

The information below has been sourced from The Land Registry and captures changes in the value of residential properties by analysing sales data collected on all residential housing transactions, whether for cash or with a mortgage, in England and Wales since January 1995.

www.landregistry.gov.uk



JULY 2009

Please note - The latest available data is for July 2009, save for sales volume data which is subject to a 2 month delay due to the lag in the registration of sold properties.

Produced by Daniel Plumb.

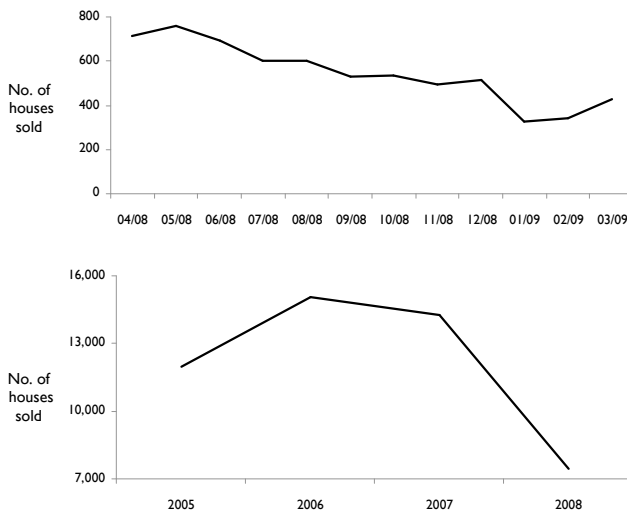
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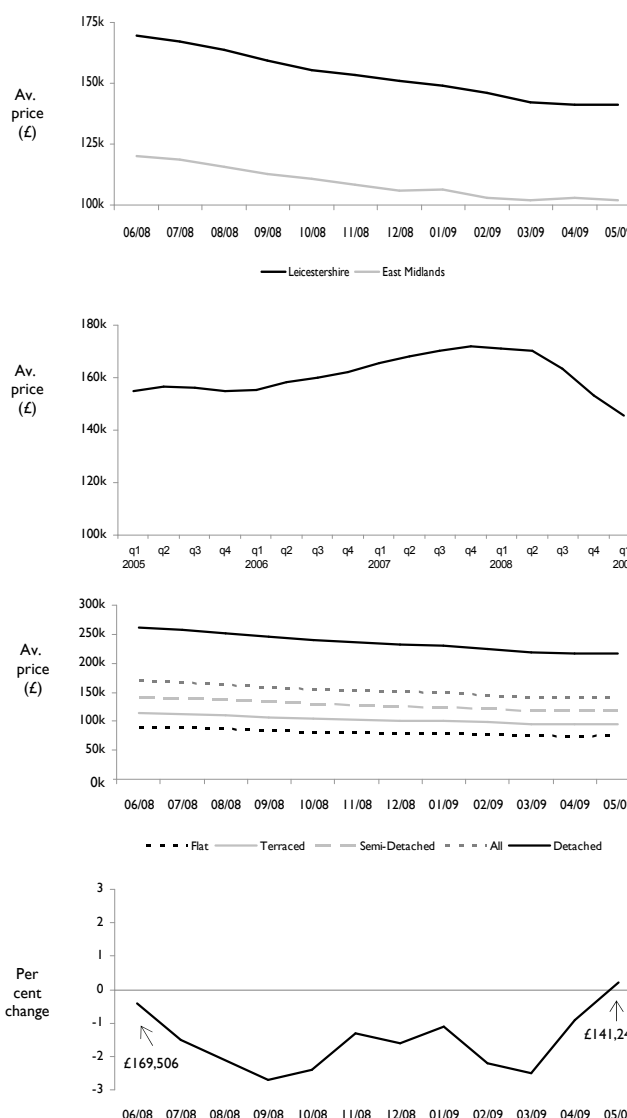
Accessed from <http://www.lsr-online.org/>

Leicestershire

Number of houses sold in Leicestershire



Average House Prices in Leicestershire



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Leicester City

**JULY
2009**

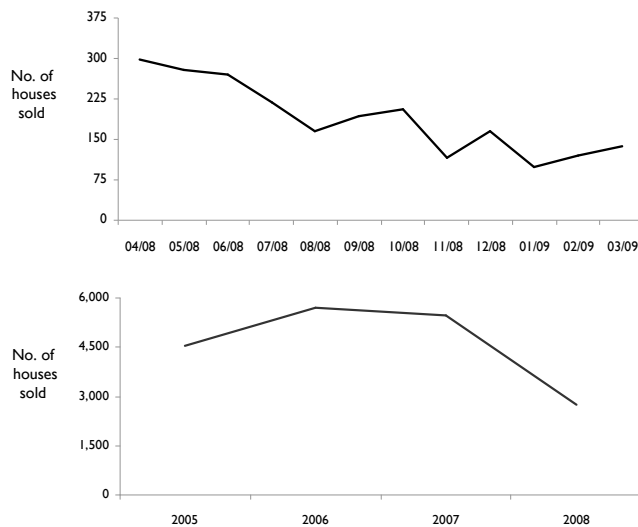
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Number of houses sold in Leicester City



Number of houses sold in Leicester City during the last 12 months

House sales in Leicester City have increased 14% over the last month, equating to 17 sales

In the last 12 months the average sales rate in Leicester City, per month, was 189 sales

The monthly sales average for the last 6 months is 141, this average is lower than the preceding 6 months by 96 sales

297 houses were sold in April 2008; the highest monthly sales volume in the last 12 months

99 houses were sold in January 2009; the lowest monthly sales volume in the last 12 months

Number of houses sold in Leicester City 2005-2008

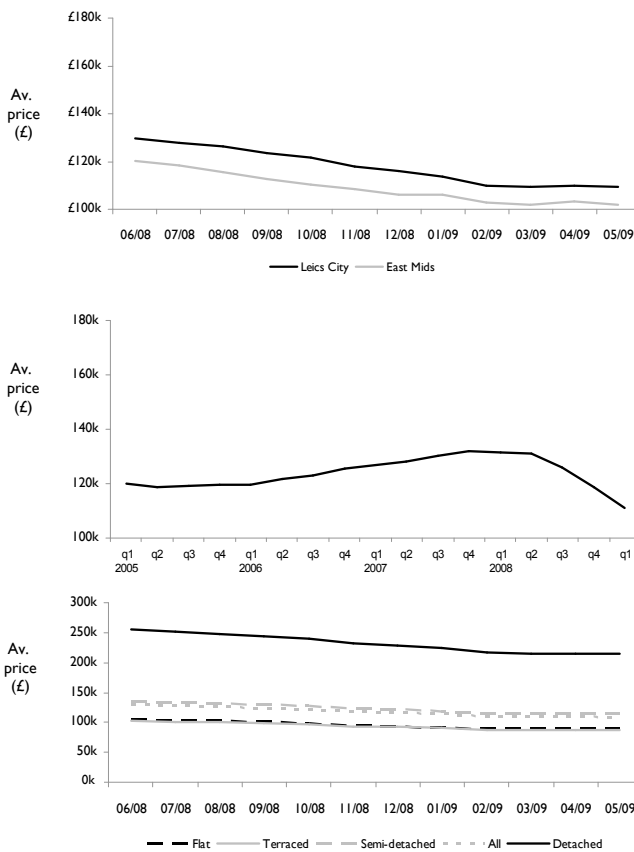
Annual house sales in 2008 decreased 50% compared to the sales volume in 2007

In the last 4 years the peak year for sales was in 2006 (5,711 sales)

In the last 4 years the worst year for sales was in 2008 (2,739 sales)

Sales over the last four years have averaged 4,615 per annum

Average House Prices in Leicester City



Average house prices in Leicester City and East Midlands over last 12 months

In Leicester City, average house prices in the past month decreased by £489

Average house prices in Leicester City have fallen £20,000 over the last 12 months (nearest '000)

Average house prices across the East Midlands have fallen £18,000 over the last 12 months

The largest monthly average price drop over the last 12 months was £3,900 which occurred between February 2009 and the preceding month

Over the last 12 months, house prices in Leicester City have been reducing at an average of £1,867 a month

True quarterly average house prices 2005-2008

During q1 2005 and q4 2008 average house prices in Leicester City fell by 7.7% (£9,298)

The largest quarterly average price drop over the last 4 complete years was £7,915 which occurred between q1 2009 and the preceding quarter

During q1 2005 and q4 2008, the LOWEST quarterly house price average was £110,876 which occurred in q1 2009

During q1 2005 and q4 2008, the HIGHEST quarterly house price average was £131,755 which occurred in q4 2007

Average house price by household type

In the last month the average price of a Detached house has fallen by £963 (0.4%)

Semi-Detached houses have fallen by £511 (0.4%)

Flats have fallen by £395 (0.4%)

Terraced houses have fallen by £389 (0.4%)

Per cent change in average house prices over the last 12 months

In the last month, the average house price in Leicester City fell by 0.45%

Excluding the last six months, current average house prices in Leicester City are at the same level as they were in May 2004

The largest monthly price decrease in the last 12 months was £3,900, occurring in February 2009

