

October 2023 Housing Market Report

South Holland

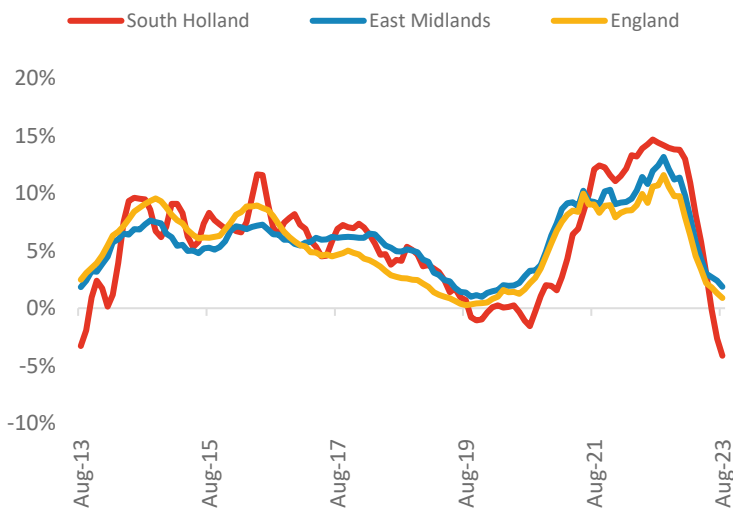


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £231,709 | -2.7% | -4.1% | 21.9% | 72.2% |
| Transactions | 1,255 | -15.0% | -24.3% | -24.9% | 1.0% |

House Prices (August 2023 data)

Annual Change in House Prices



House prices in South Holland fell by 4.1% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East Midlands grew by 1.9% over the same period.

South Holland house prices are now 42.0% above their previous peak in 2007, compared to +57.6% for the East Midlands and +58.4% across England.

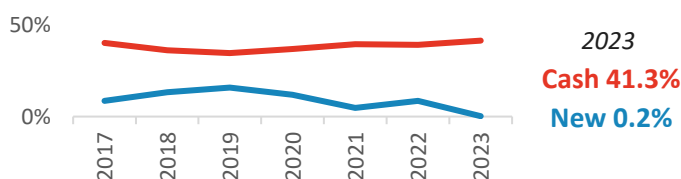
Local prices have fallen by 6.2% in 2023 so far, compared to growth of 11.3% over the same period last year.

Transactions (June 2023 data)

There were 1,255 transactions in South Holland during the 12 months to June 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Holland have fallen by 30.6% since 2014, compared to changes of -29.6% for the East Midlands and -29.7% for England.

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

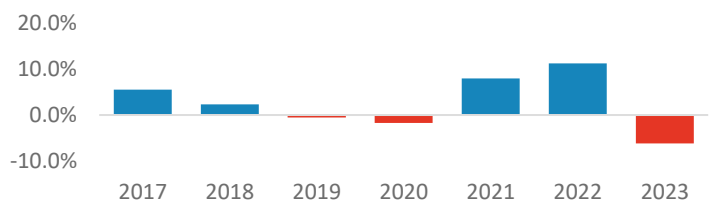


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 August



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

