

Oadby and Wigston

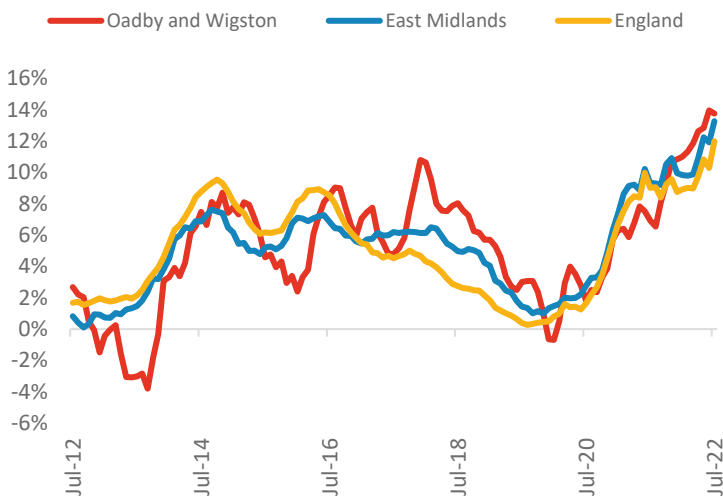


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	Current level	3 month	Annual	5 year	10 year
House prices	£270,917	0.4%	13.8%	37.8%	70.9%
Transactions	770	-14.3%	-9.7%	-8.6%	16.8%

House Prices (July 2022 data)

Annual Change in House Prices

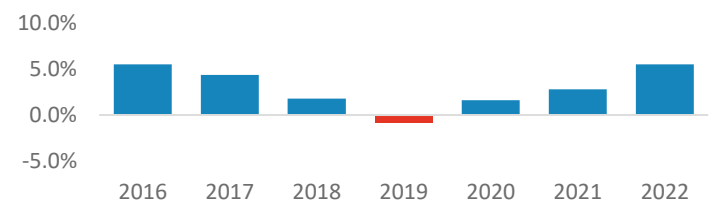


House prices in Oadby and Wigston grew by 13.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East Midlands grew by 13.3% over the same period.

Oadby and Wigston house prices are now 55.3% above their previous peak in 2007, compared to +54.3% for the East Midlands and +57.1% across England.

Local prices have grown by 5.5% in 2022 so far, compared to growth of 2.8% over the same period last year.

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

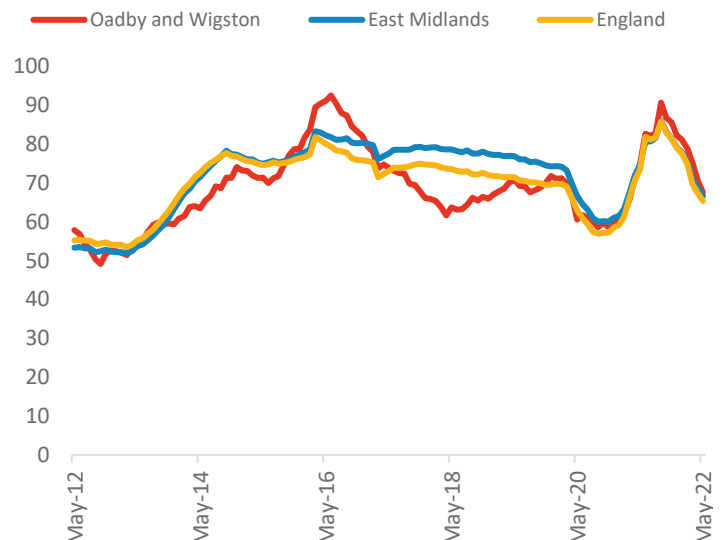


Transactions (May 2022 data)

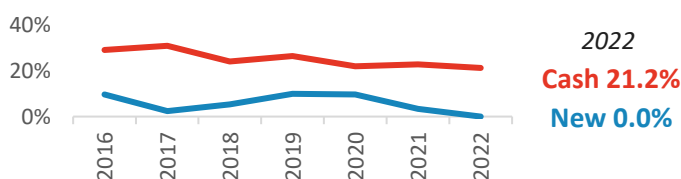
There were 770 transactions in Oadby and Wigston during the 12 months to May 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oadby and Wigston have fallen by 8.8% 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.