

# June 2022 Housing Market Report

## Blaby

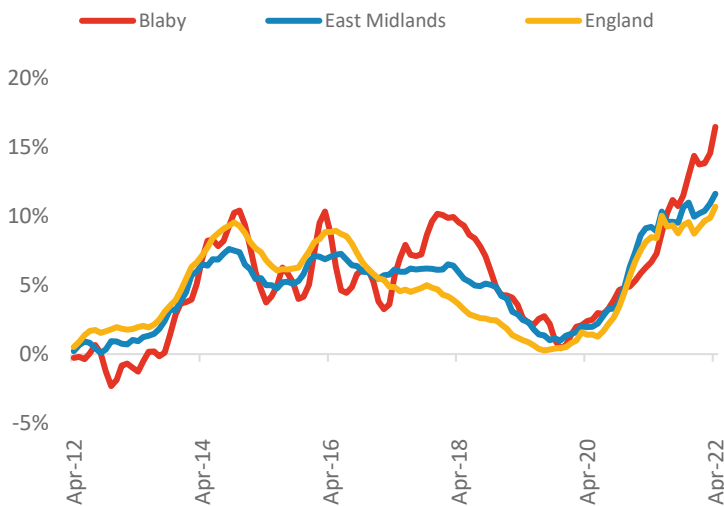


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	Current level	3 month	Annual	5 year	10 year
House prices	£295,759	4.4%	16.5%	43.1%	80.1%
Transactions	1,585	-16.6%	3.7%	-21.8%	30.2%

### House Prices (April 2022 data)

#### Annual Change in House Prices

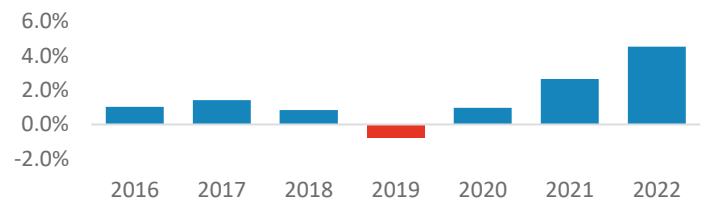


House prices in Blaby grew by 16.5% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East Midlands grew by 11.6% over the same period.

Blaby house prices are now 60.4% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 4.5% in 2022 so far, compared to growth of 2.7% over the same period last year.

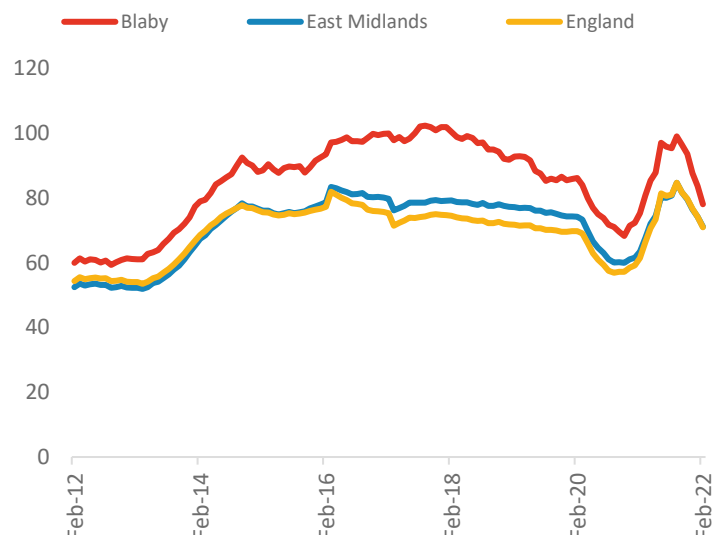
#### Year-To-Date Change in House Prices, December to April



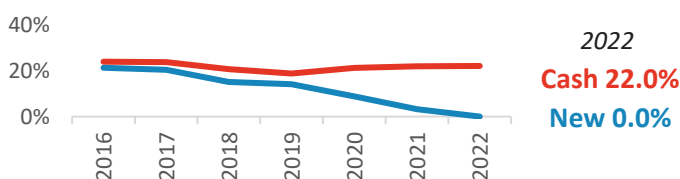
### Transactions (February 2022 data)

There were 1,585 transactions in Blaby during the 12 months to February 2022. This is 78% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Blaby have fallen by 13.2% since 2014, compared to changes of -8.0% for the East Midlands and -7.7% for England.

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



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



\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.