

June 2022 Housing Market Report

Melton

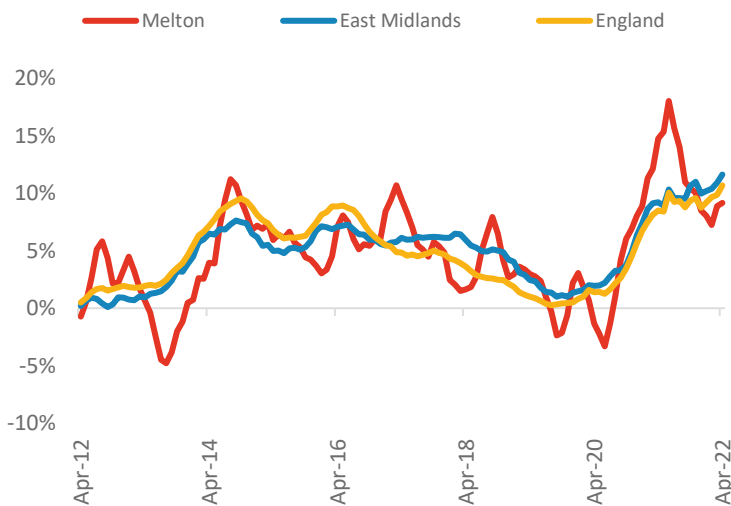


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	Current level	3 month	Annual	5 year	10 year
House prices	£278,927	4.2%	9.2%	29.4%	68.3%
Transactions	795	-14.0%	1.5%	0.1%	19.9%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Melton grew by 9.2% 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.

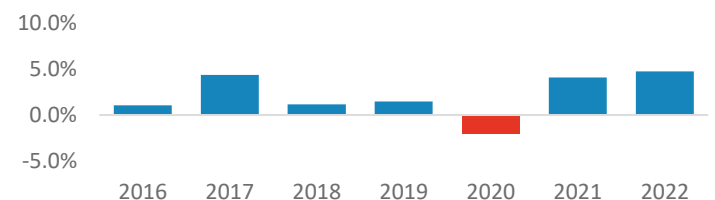
Melton house prices are now 42.3% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 4.8% in 2022 so far, compared to growth of 4.1% over the same period last year.

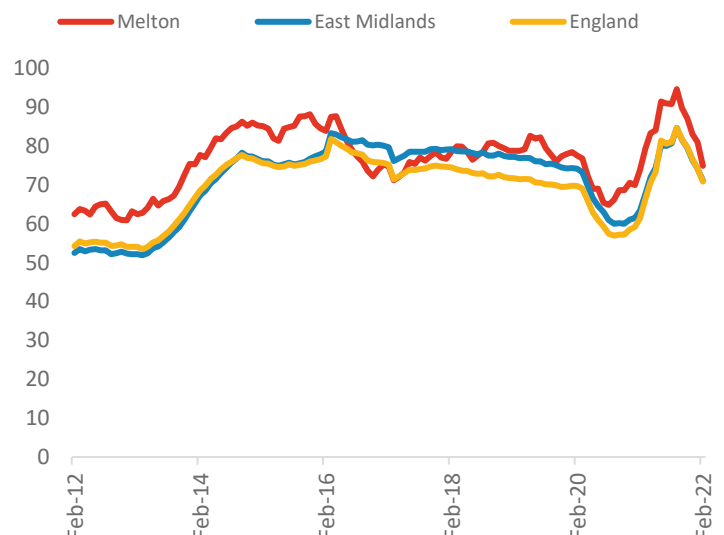
Transactions (February 2022 data)

There were 795 transactions in Melton during the 12 months to February 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Melton have fallen by 12.9% since 2014, compared to changes of -8.0% for the East Midlands and -7.7% for England.

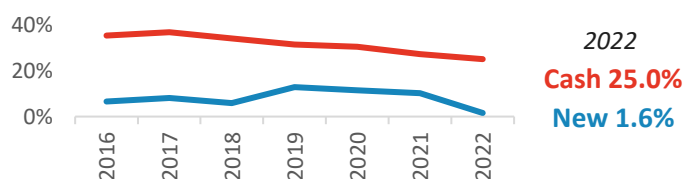
Year-To-Date Change in House Prices, December to April



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.