

## NATIONAL MARKET



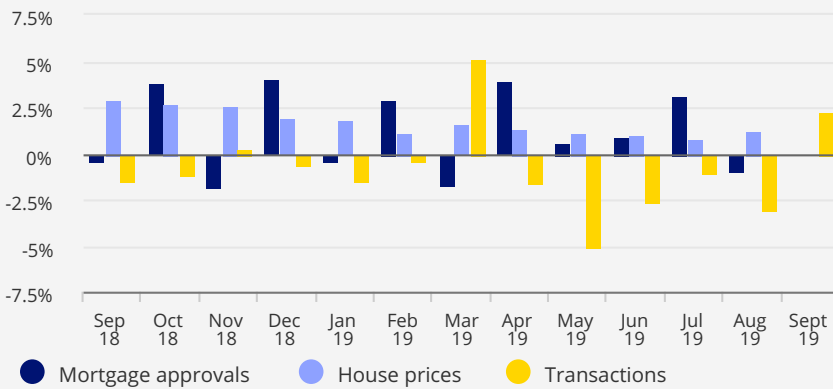
**1.3%**  
UK house price growth,  
year to August 2019  
Source: ONS

**96,920**  
Transactions in  
September, a 2.3%  
increase on a year ago  
Source: HMRC

OCTOBER 2019

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

### National housing market trends



### House prices

The average price of a home rose by 1.2% in August compared to a year ago, according to the official UK house price index. This is the highest level of annual growth recorded since April.

### Economy

At 0.3% growth in the UK economy in the three months to August was slightly higher than expected. Analysts expect growth of 0.5% over quarter 3, and 1.3% over 2019, down slightly from 1.4% in 2018 and 1.9% in 2017.

### Transactions

Sales level in September were at their highest monthly level since August 2017 according to the HMRC. 101,740 sales completed, up 2.3% year on year. Quarter on quarter sales volumes rose 1.8%.

### Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
DERBY	£287,548	£166,868	£128,807	£115,884
EAST MIDLANDS	£282,694	£173,174	£140,328	£118,228
ENGLAND & WALES	£349,400	£215,089	£178,594	£213,661

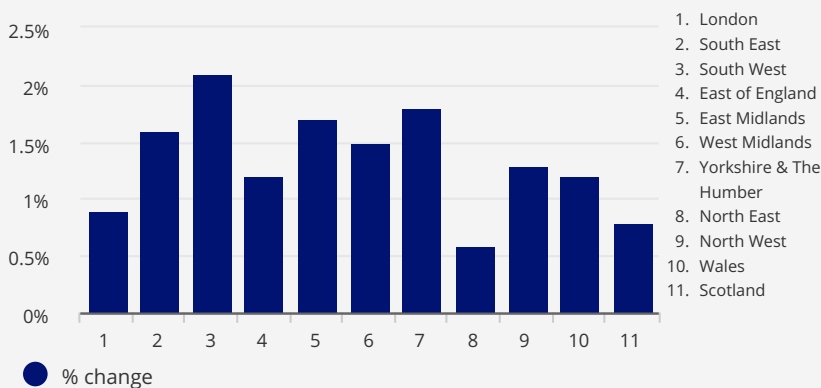
### Demand

The Bank of England report 65,545 mortgages were approved in August, down -0.9% on a year ago. Quarter on quarter mortgage approvals were up 2.3%, thanks to the uptick in approvals seen in July.

### Investment

Average rents paid by UK private tenants grew by 1.3% in the year to September, a rate of growth which has remained unchanged from May. Strongest growth is currently in the South West and Yorkshire and the Humber.

### Annual change in private rents to September 2019 by region

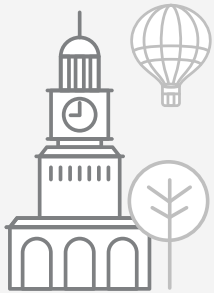


Source: Dataloft, Land Registry, Bank of England and ONS

# Derby Review

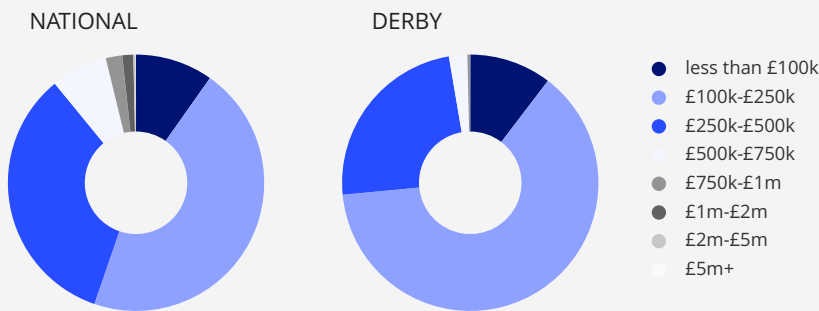
# Hannells

## LOCAL MARKET ROUND UP

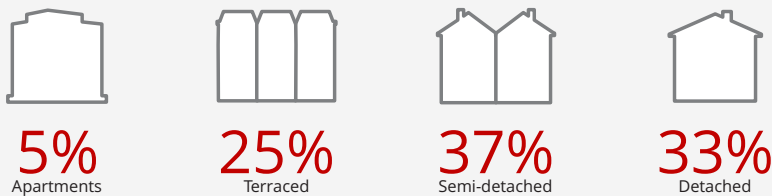


Over the last 12 full months there have been **5,231 sales** in Derby. This is a **-7%** change on the previous 12 month period. The average sales price was **£183,985**.

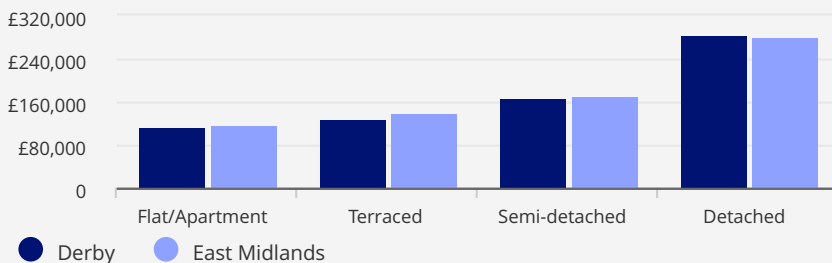
## Transactions by price band over the last 12 months



## 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

**£899,950**

LEAFGREEN LANE  
DE23

**£875,000**

HAZELWOOD ROAD  
DE56

## HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



**+6%**



**+24%**

## STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**GRANGE ROAD, DE22**

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