

April 2021 Housing Market Report

Blaby

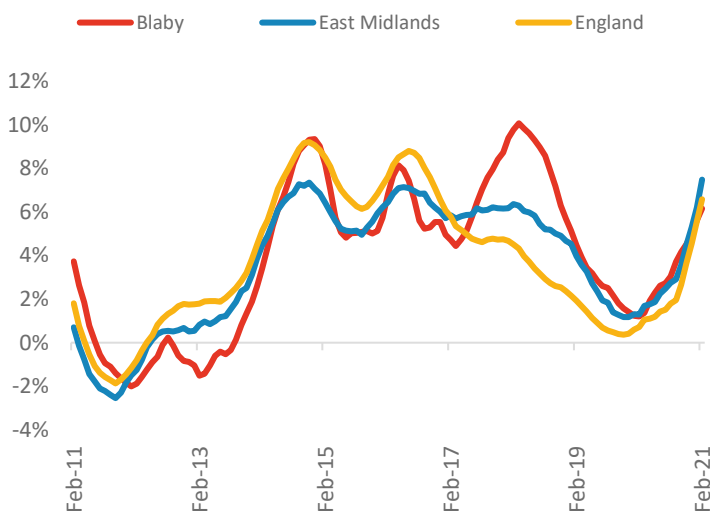
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£250,057	1.8%	6.1%	29.0%	48.9%
Transactions	1,365	-3.8%	-21.3%	-26.5%	29.9%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Blaby grew by 6.1% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East Midlands grew by 7.5% over the same period.

Blaby house prices are now 36.9% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

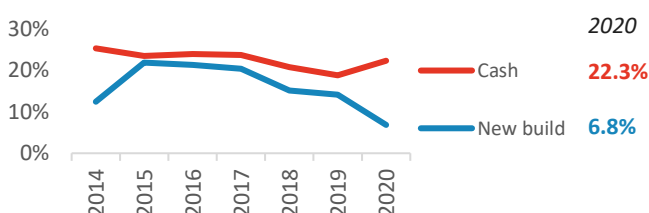
Local prices have grown by 0.1% in 2021 so far, compared to growth of 0.3% over the same period last year.

Transactions (December 2020 data)

There were 1,365 transactions in Blaby during the 12 months to December 2020. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Blaby have fallen by 25.3% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

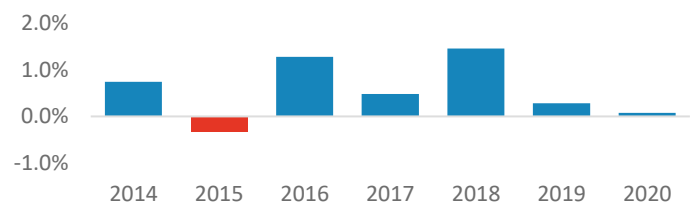
Cash and New Build Sales as % of Total, by Year



Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

Year-To-Date Change in House Prices, December to February



Annual Transactions, Indexed (2001-05 average = 100)

