

July 2022 Housing Market Report

Melton

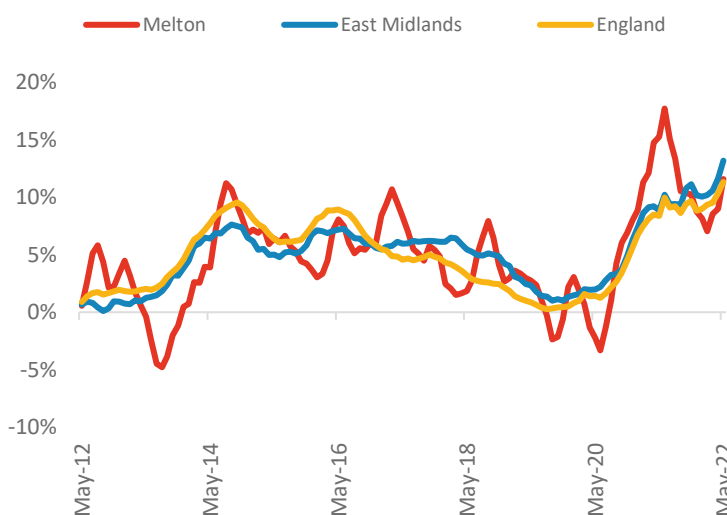
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£288,115	4.8%	11.6%	31.6%	69.8%
Transactions	747	-17.6%	-11.3%	-1.1%	10.3%

House Prices (May 2022 data)

Annual Change in House Prices

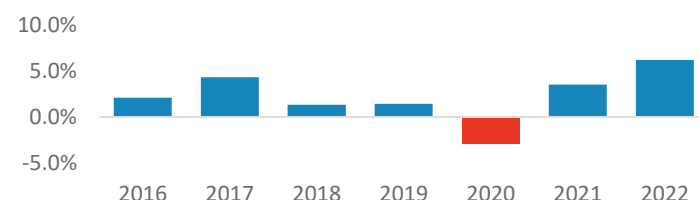


House prices in Melton grew by 11.6% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East Midlands grew by 13.2% over the same period.

Melton house prices are now 44.7% above their previous peak in 2007, compared to +51.4% for the East Midlands and +53.6% across England.

Local prices have grown by 6.3% in 2022 so far, compared to growth of 3.6% over the same period last year.

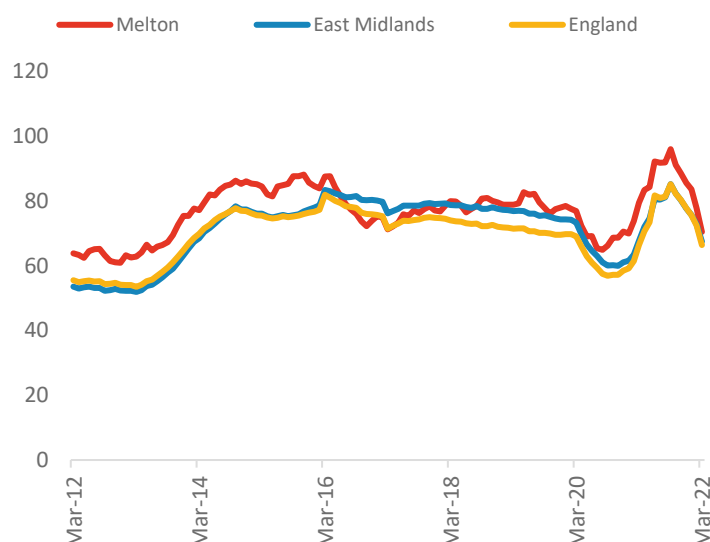
Year-To-Date Change in House Prices, December to May



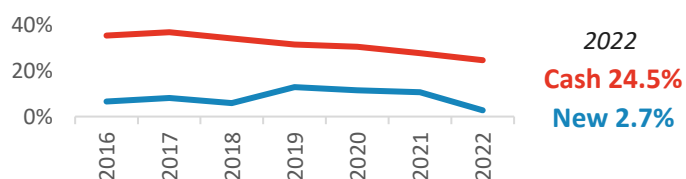
Transactions (March 2022 data)

There were 747 transactions in Melton during the 12 months to March 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Melton have fallen by 18.2% 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.