

NATIONAL MARKET



1.4%

UK house price growth, year to March 2019

Source: ONS

99,420

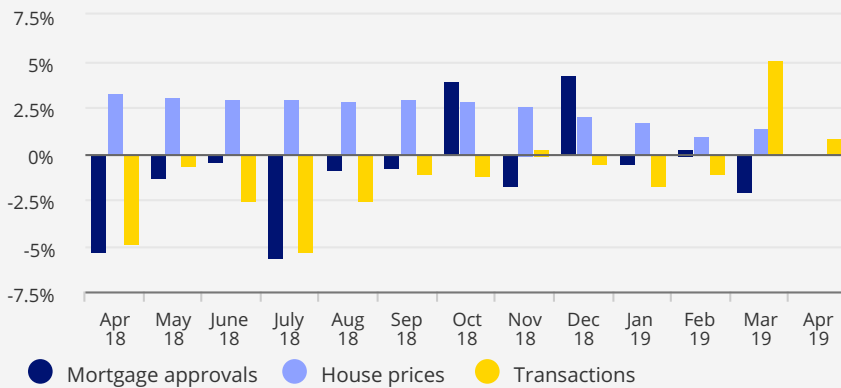
Transactions in April, a 0.8% rise on a year ago

Source: HMRC

MAY 2019

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

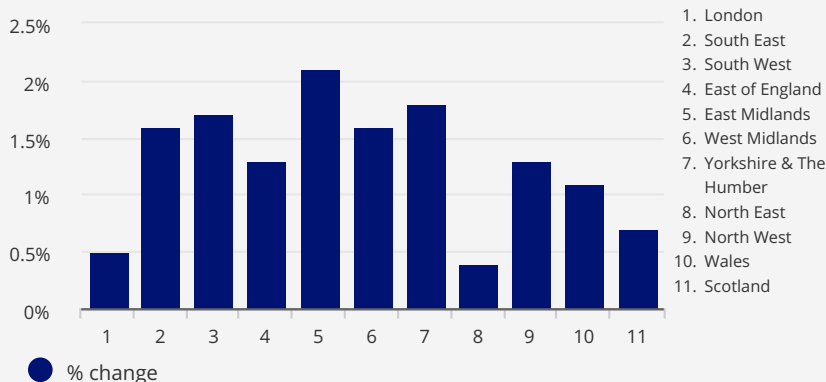
National housing market trends



Average property values over last 12 months

| | DETACHED | SEMI-DETACHED | TERRACED | FLAT/APARTMENT |
|-----------------|----------|---------------|----------|----------------|
| DERBY | £268,368 | £161,012 | £123,575 | £107,274 |
| EAST MIDLANDS | £279,814 | £172,241 | £140,024 | £119,281 |
| ENGLAND & WALES | £348,389 | £214,720 | £179,234 | £216,920 |

Annual change in private rents to April 2019 by region



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

House prices

The average price of a property across the UK was £226,798 in the year to March, 1.4% higher than a year ago. However, on a monthly basis, prices have been falling for the last seven months.

Economy

The UK economy grew by 0.5% in the first quarter of 2019, up from 0.2% in the previous three months according to the ONS. The manufacturing sector grew at its fastest rate since 1988 driven by manufacturers stockpiling ahead of Brexit.

Transactions

Seasonally adjusted there were 99,420 property transactions across the UK in April 2019, a rise of just 0.8% on a year ago. The HMRC report that sales volumes have remained below 100,000 per month for 2019 to date.

Demand

Demand for properties fell again in April according to the RICS for the ninth consecutive month. The pace of decline was similar to March and affected virtually all parts of the country.

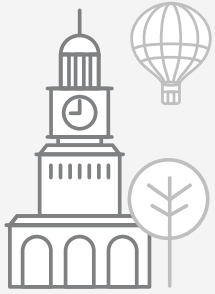
Investment

Average rents paid by UK private tenants grew by 1.2% in the year to April, unchanged from March. Rental growth remained unchanged in five out of ten regions across England and Wales, annual growth rising marginally across the North East, North West and South East

Market Review

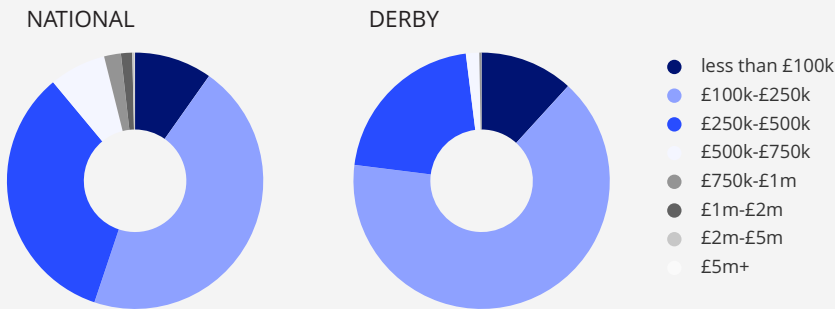
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LOCAL MARKET ROUND UP

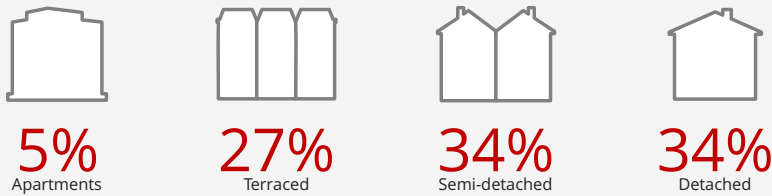


Over the last 12 full months there have been **11,045 sales** in DERBY. This is a **-2%** change on the previous 12 month period. The average sales price was **£175,313**.

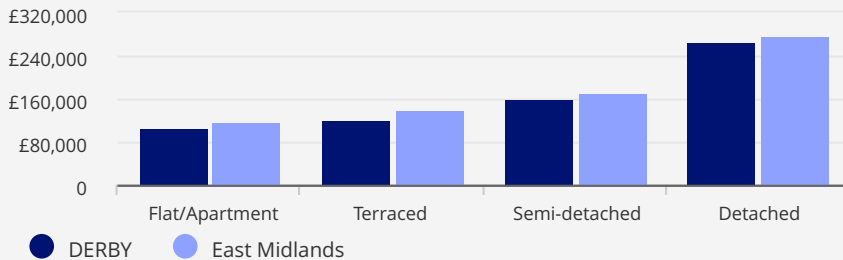
Transactions by price band over the last 12 months



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



£1.515m

HAZELWOOD ROAD
DE56

£1.45m

MAIN ROAD
DE7

£850,000

MAIN ROAD
DE13

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS

1
+5%

5
+26%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

WELCOME TO DERBY

Hannells

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