

January 2024 Housing Market Report

Ashfield

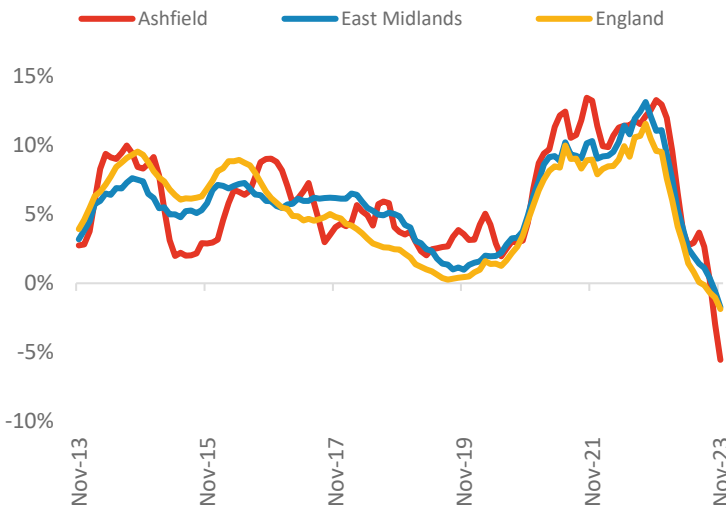
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	Current level	3 month	Annual	5 year	10 year
House prices	£181,662	-2.2%	-5.6%	31.0%	71.9%
Transactions	1,322	-13.3%	-28.7%	-35.5%	-18.0%

House Prices (November 2023 data)

Annual Change in House Prices



House prices in Ashfield fell by 5.6% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East Midlands fell by 1.7% over the same period.

Ashfield house prices are now 50.1% above their previous peak in 2007, compared to +54.9% for the East Midlands and +56.6% across England.

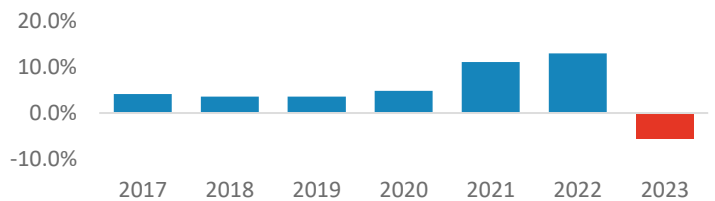
Local prices have fallen by 5.5% in 2023 so far, compared to growth of 13.0% over the same period in 2022.

Transactions (September 2023 data)

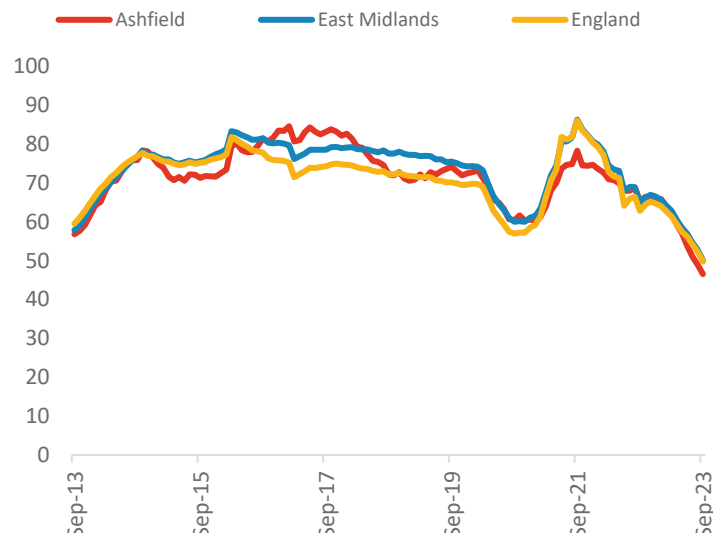
There were 1,322 transactions in Ashfield during the 12 months to September 2023. This is 47% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ashfield have fallen by 39.1% since 2014, compared to changes of -35.3% for the East Midlands and -35.3% for England.

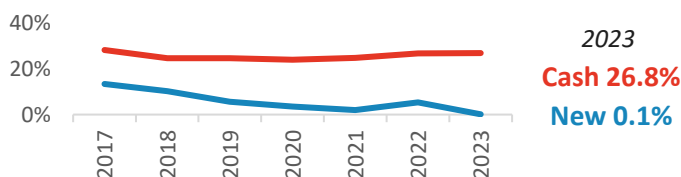
Year-To-Date Change in House Prices, December to November



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.