

November 2022 Housing Market Report

Leicester

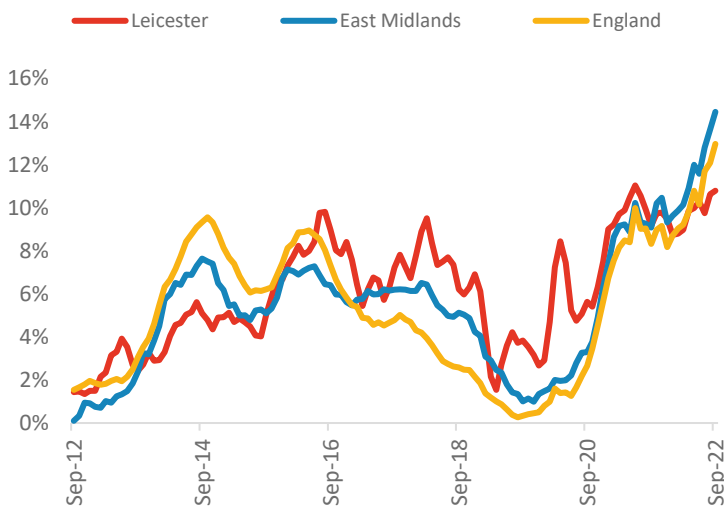
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	Current level	3 month	Annual	5 year	10 year
House prices	£226,242	1.3%	10.8%	40.9%	86.1%
Transactions	2,652	-7.8%	-6.9%	-23.7%	8.6%

House Prices (September 2022 data)

Annual Change in House Prices

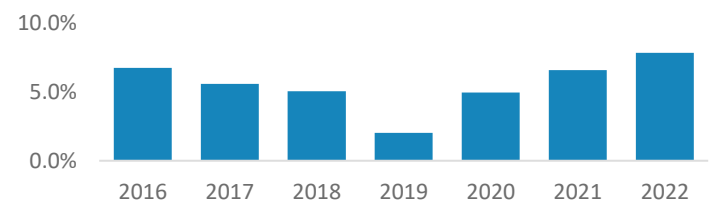


House prices in Leicester grew by 10.8% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East Midlands grew by 14.5% over the same period.

Leicester house prices are now 67.7% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

Local prices have grown by 7.9% in 2022 so far, compared to growth of 6.6% over the same period last year.

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

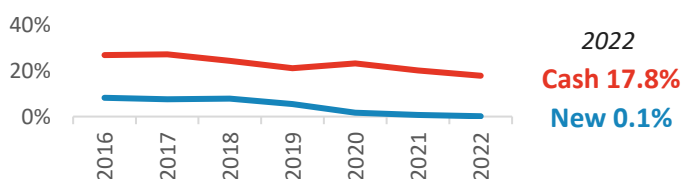


Transactions (July 2022 data)

There were 2,652 transactions in Leicester during the 12 months to July 2022. This is 47% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 27.8% 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.

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

