

June 2022 Housing Market Report

Rutland

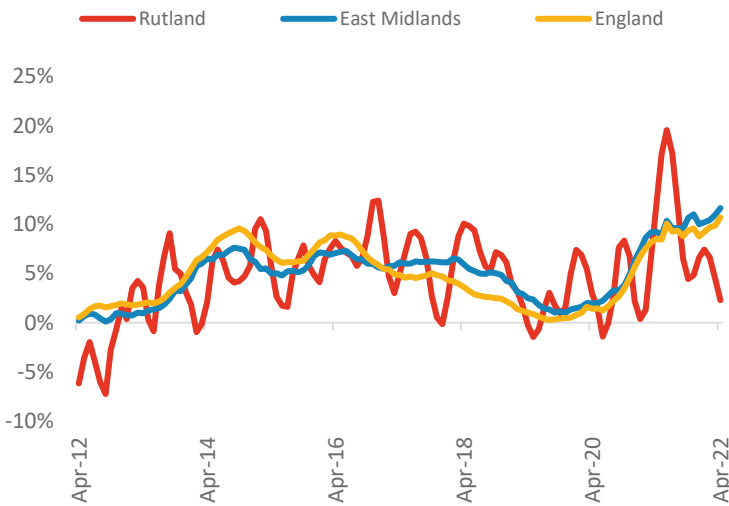


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	Current level	3 month	Annual	5 year	10 year
House prices	£353,570	1.9%	2.3%	29.2%	64.2%
Transactions	605	-15.3%	8.4%	-24.0%	23.7%

House Prices (April 2022 data)

Annual Change in House Prices

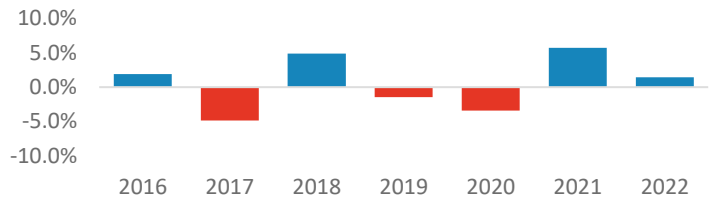


House prices in Rutland grew by 2.3% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East Midlands grew by 11.6% over the same period.

Rutland house prices are now 43.6% above their previous peak in 2007, compared to +49.6% for the East Midlands and +52.7% across England.

Local prices have grown by 1.4% in 2022 so far, compared to growth of 5.7% over the same period last year.

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

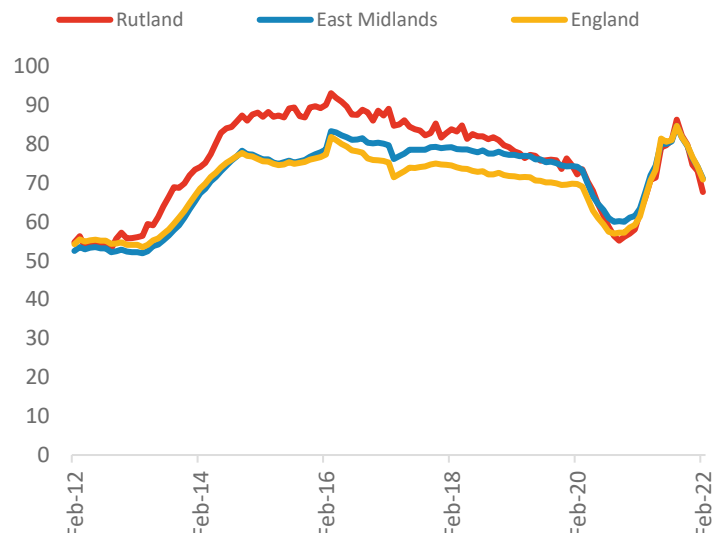


Transactions (February 2022 data)

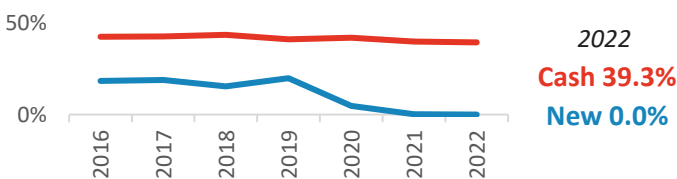
There were 605 transactions in Rutland during the 12 months to February 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Rutland have fallen by 22.7% 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.