

NATIONAL MARKET



0.7%

UK house price growth, year to October 2019

Source: ONS

103,680

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

Source: HMRC

DECEMBER 2019

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

House prices

The average price of UK property rose by just 0.7% in the year to October to £232,944. Property price growth is currently highest across Wales and Yorkshire and the Humber.

Economy

The UK economy remained static in the three months to October. Economic growth in the final quarter is anticipated to be just 0.1%, with annual growth of 1.3%. The stock markets rose on the results of the election, it remains to be seen whether this continues over the longer term.

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.

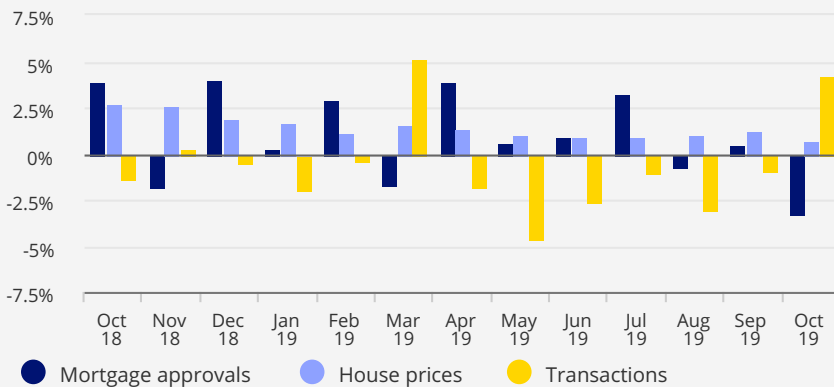
Demand

The number of first-time buyer and home-mover mortgages completed in October both rose compared to a year ago, according to data released by UK Finance. At 32,260 first-time buyer mortgage completions were up 2.8% while there were 33,370 homemover mortgages completed, a rise of 4.2%.

Investment

Average rents rose by 1.4% across the UK in the year to November, the highest rate of annual growth in two years. Price growth is currently strongest across the South West and East Midlands.

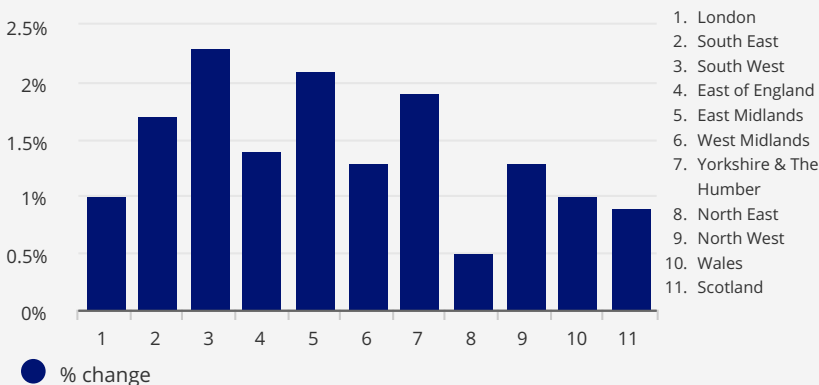
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
DERBY	£290,242	£167,115	£128,100	£112,256
EAST MIDLANDS	£282,810	£173,619	£140,592	£116,245
ENGLAND & WALES	£349,758	£215,305	£178,636	£214,374

Annual change in private rents to November 2019 by region

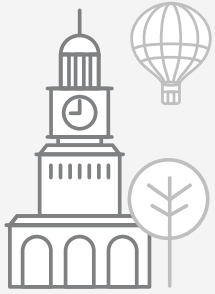


Source: Dataloft, Land Registry, Bank of England and ONS

Market review

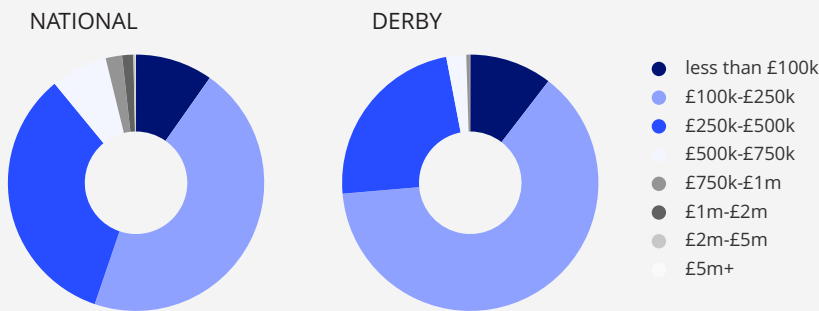
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LOCAL MARKET ROUND UP

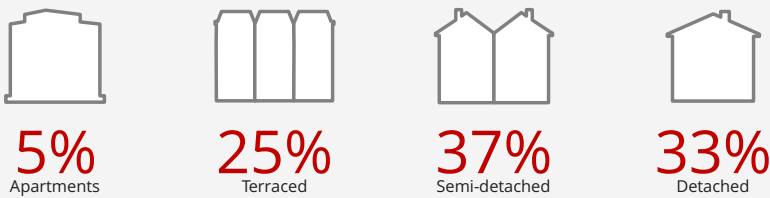


Over the last 12 full months there have been **5,137 sales** in Derby. This is a **-9%** change on the previous 12 month period. The average sales price was **£183,870**.

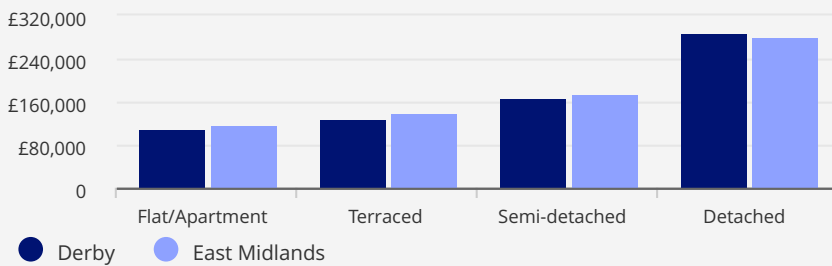
Transactions by price band over the last 12 months



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

£995,000

SOMME ROAD
DE22

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+4%



+25%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

ARCHER DRIVE, DE3

Hannells

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