

September 2022 Housing Market Report

Boston

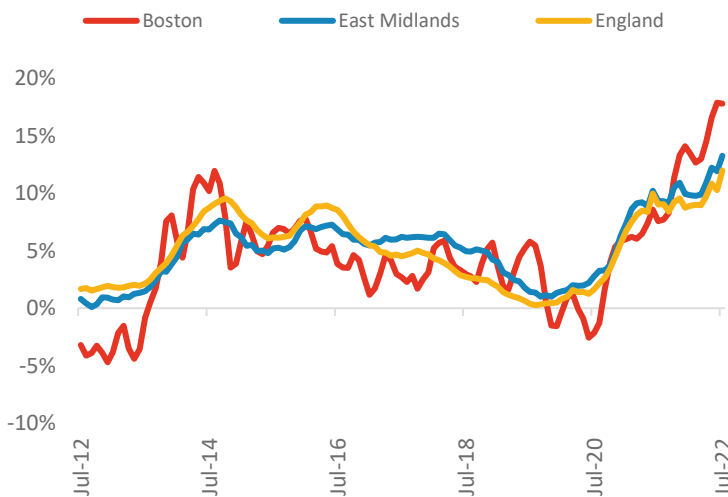


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £195,857 | 4.7% | 17.8% | 35.1% | 68.0% |
| Transactions | 1,069 | -8.3% | 12.9% | -2.6% | 33.3% |

House Prices (July 2022 data)

Annual Change in House Prices

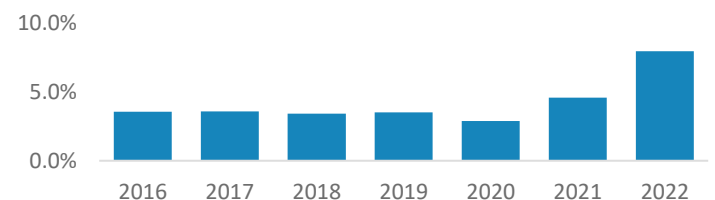


House prices in Boston grew by 17.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

Boston house prices are now 38.2% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 8.0% in 2022 so far, compared to growth of 4.6% over the same period last year.

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

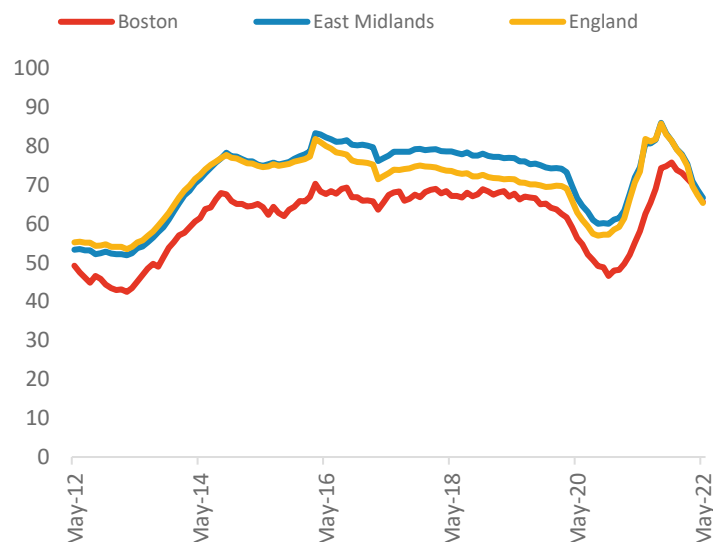


Transactions (May 2022 data)

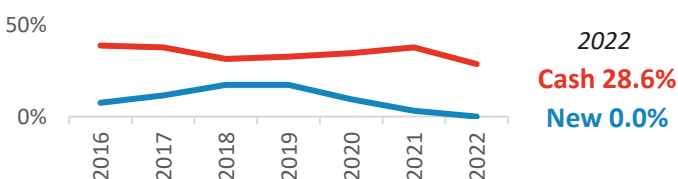
There were 1,069 transactions in Boston during the 12 months to May 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Boston have grown by 0.8% since 2014, compared to changes of -13.8% for the East Midlands and -14.9% 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.