

# July 2022 Housing Market Report

## Leicester

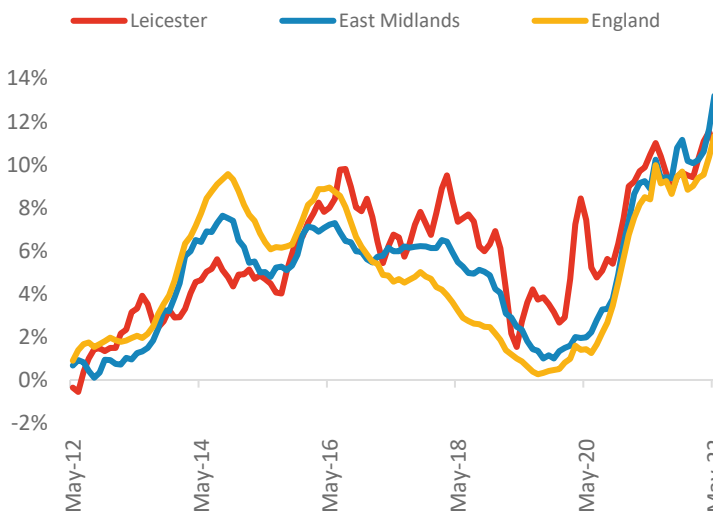
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	Current level	3 month	Annual	5 year	10 year
House prices	£221,938	3.4%	10.9%	45.2%	89.4%
Transactions	2,768	-9.2%	18.0%	-19.6%	9.3%

### House Prices (May 2022 data)

#### Annual Change in House Prices

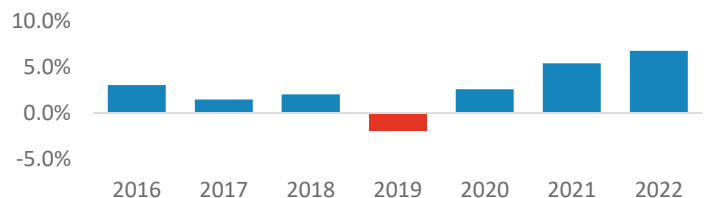


House prices in Leicester grew by 10.9% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 13.2% over the same period.

Leicester house prices are now 66.0% above their previous peak in 2007, compared to +51.4% for the East Midlands and +53.6% across England.

Local prices have grown by 6.8% in 2022 so far, compared to growth of 5.4% over the same period last year.

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

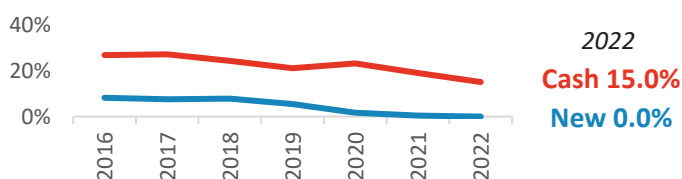


### Transactions (March 2022 data)

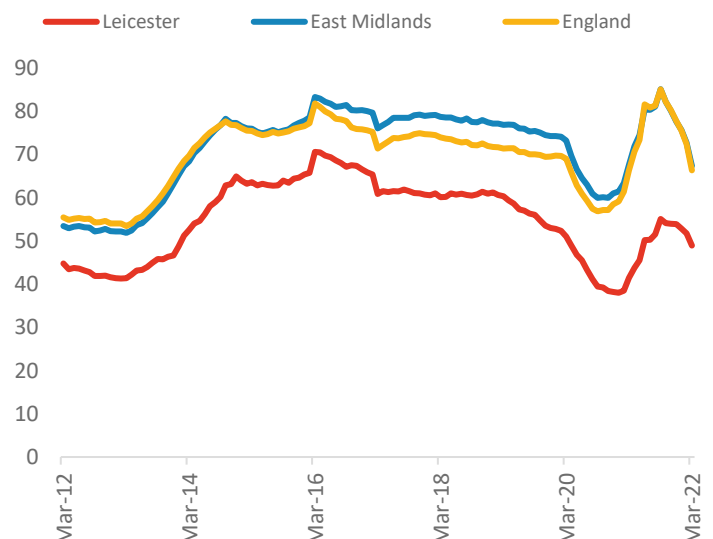
There were 2,768 transactions in Leicester during the 12 months to March 2022. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 24.6% since 2014, compared to changes of -12.8% for the East Midlands and -13.6% for England.

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



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



\* 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.