

## Oadby and Wigston

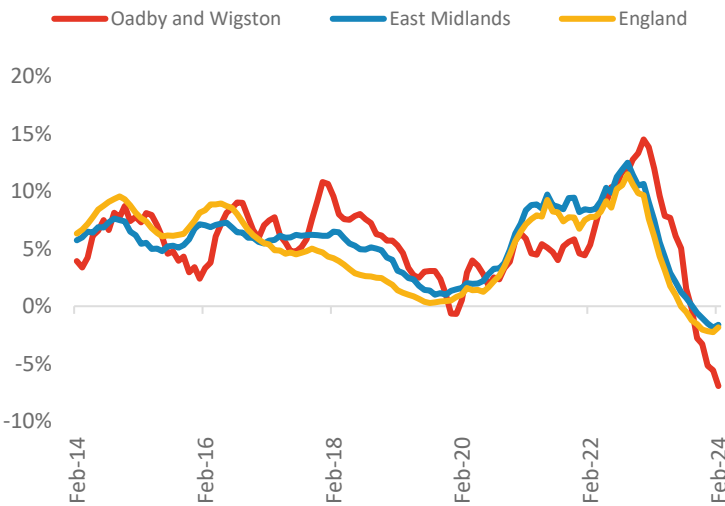


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	Current level	3 month	Annual	5 year	10 year
House prices	£252,204	-2.7%	-7.0%	16.9%	60.7%
Transactions	490	-13.7%	-38.1%	-34.8%	-27.5%

### House Prices (February 2024 data)

#### Annual Change in House Prices

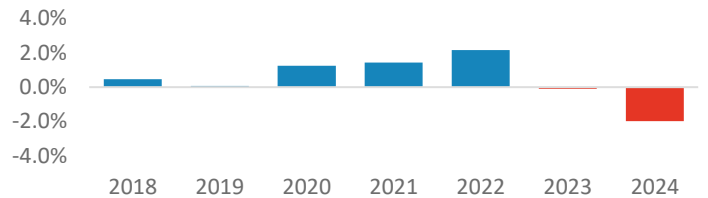


House prices in Oadby and Wigston fell by 7.0% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East Midlands fell by 1.6% over the same period.

Oadby and Wigston house prices are now 47.8% above their previous peak in 2007, compared to +52.0% for the East Midlands and +52.9% across England.

Local prices have fallen by 2.0% in 2024 so far, compared to a fall of 0.1% over the same period in 2023.

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

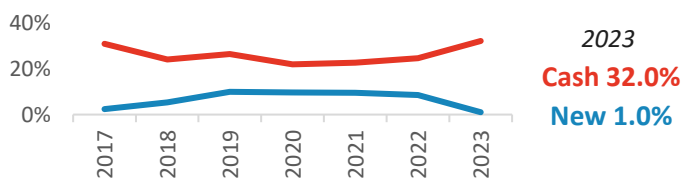


### Transactions (December 2023 data)

There were 490 transactions in Oadby and Wigston during the 12 months to December 2023. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oadby and Wigston have fallen by 41.9% since 2014, compared to changes of -41.5% for the East Midlands and -41.2% 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)

