

August 2023 Housing Market Report

Derby

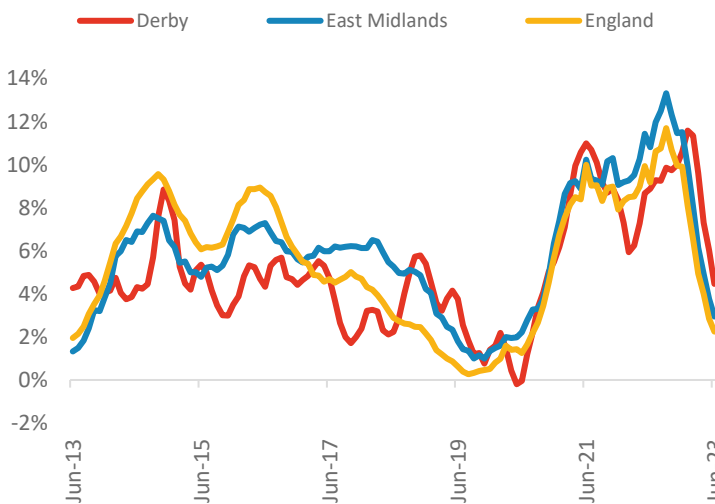


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £199,448 | -0.9% | 4.5% | 30.9% | 60.7% |
| Transactions | 2,735 | -10.7% | -23.1% | -29.0% | 1.0% |

House Prices (June 2023 data)

Annual Change in House Prices

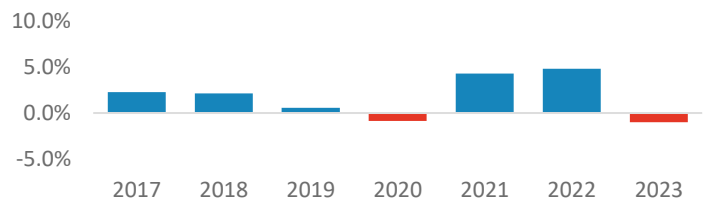


House prices in Derby grew by 4.5% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East Midlands grew by 3.0% over the same period.

Derby house prices are now 41.9% above their previous peak in 2007, compared to +55.3% for the East Midlands and +56.6% across England.

Local prices have fallen by 1.0% in 2023 so far, compared to growth of 4.8% over the same period last year.

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

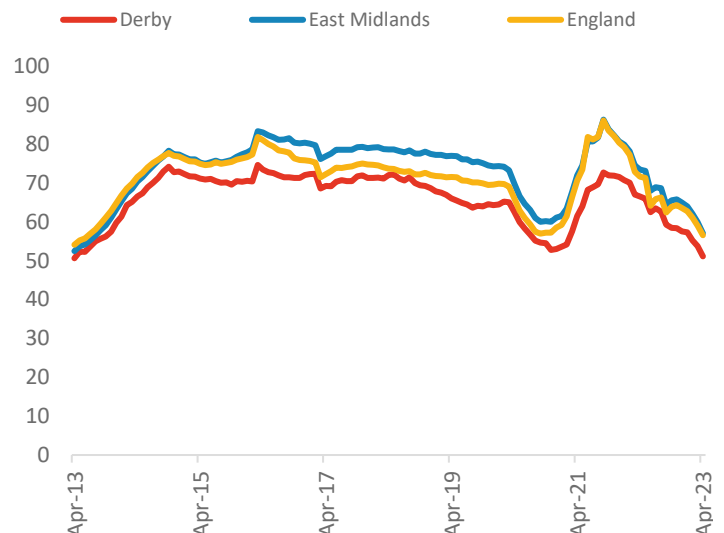


Transactions (April 2023 data)

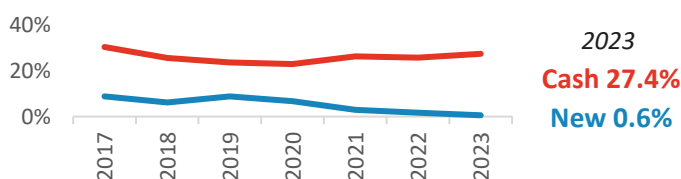
There were 2,735 transactions in Derby during the 12 months to April 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Derby have fallen by 29.9% since 2014, compared to changes of -26.2% for the East Midlands and -26.4% 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.