prices in High Peak grew by 13.4% 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.

High Peak house prices are now 48.6% above their previous peak in 2007, compared to +60.3% for the East Midlands and +61.9% across England.

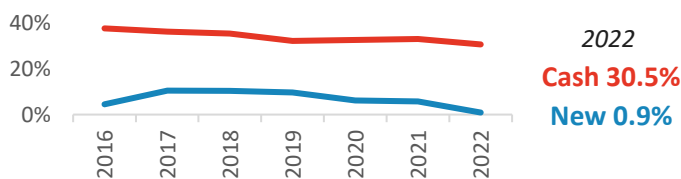
Local prices have grown by 13.4% in 2022 so far, compared to growth of 9.1% over the same period last year.

### Transactions (October 2022 data)

There were 1,259 transactions in High Peak during the 12 months to October 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in High Peak have fallen by 17.8% 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\*

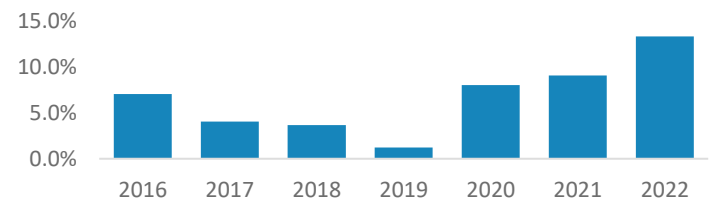


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

