

February 2024 Housing Market Report

Gedling

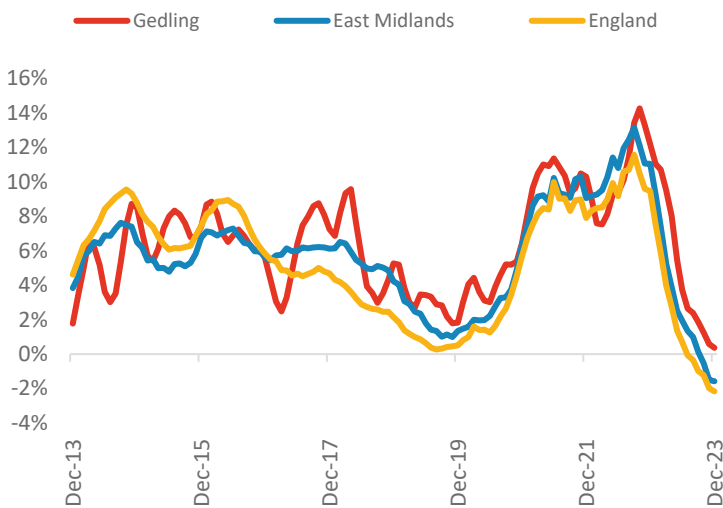


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£251,584	0.7%	0.4%	34.5%	86.9%
Transactions	1,403	-11.3%	-23.5%	-32.6%	-10.6%

House Prices (December 2023 data)

Annual Change in House Prices



House prices in Gedling grew by 0.4% 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.

Gedling house prices are now 65.6% above their previous peak in 2007, compared to +55.4% for the East Midlands and +55.8% across England.

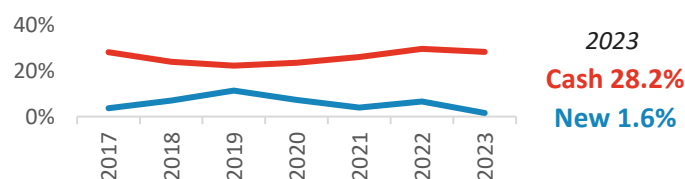
Local prices have grown by 0.4% in 2023 so far, compared to growth of 12.2% over the same period in 2022.

Transactions (October 2023 data)

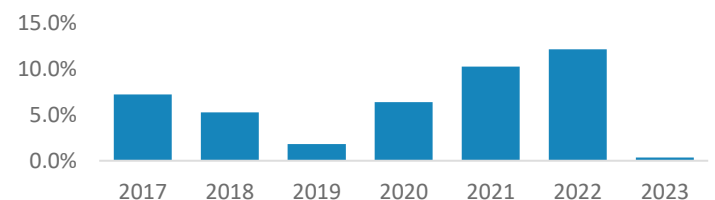
There were 1,403 transactions in Gedling during the 12 months to October 2023. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gedling have fallen by 39.0% since 2014, compared to changes of -36.7% for the East Midlands and -36.8% for England.

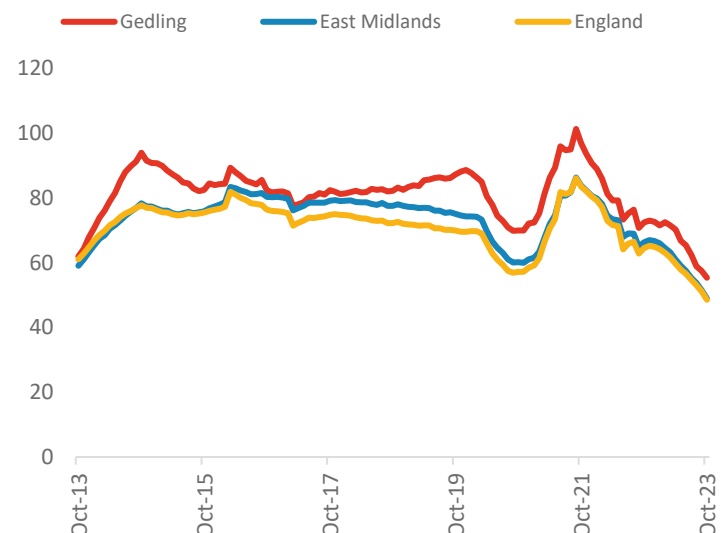
Cash and New Build Sales as % of Total, by Year*



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



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



* 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.