

# August 2023 Housing Market Report

## Leicester

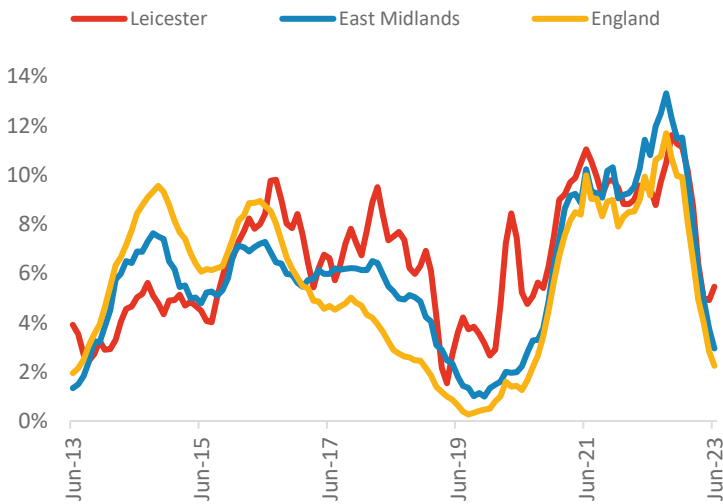


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	Current level	3 month	Annual	5 year	10 year
House prices	£234,633	1.2%	5.5%	39.8%	90.6%
Transactions	2,411	-9.5%	-18.4%	-29.2%	1.0%

### House Prices (June 2023 data)

#### Annual Change in House Prices

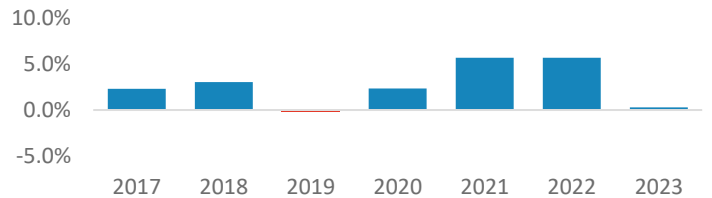


House prices in Leicester grew by 5.5% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East Midlands grew by 3.0% over the same period.

Leicester house prices are now 73.3% above their previous peak in 2007, compared to +55.3% for the East Midlands and +56.6% across England.

Local prices have grown by 0.3% in 2023 so far, compared to growth of 5.7% over the same period last year.

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

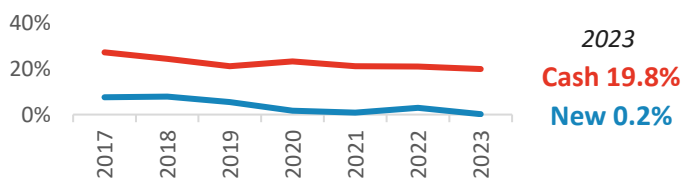


### Transactions (April 2023 data)

There were 2,411 transactions in Leicester during the 12 months to April 2023. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 34.3% 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\*



\* 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.

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

