

NATIONAL MARKET



1.3% UK house price growth, year to September 2019

103,680 Transactions in October, a 4.3% increase on a year ago

Source: ONS

Source: HMRC

NOVEMBER 2019

We bring you the latest trends in the UK's housing market, with a detailed focus on Derby.

House prices

At £234,370 property prices across the UK in September are just £3,000 (1.3%) higher than a year ago. Month on month, property prices remained static or fell marginally in all regions except the South East.

Economy

Base rates were held at 0.75% in November although two members of the committee voted for a decrease which is the first split vote since June 2018. The latest report has raised the possibility that rates could be cut in coming months if Brexit uncertainty persists.

Transactions

The HMRC report sales levels in October were 4.3% higher than a year ago, and at their highest monthly level since March 2017. However, in recent months sales volumes have been revised downwards in subsequent data revisions. Sales in September are now reported to be lower than a year ago.

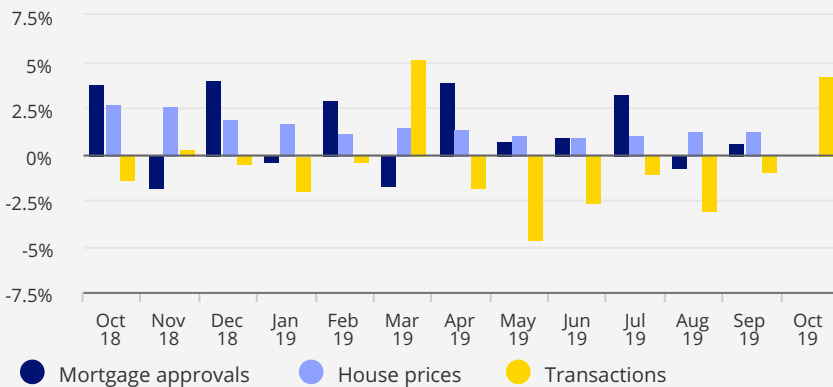
Demand

65,919 mortgages for house purchase were approved by the Bank of England in September, up 0.6% year-on-year and the highest September figure since 2016. Year to date mortgage approvals are up 1.1% on 2018.

Investment

Rental prices are expected to rise in every region of the UK over the next three months as buyer demand continues to pick up and new instructions slip back according to the latest report published by RICS.

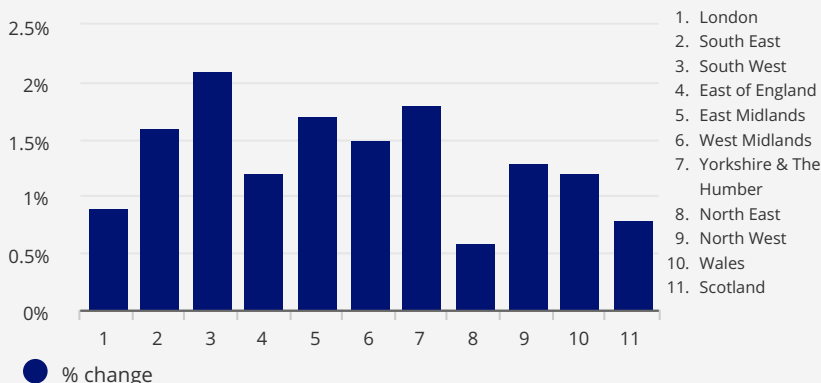
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
DERBY	£288,654	£166,690	£128,242	£113,085
EAST MIDLANDS	£282,564	£172,859	£139,852	£117,142
ENGLAND & WALES	£349,218	£214,867	£178,251	£212,981

Annual change in private rents to October 2019 by region

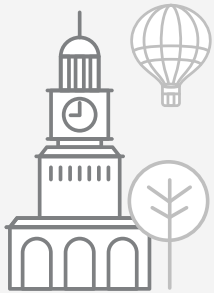


Source: Dataloft, Land Registry, Bank of England and ONS

DERBY MARKET

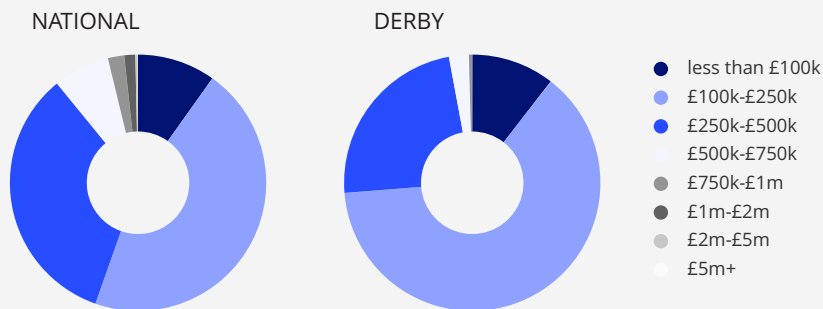
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LOCAL MARKET ROUND UP

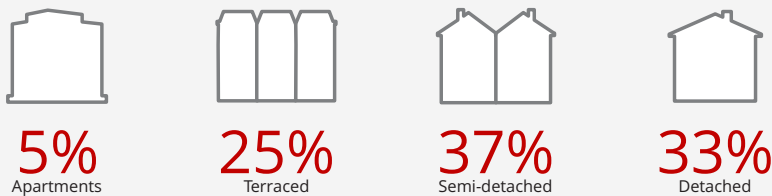


Over the last 12 full months there have been **5,040 sales** in Derby. This is a **-12%** change on the previous 12 month period. The average sales price was **£183,422**.

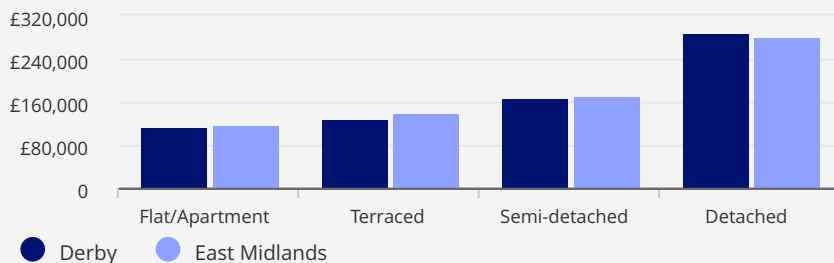
Transactions by price band over the last 12 months



Percentage of sales by property type over last 12 months



Average prices over last 12 months



Source: Dataloft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1.215m

BURLEY LANE
DE22

£1.1m

SPRING HOLLOW
DE56

£899,950

LEAFGREEN LANE
DE23

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+5%



+24%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

GRANGE ROAD, DE22

Hannells

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We'd love to hear from you. Get in touch!