

August 2023 Housing Market Report

Gedling

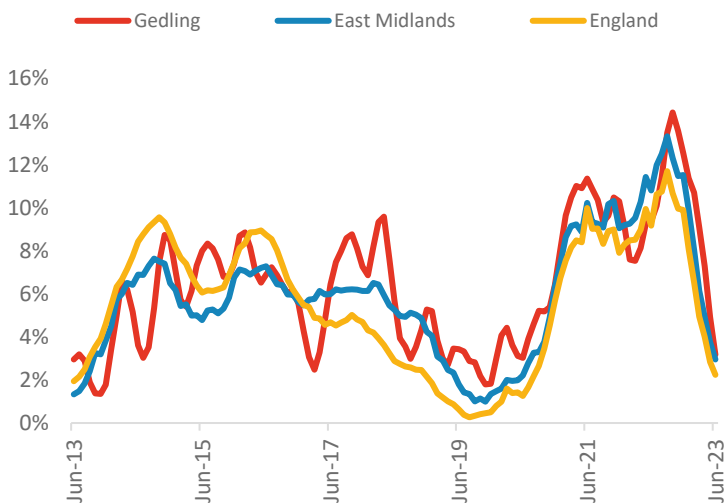


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£239,280	-2.9%	3.2%	33.9%	80.2%
Transactions	1,656	-4.7%	-17.5%	-20.0%	12.8%

House Prices (June 2023 data)

Annual Change in House Prices

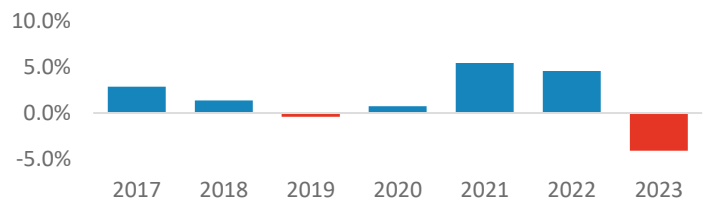


House prices in Gedling grew by 3.2% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East Midlands grew by 3.0% over the same period.

Gedling house prices are now 58.7% above their previous peak in 2007, compared to +55.3% for the East Midlands and +56.6% across England.

Local prices have fallen by 4.1% in 2023 so far, compared to growth of 4.6% over the same period last year.

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

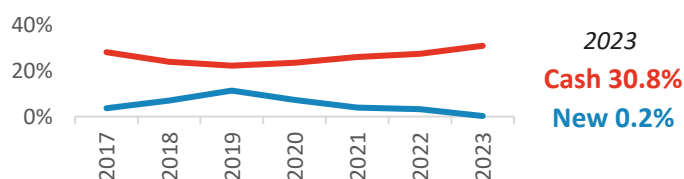


Transactions (April 2023 data)

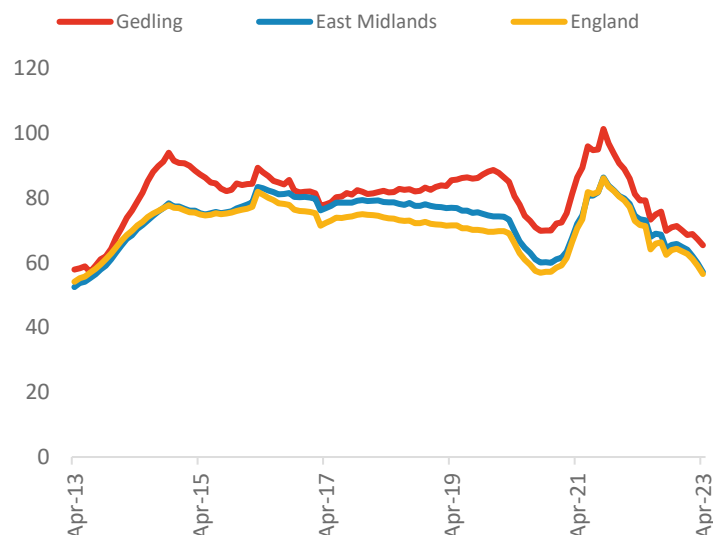
There were 1,656 transactions in Gedling during the 12 months to April 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gedling have fallen by 28.0% since 2014, compared to changes of -26.2% for the East Midlands and -26.4% for England.

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



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



* 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.