

November 2022 Housing Market Report

Blaby

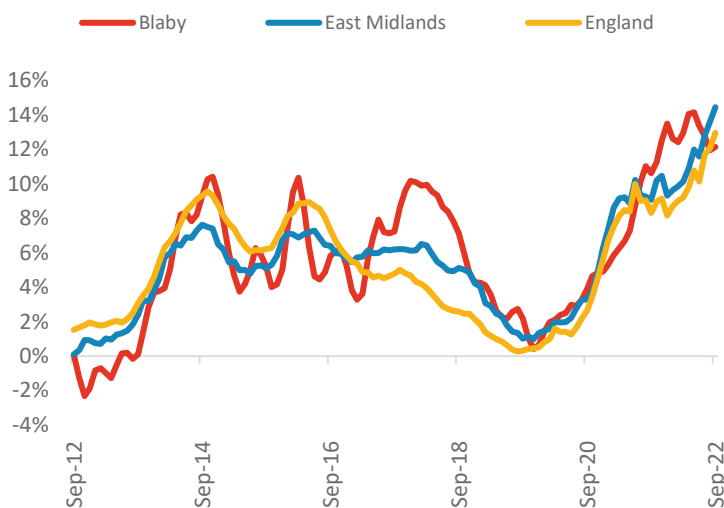
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	Current level	3 month	Annual	5 year	10 year
House prices	£300,293	3.0%	12.2%	41.2%	84.4%
Transactions	1,323	-15.8%	-32.5%	-34.8%	8.4%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Blaby grew by 12.2% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East Midlands grew by 14.5% over the same period.

Blaby house prices are now 65.3% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

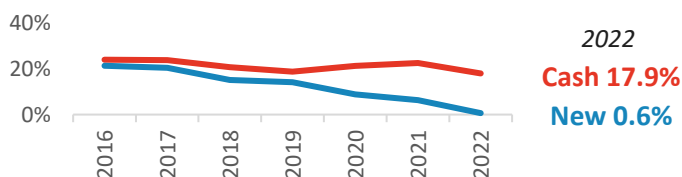
Local prices have grown by 8.6% in 2022 so far, compared to growth of 9.9% over the same period last year.

Transactions (July 2022 data)

There were 1,323 transactions in Blaby during the 12 months to July 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Blaby have fallen by 27.6% since 2014, compared to changes of -19.1% for the East Midlands and -21.9% for England.

Cash and New Build Sales as % of Total, by Year*

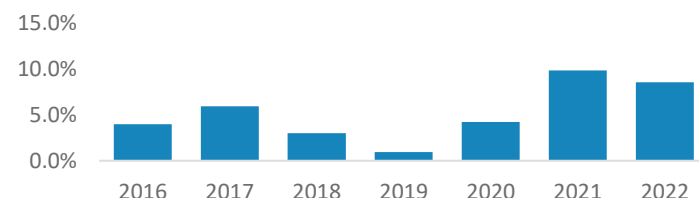


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



Annual Transactions, Indexed (2001-05 average = 100)

