

# September 2022 Housing Market Report

## Melton

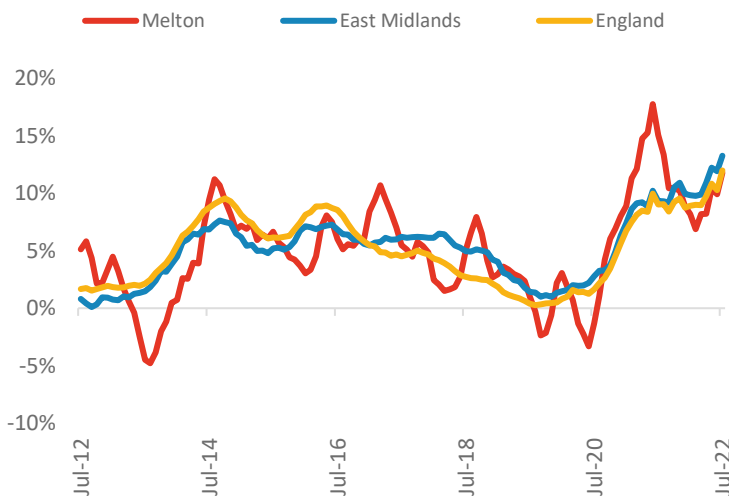


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£288,995	3.7%	11.8%	34.7%	68.0%
Transactions	737	-13.6%	-17.6%	-5.1%	11.3%

### House Prices (July 2022 data)

#### Annual Change in House Prices

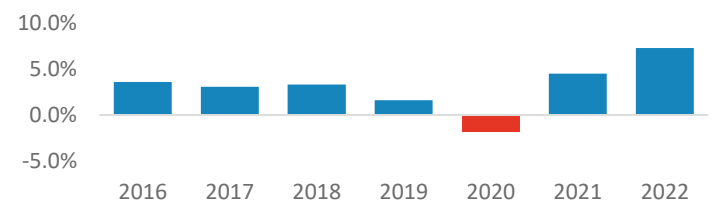


House prices in Melton grew by 11.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

Melton house prices are now 46.3% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 7.3% in 2022 so far, compared to growth of 4.5% over the same period last year.

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

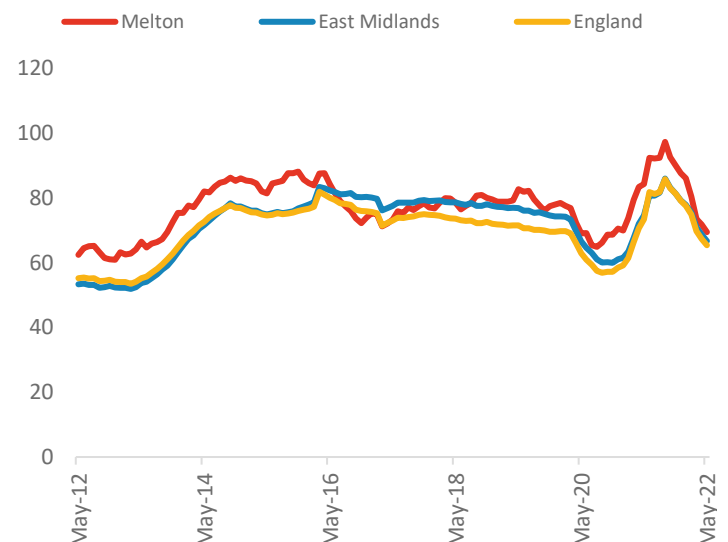


### Transactions (May 2022 data)

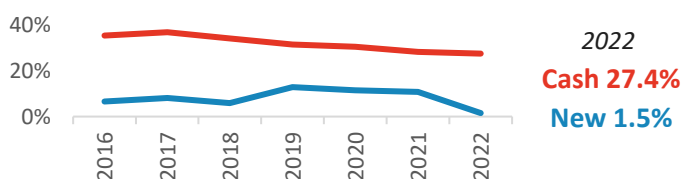
There were 737 transactions in Melton during the 12 months to May 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Melton have fallen by 19.3% 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.