

January 2024 Housing Market Report

Leicester

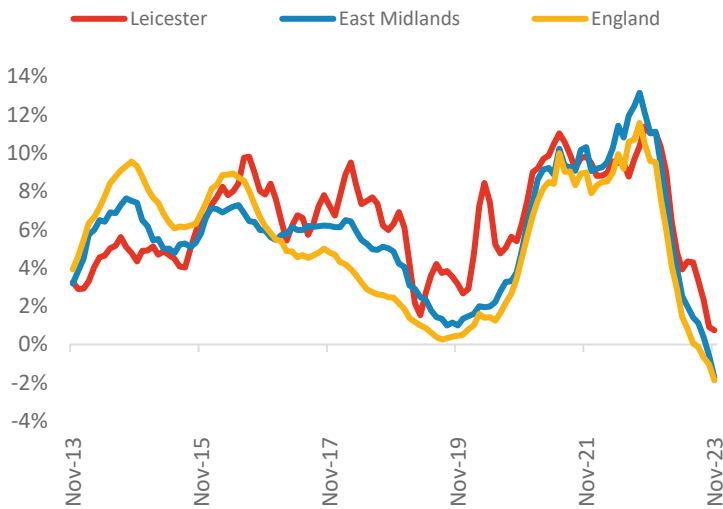


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	Current level	3 month	Annual	5 year	10 year
House prices	£234,158	0.4%	0.7%	34.7%	84.4%
Transactions	2,058	-12.3%	-24.4%	-39.9%	-20.6%

House Prices (November 2023 data)

Annual Change in House Prices



House prices in Leicester grew by 0.7% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East Midlands fell by 1.7% over the same period.

Leicester house prices are now 72.1% above their previous peak in 2007, compared to +54.9% for the East Midlands and +56.6% across England.

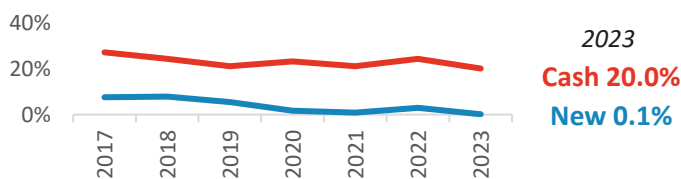
Local prices have fallen by 0.3% in 2023 so far, compared to growth of 9.9% over the same period in 2022.

Transactions (September 2023 data)

There were 2,058 transactions in Leicester during the 12 months to September 2023. This is 36% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leicester have fallen by 43.9% since 2014, compared to changes of -35.3% for the East Midlands and -35.3% for England.

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

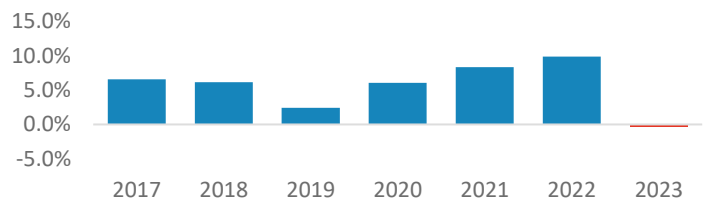


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

