

September 2022 Housing Market Report

Blaby

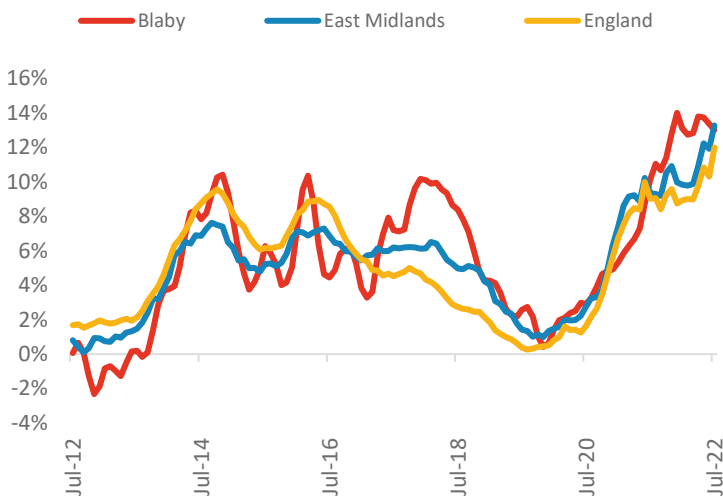
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	Current level	3 month	Annual	5 year	10 year
House prices	£299,210	4.0%	13.0%	42.5%	83.2%
Transactions	1,487	-12.7%	-16.5%	-24.9%	20.0%

House Prices (July 2022 data)

Annual Change in House Prices



House prices in Blaby grew by 13.0% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

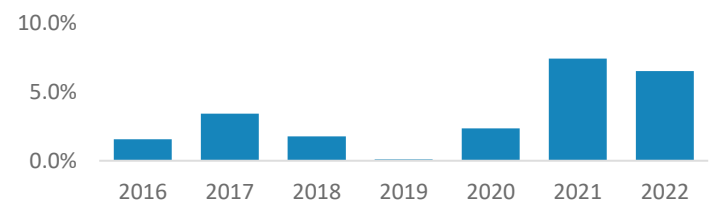
Blaby house prices are now 62.9% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 6.5% in 2022 so far, compared to growth of 7.5% over the same period last year.

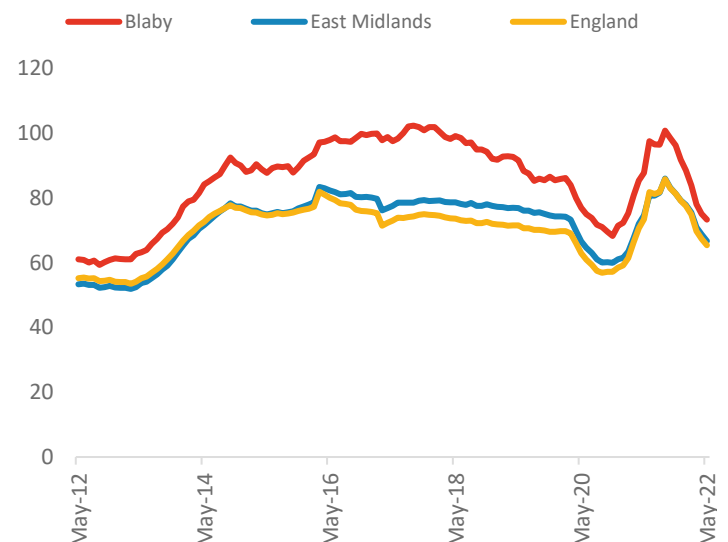
Transactions (May 2022 data)

There were 1,487 transactions in Blaby during the 12 months to May 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Blaby have fallen by 18.6% since 2014, compared to changes of -13.8% for the East Midlands and -14.9% for England.

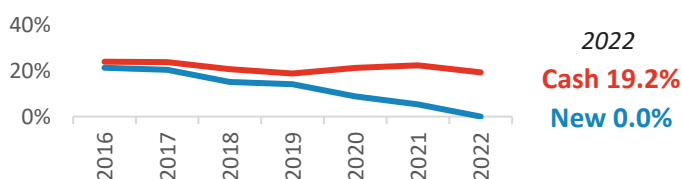
Year-To-Date Change in House Prices, December to July



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.