

May 2023 Housing Market Report

Charnwood

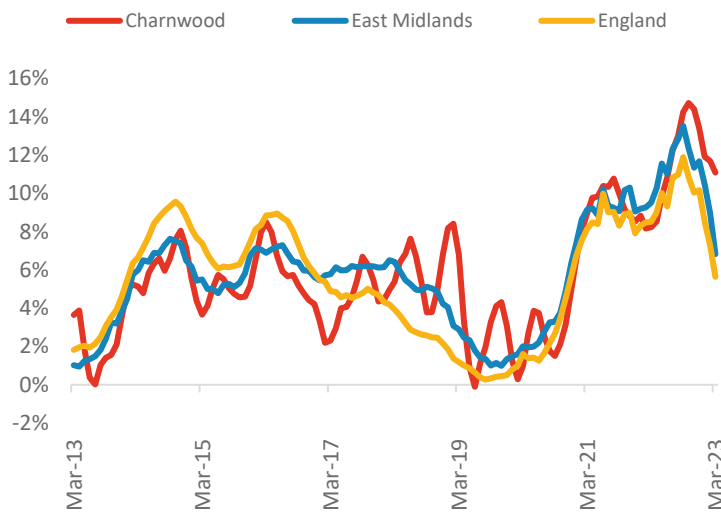
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	Current level	3 month	Annual	5 year	10 year
House prices	£294,884	0.1%	11.1%	41.3%	80.1%
Transactions	2,205	-5.6%	-25.9%	-30.1%	-0.5%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Charnwood grew by 11.1% 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.

Charnwood house prices are now 59.9% above their previous peak in 2007, compared to +56.6% for the East Midlands and +57.9% across England.

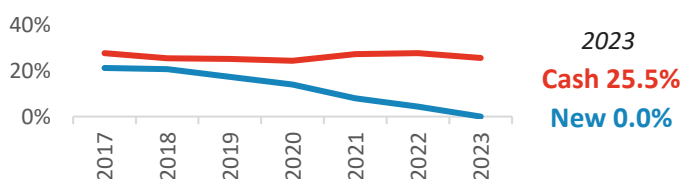
Local prices have grown by 0.1% in 2023 so far, compared to growth of 2.1% over the same period last year.

Transactions (January 2023 data)

There were 2,205 transactions in Charnwood 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 Charnwood have fallen by 28.5% 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*

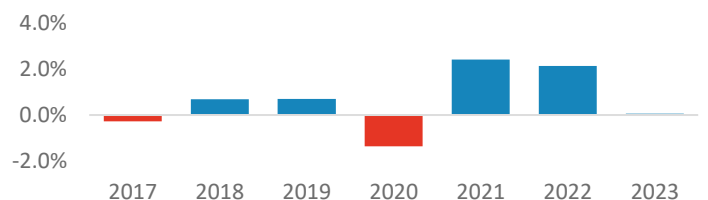


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

