

May 2023 Housing Market Report

Harborough

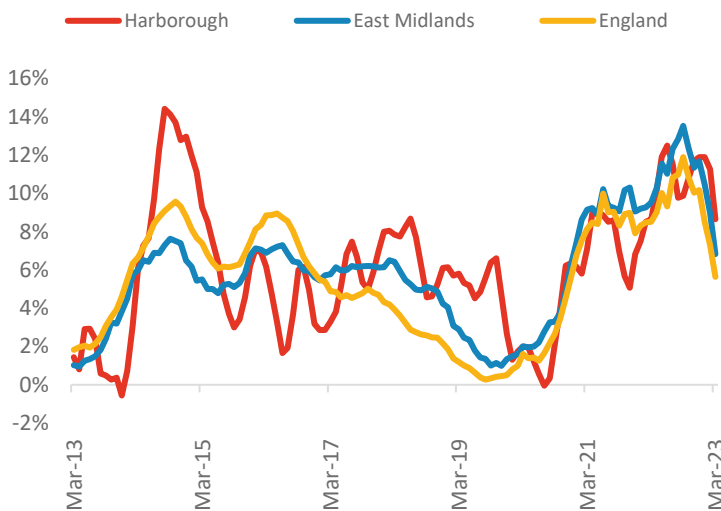


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	Current level	3 month	Annual	5 year	10 year
House prices	£366,329	-0.6%	8.7%	36.5%	87.2%
Transactions	1,328	-8.1%	-38.8%	-27.4%	1.6%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Harborough grew by 8.7% 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.

Harborough house prices are now 72.1% above their previous peak in 2007, compared to +56.6% for the East Midlands and +57.9% across England.

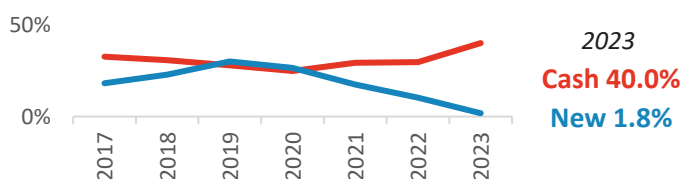
Local prices have fallen by 0.6% in 2023 so far, compared to growth of 2.4% over the same period last year.

Transactions (January 2023 data)

There were 1,328 transactions in Harborough during the 12 months to January 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harborough have fallen by 32.2% 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*

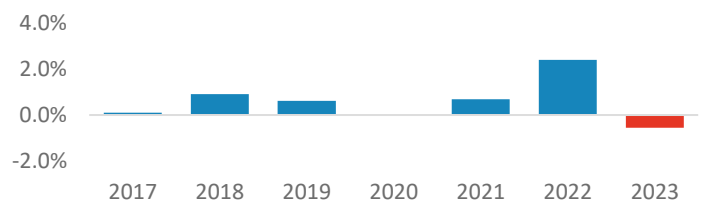


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

