

January 2023 Housing Market Report

Luton

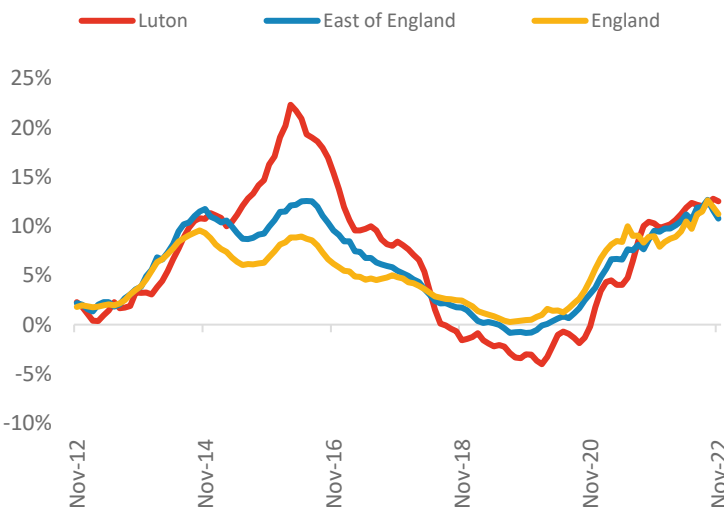
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	Current level	3 month	Annual	5 year	10 year
House prices	£289,338	3.8%	12.5%	18.2%	96.7%
Transactions	1,963	-7.1%	-26.1%	-28.4%	6.9%

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Luton grew by 12.5% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the East of England grew by 10.8% over the same period.

Luton house prices are now 73.0% above their previous peak in 2007, compared to +73.7% for the East of England and +61.9% across England.

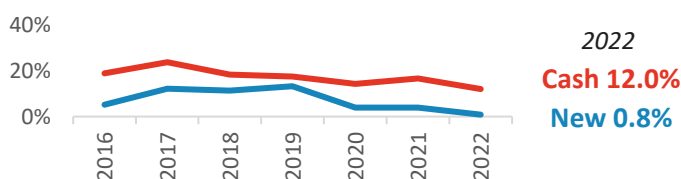
Local prices have grown by 11.2% in 2022 so far, compared to growth of 8.5% over the same period last year.

Transactions (September 2022 data)

There were 1,963 transactions in Luton during the 12 months to September 2022. This is 41% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Luton have fallen by 32.0% since 2014, compared to changes of -31.1% for the East of England and -25.4% for England.

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

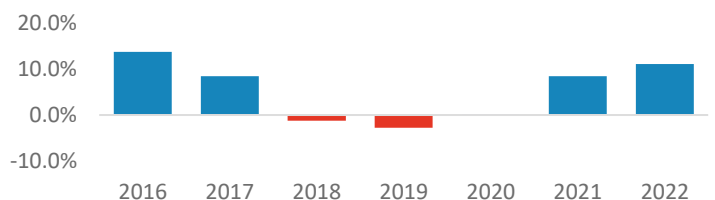


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

