

May 2023 Housing Market Report

Blaby

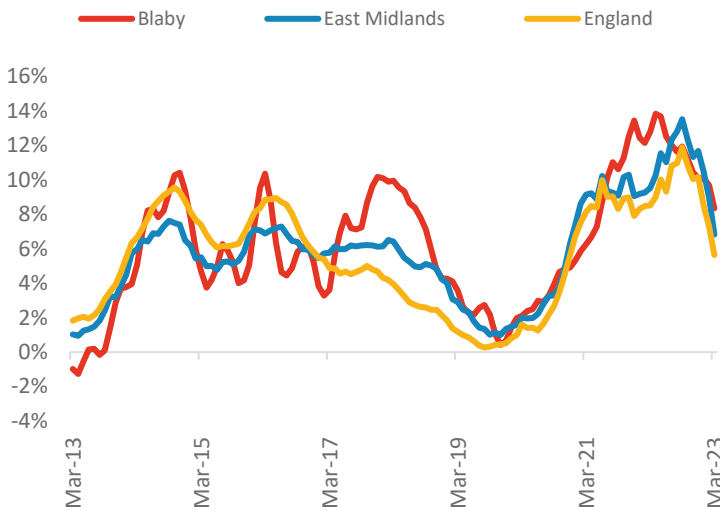
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£304,620	-0.2%	8.4%	37.4%	90.0%
Transactions	1,291	-6.1%	-30.1%	-37.5%	4.0%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Blaby grew by 8.4% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the East Midlands grew by 6.8% over the same period.

Blaby house prices are now 67.2% above their previous peak in 2007, compared to +56.6% for the East Midlands and +57.9% across England.

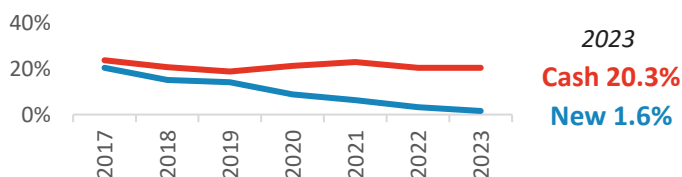
Local prices have fallen by 0.2% in 2023 so far, compared to growth of 1.5% over the same period last year.

Transactions (January 2023 data)

There were 1,291 transactions in Blaby during the 12 months to January 2023. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Blaby have fallen by 29.3% since 2014, compared to changes of -21.7% for the East Midlands and -22.4% for England.

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

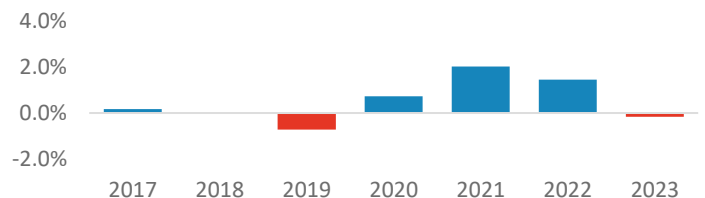


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 March



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

