

## NATIONAL MARKET



### 1.2%

UK house price growth, year to May 2019

Source: ONS

### 84,490

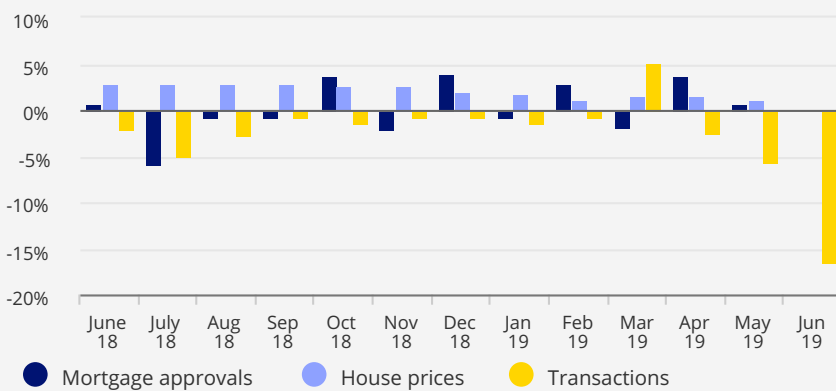
Transactions in June, a -16.5% fall on a year ago

Source: HMRC

JULY 2019

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

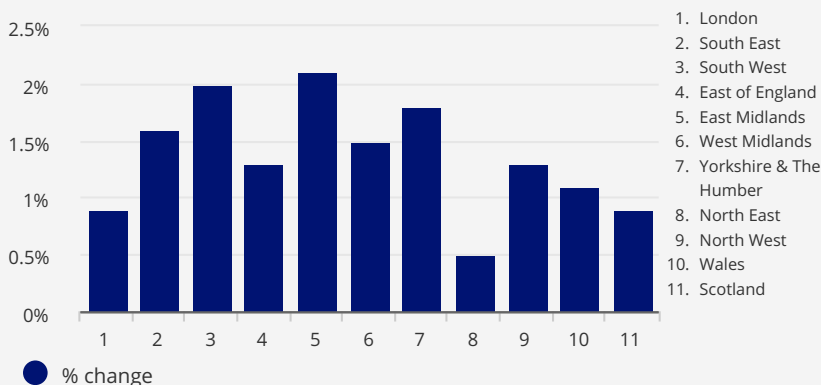
## National housing market trends



## Average property values over last 12 months

|                 | DETACHED | SEMI-DETACHED | TERRACED | FLAT/APARTMENT |
|-----------------|----------|---------------|----------|----------------|
| DERBY           | £283,888 | £164,883      | £127,409 | £115,130       |
| EAST MIDLANDS   | £280,975 | £172,596      | £140,281 | £119,368       |
| ENGLAND & WALES | £349,005 | £215,051      | £178,908 | £215,891       |

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



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

## House prices

Property prices remained virtually static in May, the average price of a property £229,431, up just 0.1% on April. Year-on-year prices have risen by 1.2%

## Economy

Wages rose 3.6% in the three months to May, the highest rate of growth since 2008 according to new figures released by the Office for National Statistics. Wage growth continues to outstrip inflation, inflation in May 2.0%, down from 2.1% in April.

## Transactions

In June, the HMRC report that the number of properties sold was 16.5% lower than a year earlier. Despite this fall, in the first half of 2019, sales levels were just 3.6% below the first half of 2018.

## Demand

The latest RICS Residential Market Survey suggests the market is beginning to stabilise. Demand levels were largely unchanged in May, compared to April, following consecutive months of decline since July 2018.

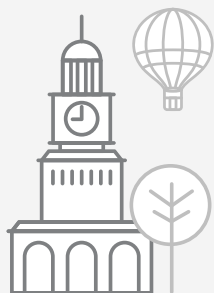
## Investment

Average rents paid by UK private tenants grew by 1.3% in the year to June, unchanged from May. West Midlands and East Midlands were the only two regions to experience an increase in rental price growth in June.

# Derby review

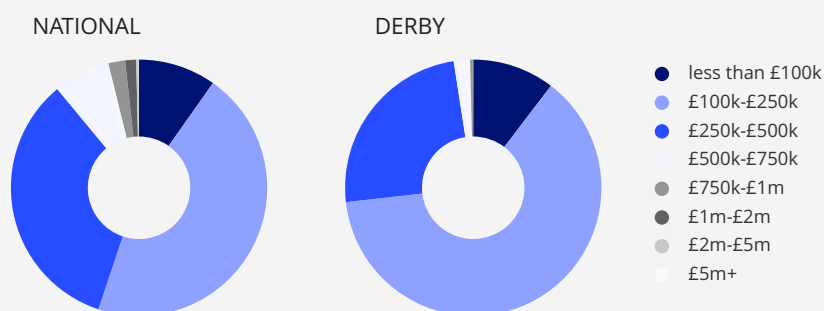
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## LOCAL MARKET ROUND UP

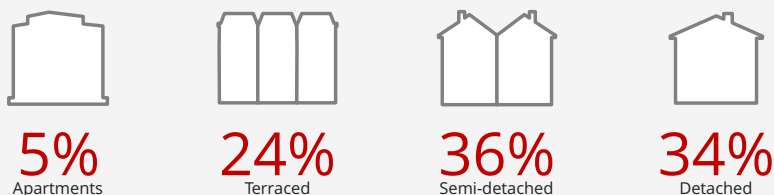


Over the last 12 full months there have been **5,247 sales** in Derby. This is a **-8%** change on the previous 12 month period. The average sales price was **£183,094**.

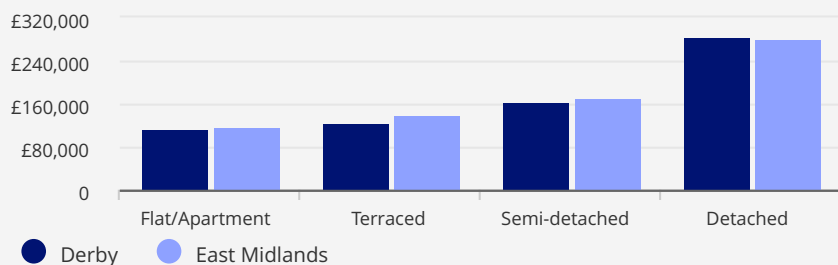
## Transactions by price band over the last 12 months



## 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

**£920,000**

BROADWAY  
DE56

**£820,000**

OVER LANE  
DE56

## HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



**+7%**



**+25%**

## STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**GRANGE ROAD, DE22**

Hannells

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