

January 2024 Housing Market Report

High Peak

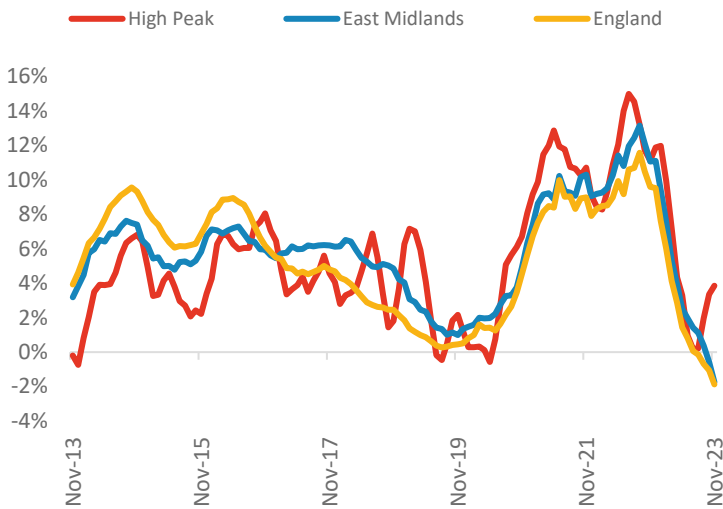
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£270,811	3.8%	3.9%	39.3%	75.0%
Transactions	1,095	-11.5%	-20.2%	-33.6%	-10.8%

House Prices (November 2023 data)

Annual Change in House Prices



House prices in High Peak grew by 3.9% 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.

High Peak house prices are now 51.2% above their previous peak in 2007, compared to +54.9% for the East Midlands and +56.6% across England.

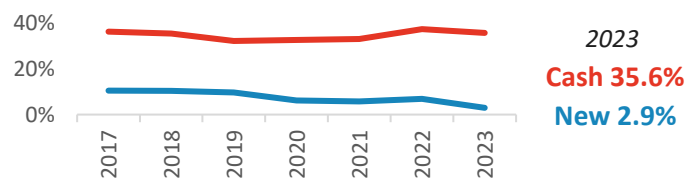
Local prices have grown by 3.1% in 2023 so far, compared to growth of 11.1% over the same period in 2022.

Transactions (September 2023 data)

There were 1,095 transactions in High Peak during the 12 months to September 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in High Peak have fallen by 28.5% since 2014, compared to changes of -35.3% for the East Midlands and -35.3% for England.

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

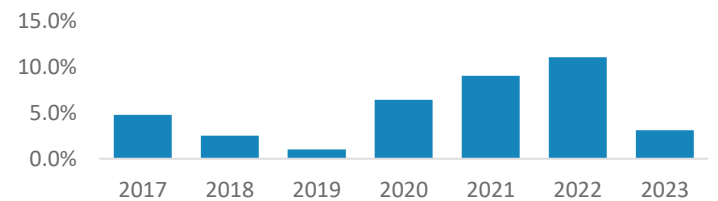


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

