

September 2022 Housing Market Report

Leicester

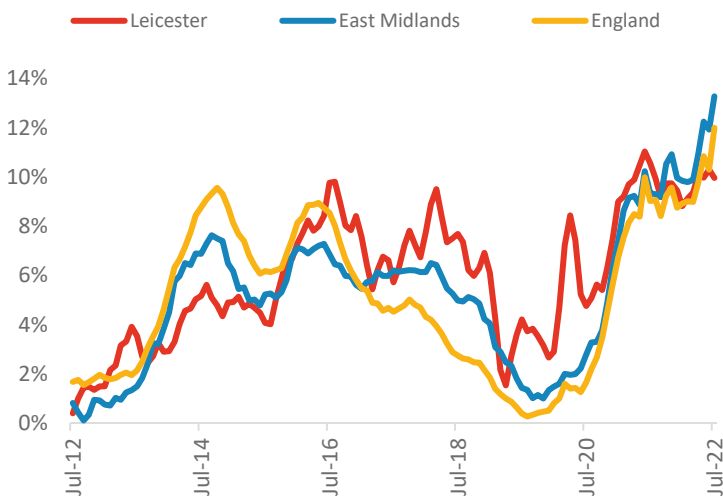


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	Current level	3 month	Annual	5 year	10 year
House prices	£224,191	1.3%	10.0%	42.9%	87.9%
Transactions	2,765	-8.6%	7.3%	-20.3%	11.7%

House Prices (July 2022 data)

Annual Change in House Prices

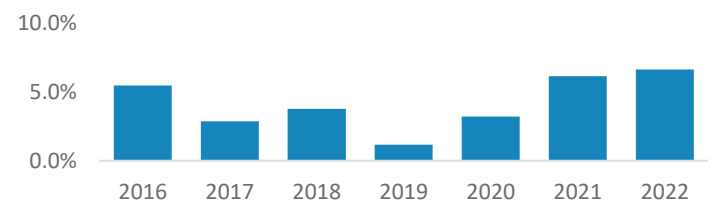


House prices in Leicester grew by 10.0% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

Leicester house prices are now 65.8% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 6.7% in 2022 so far, compared to growth of 6.2% over the same period last year.

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

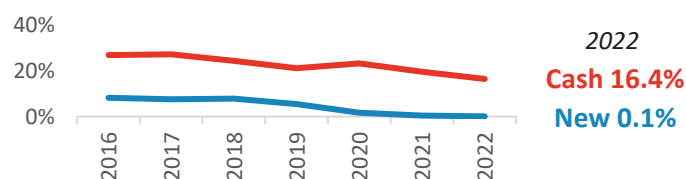


Transactions (May 2022 data)

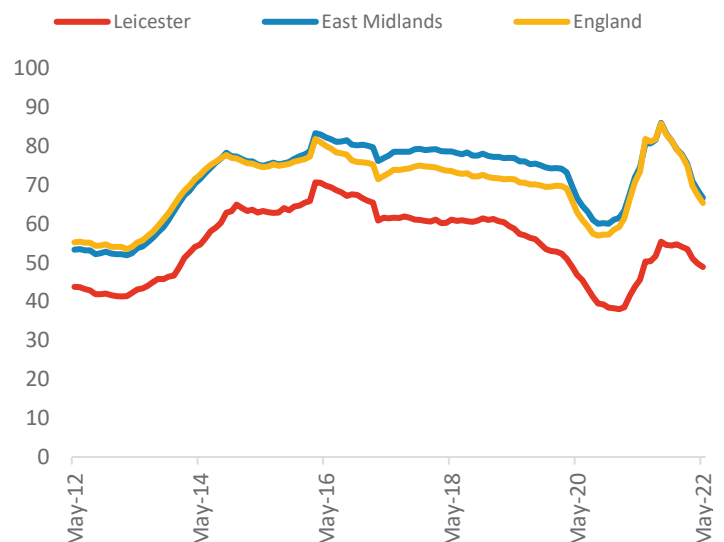
There were 2,765 transactions in Leicester during the 12 months to May 2022. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 24.7% since 2014, compared to changes of -13.8% for the East Midlands and -14.9% 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.