

August 2023 Housing Market Report

South Hams

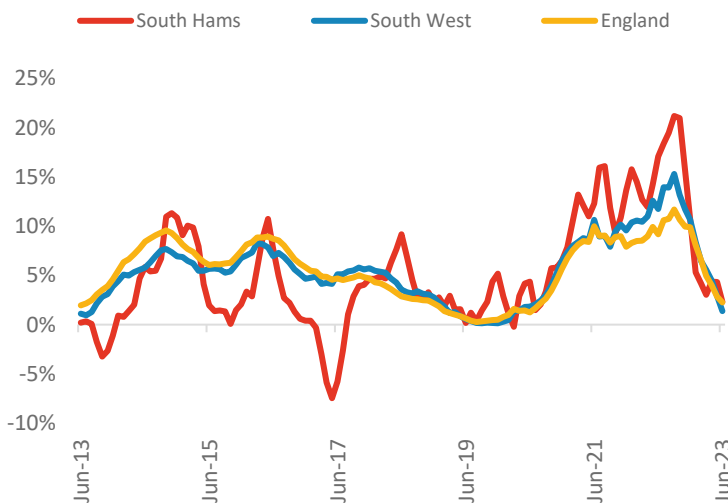
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	Current level	3 month	Annual	5 year	10 year
House prices	£416,301	3.5%	2.3%	40.7%	68.3%
Transactions	1,346	-7.2%	-23.5%	-27.3%	3.1%

House Prices (June 2023 data)

Annual Change in House Prices

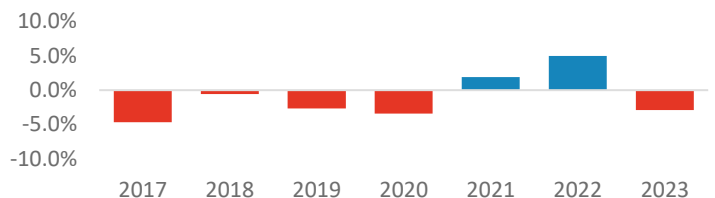


House prices in South Hams grew by 2.3% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the South West grew by 1.4% over the same period.

South Hams house prices are now 49.4% above their previous peak in 2007, compared to +52.2% for the South West and +56.6% across England.

Local prices have fallen by 2.9% in 2023 so far, compared to growth of 5.0% over the same period last year.

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

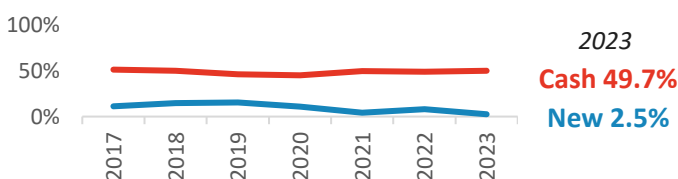


Transactions (April 2023 data)

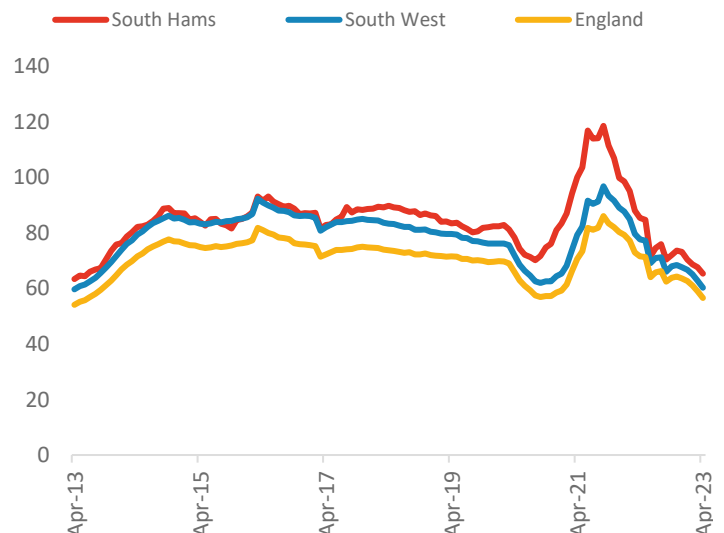
There were 1,346 transactions in South Hams during the 12 months to April 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Hams have fallen by 25.0% since 2014, compared to changes of -29.4% for the South West 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.