

# February 2024 Housing Market Report

## Amber Valley

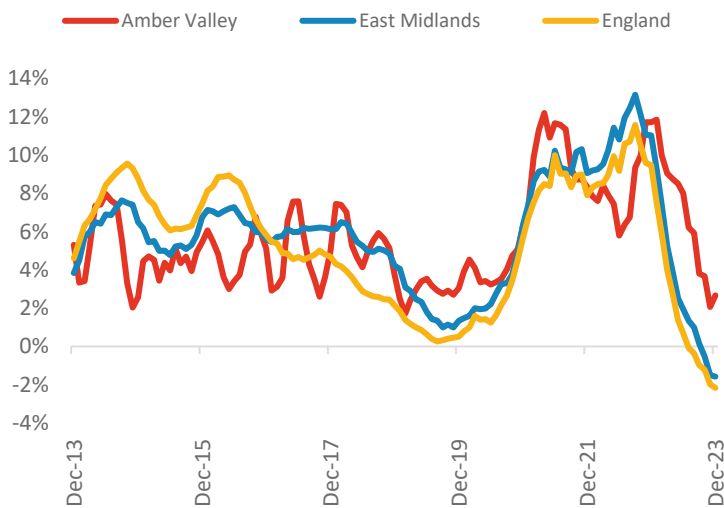
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£236,426	3.0%	2.7%	36.0%	68.6%
Transactions	1,492	-14.5%	-28.2%	-35.0%	-11.8%

### House Prices (December 2023 data)

#### Annual Change in House Prices

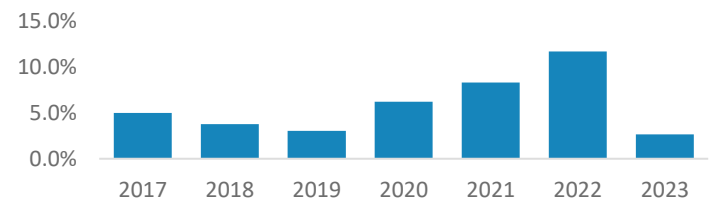


House prices in Amber Valley grew by 2.7% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the East Midlands fell by 1.6% over the same period.

Amber Valley house prices are now 56.0% above their previous peak in 2007, compared to +55.4% for the East Midlands and +55.8% across England.

Local prices have grown by 2.7% in 2023 so far, compared to growth of 11.7% over the same period in 2022.

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

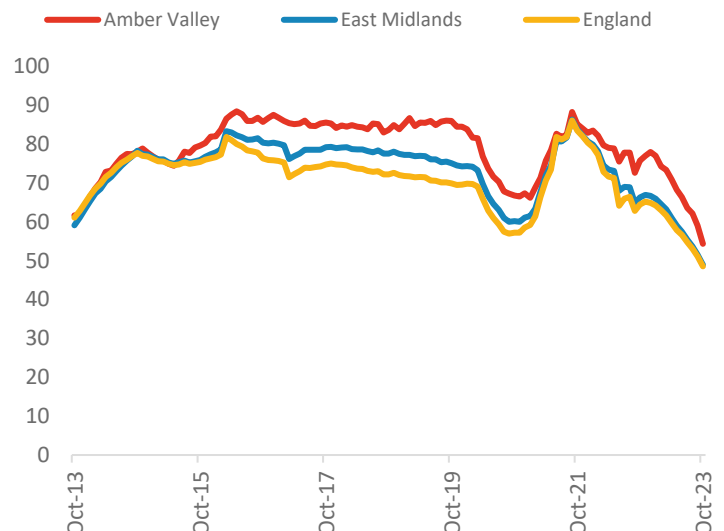


### Transactions (October 2023 data)

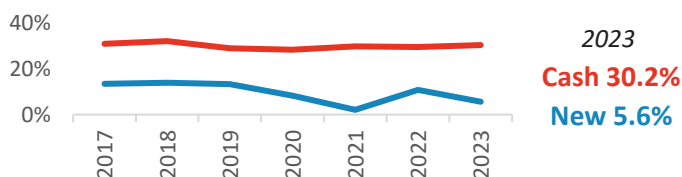
There were 1,492 transactions in Amber Valley during the 12 months to October 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Amber Valley have fallen by 30.2% since 2014, compared to changes of -36.7% for the East Midlands and -36.8% 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.