

May 2023 Housing Market Report

Derby

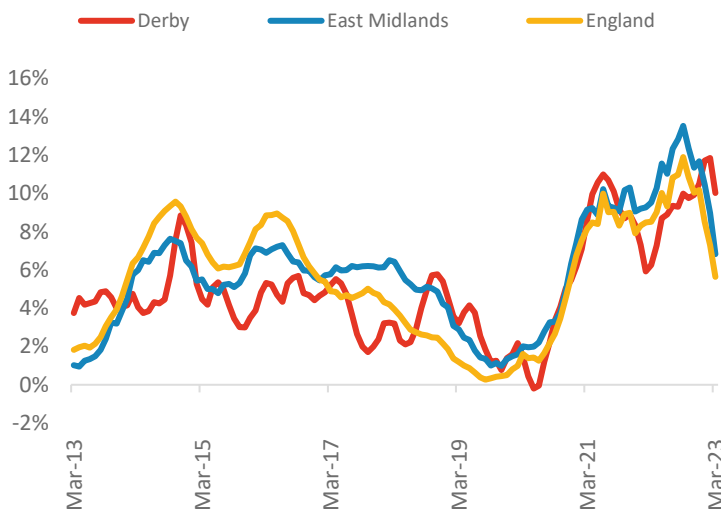
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	Current level	3 month	Annual	5 year	10 year
House prices	£202,170	0.3%	10.0%	33.0%	65.3%
Transactions	2,916	-5.6%	-22.9%	-23.5%	7.2%

House Prices (March 2023 data)

Annual Change in House Prices

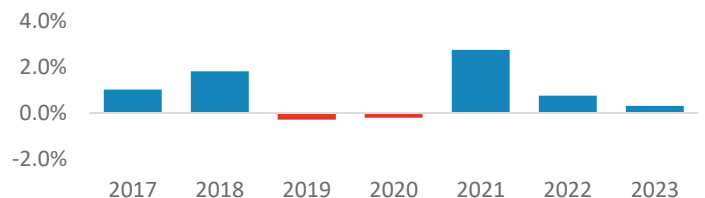


House prices in Derby grew by 10.0% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the East Midlands grew by 6.8% over the same period.

Derby house prices are now 43.7% above their previous peak in 2007, compared to +56.6% for the East Midlands and +57.9% across England.

Local prices have grown by 0.3% in 2023 so far, compared to growth of 0.8% over the same period last year.

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

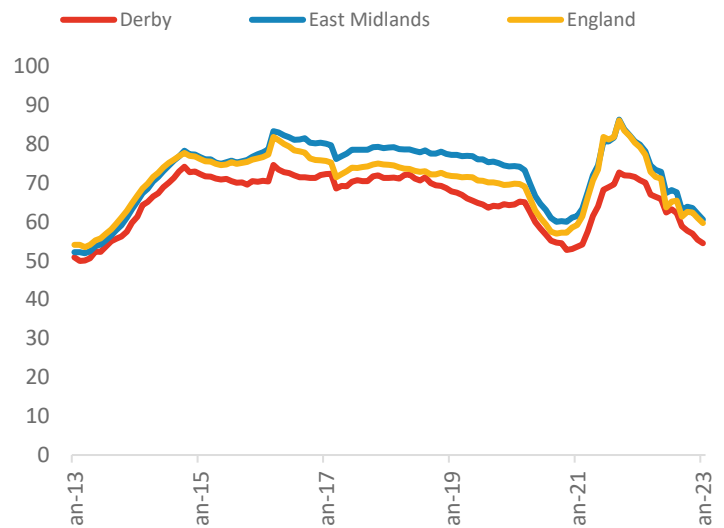


Transactions (January 2023 data)

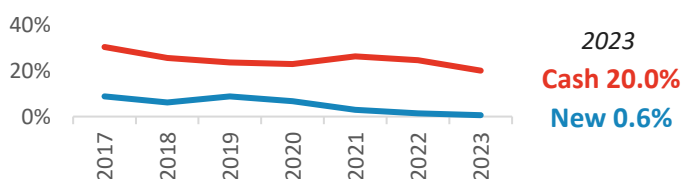
There were 2,916 transactions in Derby during the 12 months to January 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 25.2% since 2014, compared to changes of -21.7% for the East Midlands and -22.4% 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.