

# July 2022 Housing Market Report

## Blaby

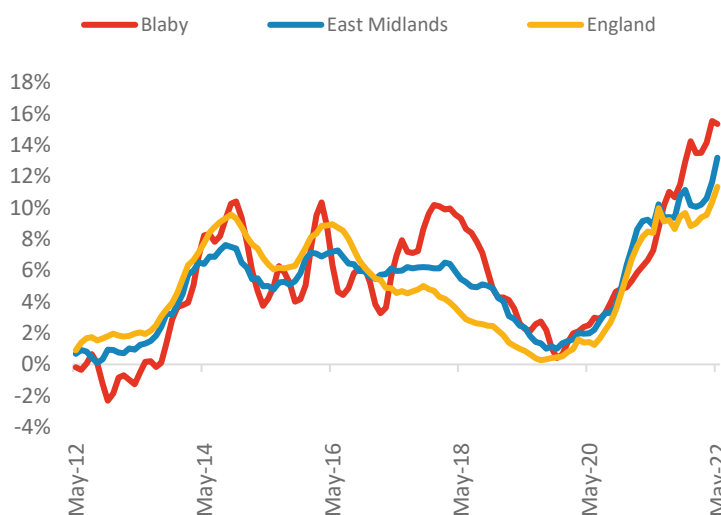


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	Current level	3 month	Annual	5 year	10 year
House prices	£289,982	3.8%	15.3%	41.9%	81.0%
Transactions	1,490	-17.5%	-9.2%	-24.9%	19.6%

### House Prices (May 2022 data)

#### Annual Change in House Prices

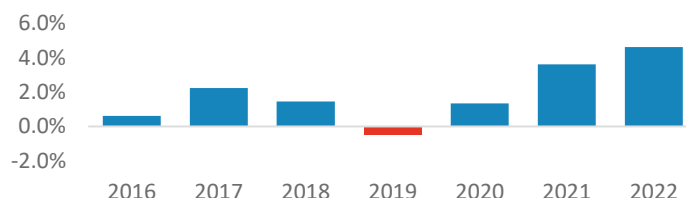


House prices in Blaby grew by 15.3% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 13.2% over the same period.

Blaby house prices are now 60.3% above their previous peak in 2007, compared to +51.4% for the East Midlands and +53.6% across England.

Local prices have grown by 4.6% in 2022 so far, compared to growth of 3.6% over the same period last year.

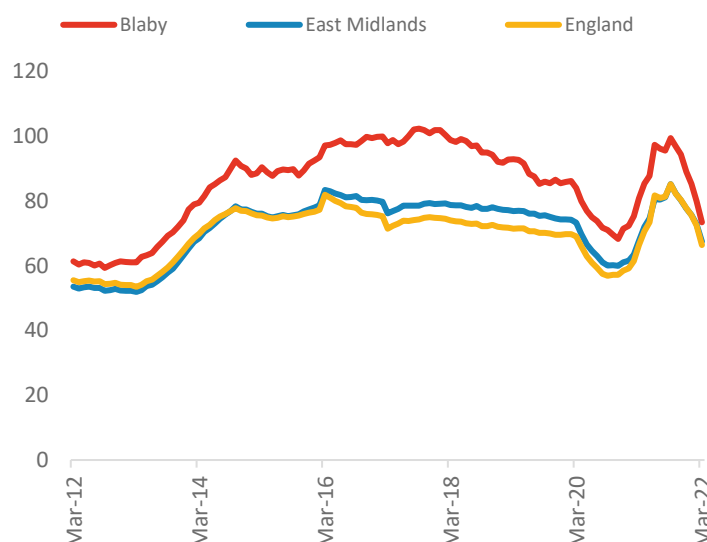
#### Year-To-Date Change in House Prices, December to May



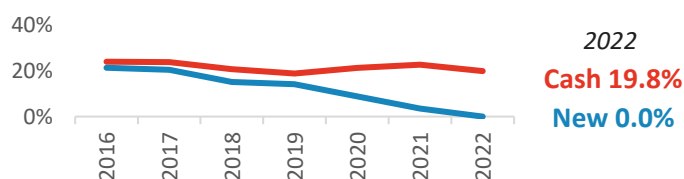
### Transactions (March 2022 data)

There were 1,490 transactions in Blaby during the 12 months to March 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Blaby have fallen by 18.4% since 2014, compared to changes of -12.8% for the East Midlands and -13.6% 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.