

October 2023 Housing Market Report

South Derbyshire

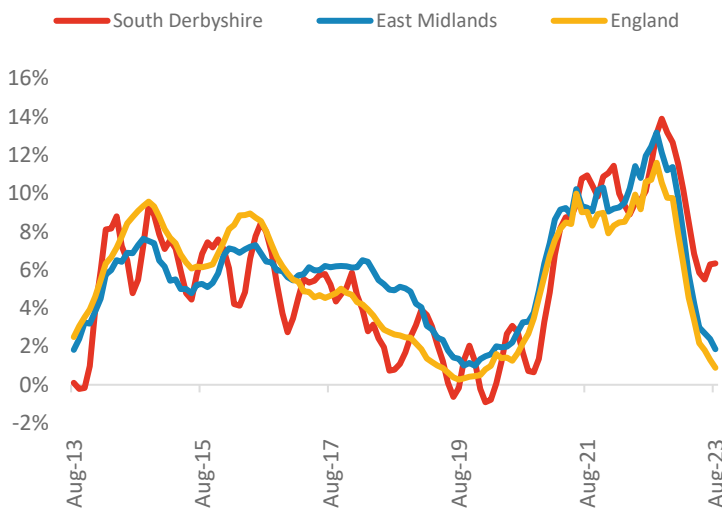


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	Current level	3 month	Annual	5 year	10 year
House prices	£260,058	3.8%	6.3%	33.6%	72.5%
Transactions	1,477	-15.2%	-25.8%	-37.0%	10.4%

House Prices (August 2023 data)

Annual Change in House Prices

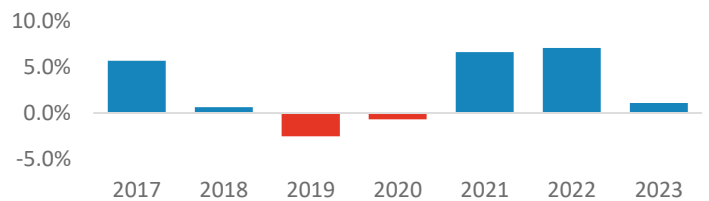


House prices in South Derbyshire grew by 6.3% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East Midlands grew by 1.9% over the same period.

South Derbyshire house prices are now 50.8% above their previous peak in 2007, compared to +57.6% for the East Midlands and +58.4% across England.

Local prices have grown by 1.1% in 2023 so far, compared to growth of 7.1% over the same period last year.

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

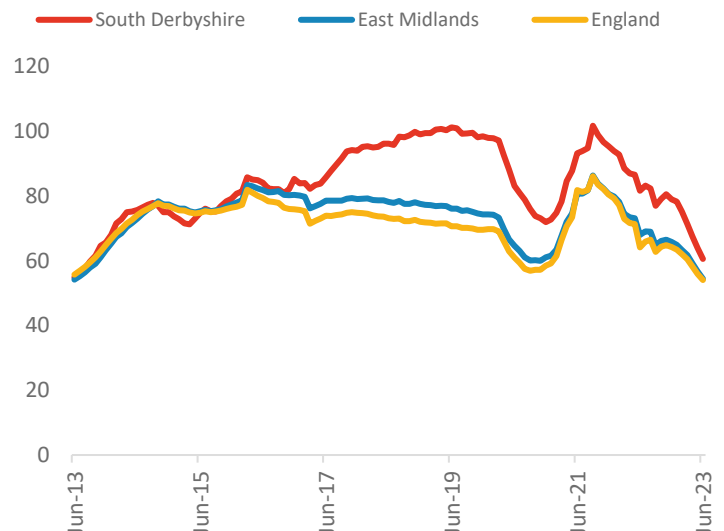


Transactions (June 2023 data)

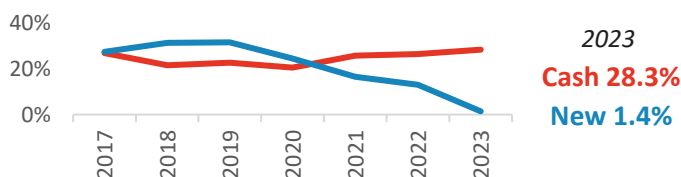
There were 1,477 transactions in South Derbyshire during the 12 months to June 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Derbyshire have fallen by 19.3% since 2014, compared to changes of -29.6% for the East Midlands and -29.7% 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.