

November 2022 Housing Market Report

South Kesteven

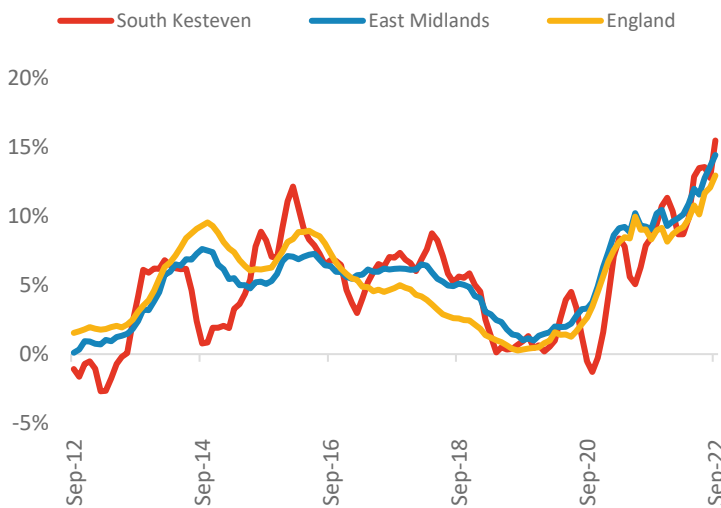


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	Current level	3 month	Annual	5 year	10 year
House prices	£283,613	2.9%	15.5%	32.8%	72.6%
Transactions	2,148	-13.2%	-23.4%	-21.8%	4.5%

House Prices (September 2022 data)

Annual Change in House Prices

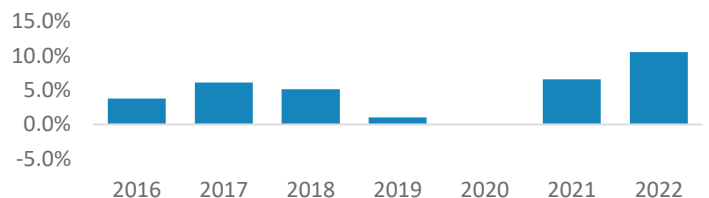


House prices in South Kesteven grew by 15.5% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East Midlands grew by 14.5% over the same period.

South Kesteven house prices are now 51.4% above their previous peak in 2007, compared to +58.0% for the East Midlands and +60.8% across England.

Local prices have grown by 10.6% 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

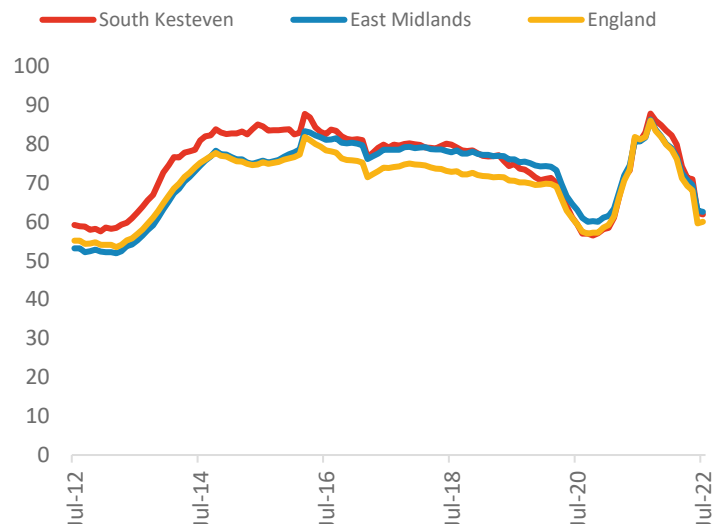


Transactions (July 2022 data)

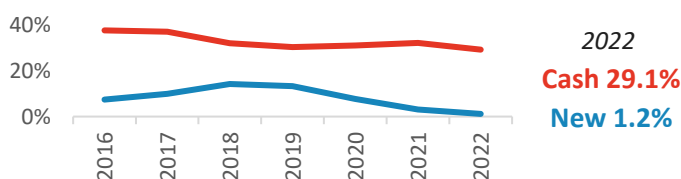
There were 2,148 transactions in South Kesteven during the 12 months to July 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Kesteven have fallen by 25.1% since 2014, compared to changes of -19.1% for the East Midlands and -21.9% 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.