

# January 2024 Housing Market Report

## South Holland

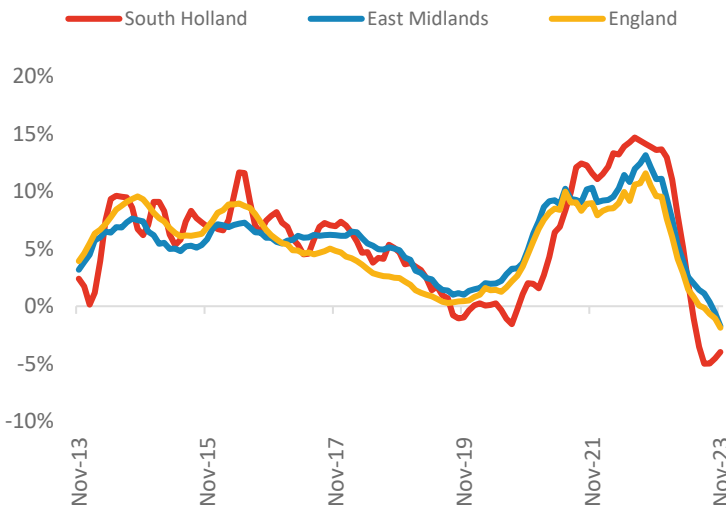


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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £234,293      | 3.3%    | -4.0%  | 23.0%  | 68.7%   |
| Transactions | 1,157         | -13.5%  | -24.6% | -32.1% | -18.2%  |

### House Prices (November 2023 data)

#### Annual Change in House Prices

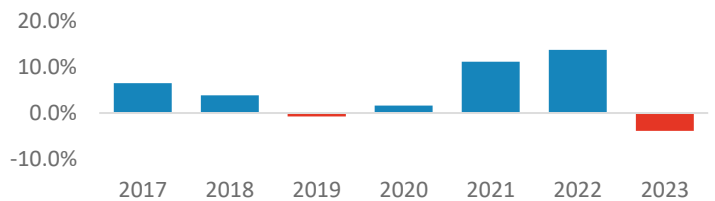


House prices in South Holland fell by 4.0% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East Midlands fell by 1.7% over the same period.

South Holland house prices are now 45.5% above their previous peak in 2007, compared to +54.9% for the East Midlands and +56.6% across England.

Local prices have fallen by 3.9% in 2023 so far, compared to growth of 13.8% over the same period in 2022.

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

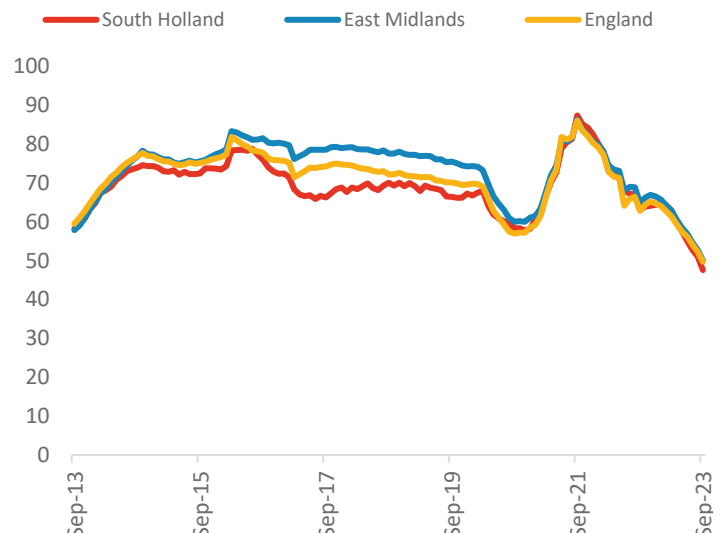


### Transactions (September 2023 data)

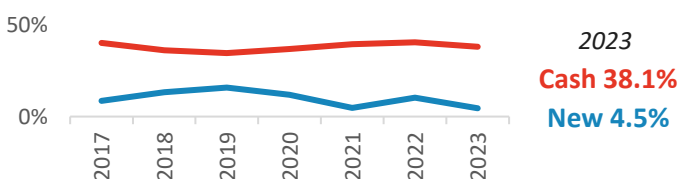
There were 1,157 transactions in South Holland during the 12 months to September 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Holland have fallen by 36.0% since 2014, compared to changes of -35.3% for the East Midlands and -35.3% for England.

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



#### 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.