

November 2022 Housing Market Report

Charnwood

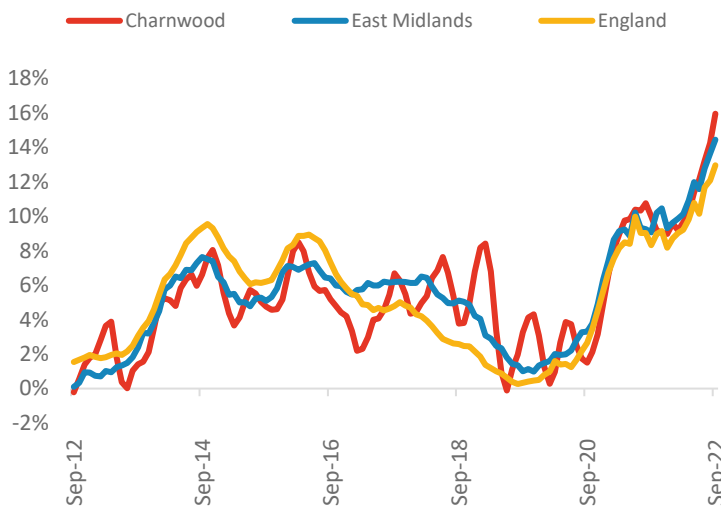
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£295,013	4.4%	16.0%	38.8%	76.4%
Transactions	2,199	-12.6%	-30.4%	-30.3%	-3.3%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Charnwood grew by 16.0% 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.

Charnwood house prices are now 57.1% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

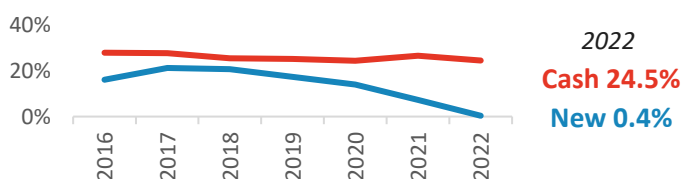
Local prices have grown by 11.0% in 2022 so far, compared to growth of 4.3% over the same period last year.

Transactions (July 2022 data)

There were 2,199 transactions in Charnwood during the 12 months to July 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Charnwood have fallen by 28.7% 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*

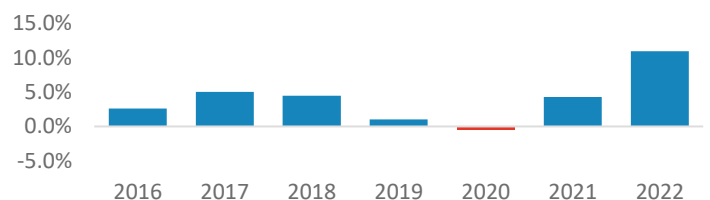


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

