

# August 2023 Housing Market Report

## Blaby

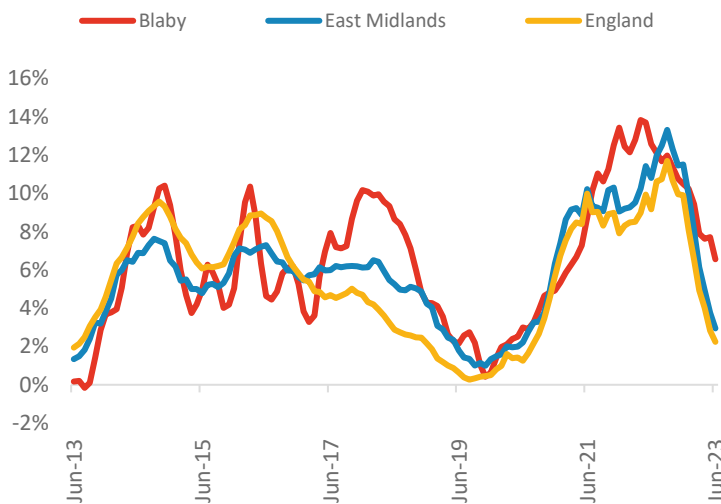


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	Current level	3 month	Annual	5 year	10 year
House prices	£301,210	1.9%	6.6%	37.2%	91.4%
Transactions	1,233	-8.4%	-23.6%	-38.2%	-3.1%

### House Prices (June 2023 data)

#### Annual Change in House Prices

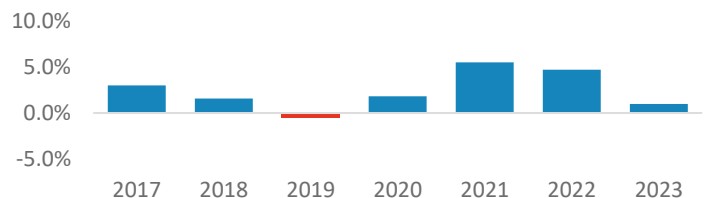


House prices in Blaby grew by 6.6% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East Midlands grew by 3.0% over the same period.

Blaby house prices are now 69.8% above their previous peak in 2007, compared to +55.3% for the East Midlands and +56.6% across England.

Local prices have grown by 1.0% in 2023 so far, compared to growth of 4.7% over the same period last year.

#### Year-To-Date Change in House Prices, December to June

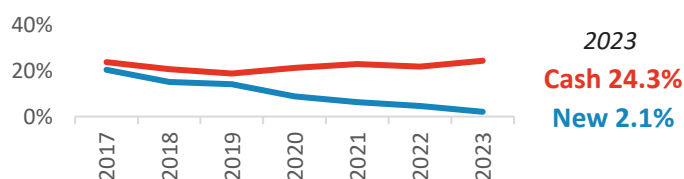


### Transactions (April 2023 data)

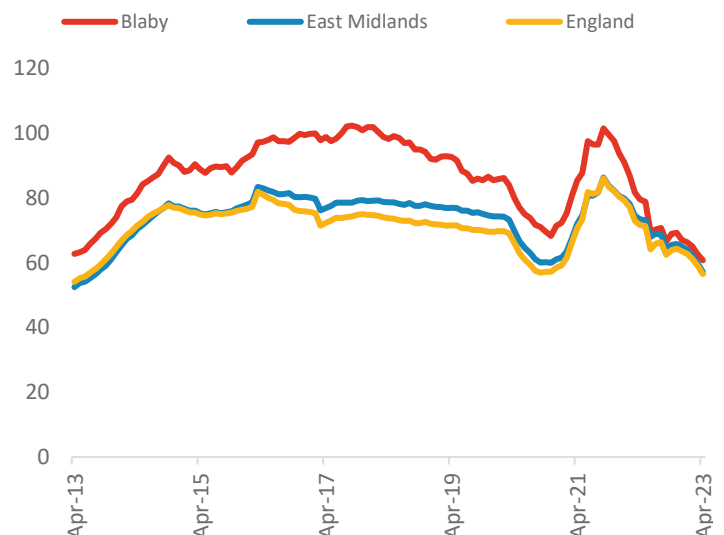
There were 1,233 transactions in Blaby during the 12 months to April 2023. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Blaby have fallen by 32.5% since 2014, compared to changes of -26.2% for the East Midlands and -26.4% for England.

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



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



\* 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.