

August 2023 Housing Market Report

West Devon

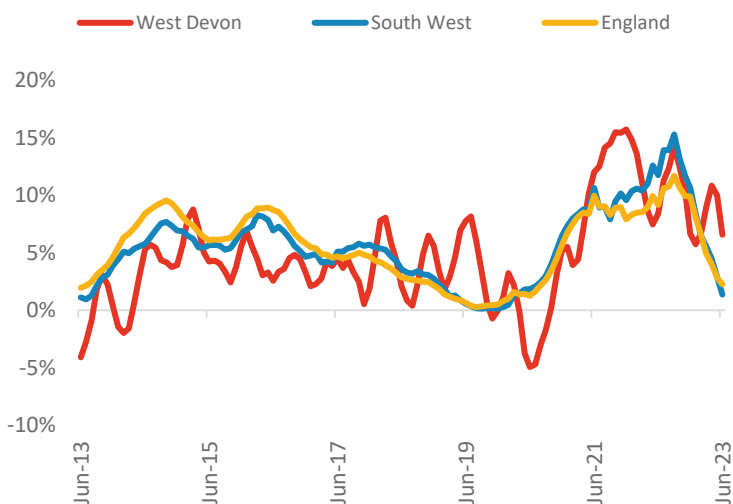
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	Current level	3 month	Annual	5 year	10 year
House prices	£308,705	-3.9%	6.6%	32.7%	59.4%
Transactions	779	-11.3%	-13.8%	-17.4%	16.8%

House Prices (June 2023 data)

Annual Change in House Prices



House prices in West Devon grew by 6.6% 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.

West Devon house prices are now 36.1% above their previous peak in 2007, compared to +52.2% for the South West and +56.6% across England.

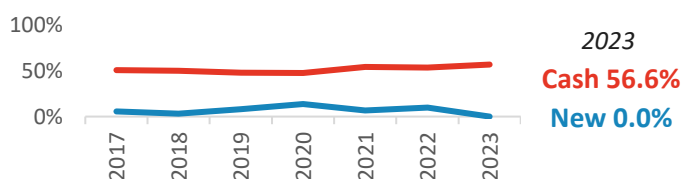
Local prices have fallen by 3.7% in 2023 so far, compared to a fall of 3.6% over the same period last year.

Transactions (April 2023 data)

There were 779 transactions in West Devon during the 12 months to April 2023. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Devon have fallen by 22.9% 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*

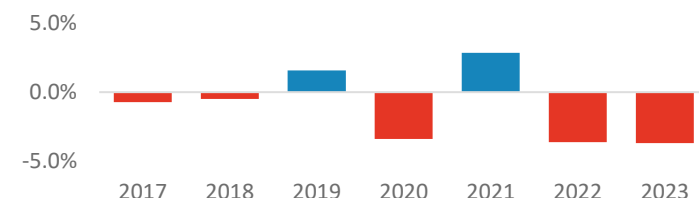


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 June



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

