

# April 2021 Housing Market Report

## Leicester

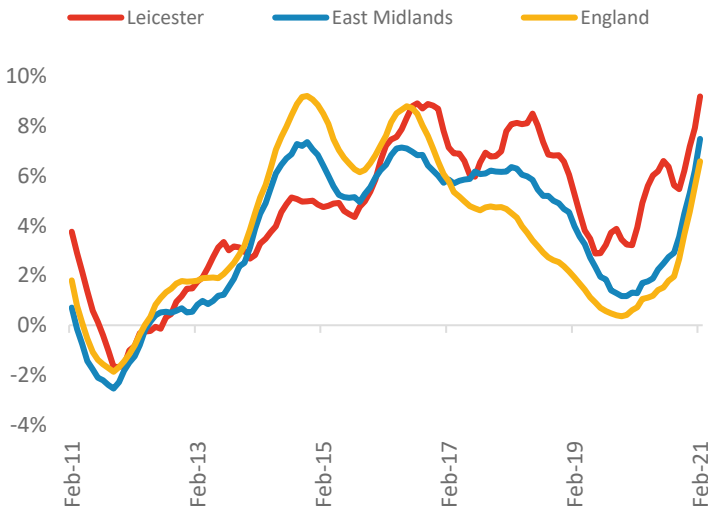
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£206,755	3.8%	9.2%	38.3%	61.8%
Transactions	2,114	-4.7%	-29.5%	-42.2%	-25.4%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Leicester grew by 9.2% 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.

Leicester house prices are now 45.1% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

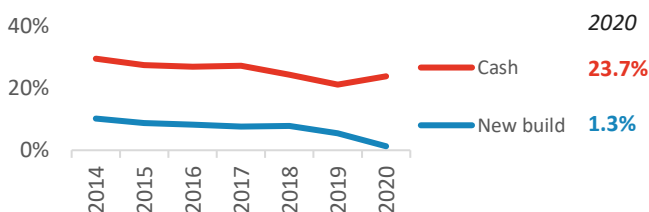
Local prices have grown by 0.7% in 2021 so far, compared to no change over the same period last year.

### Transactions (December 2020 data)

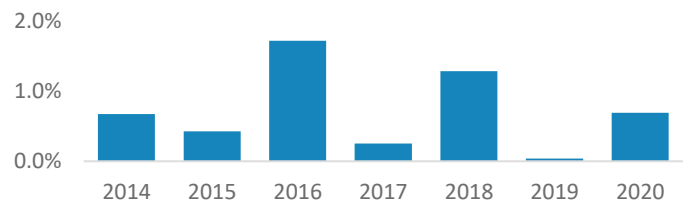
There were 2,114 transactions in Leicester during the 12 months to December 2020. This is 37% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 42.4% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

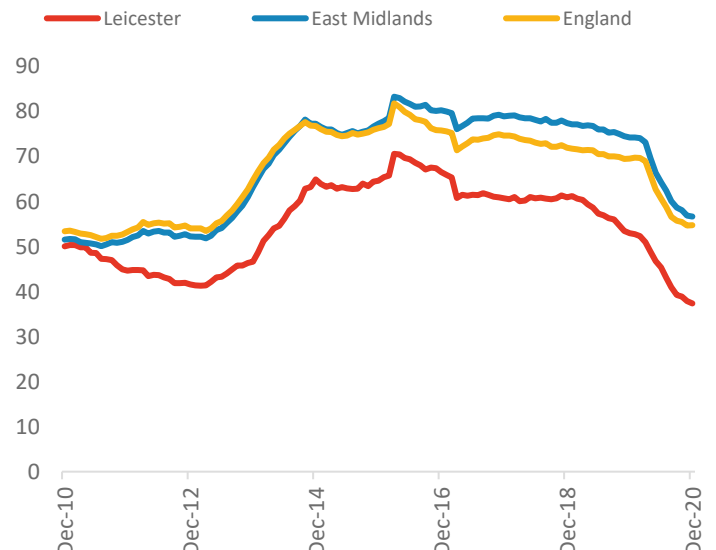
#### Cash and New Build Sales as % of Total, by Year



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



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



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