

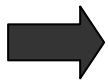


## Leicester and Leicestershire House Price & Type

JAN  
2009

The information below has been sourced from The Land Registry House Price Index (HPI) (<http://www.landregistry.gov.uk/>) and showcases data for the 12 calendar months prior to January 2009 (January 2008 to January 2009). The HPI 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.

House price by household type data is available for Leicester City and Leicestershire and is detailed below. The HPI is unable to present district level data as the numbers of sales are too small and would lead to reporting of unreliable information.



### Leicestershire

Over the last 12 months in Leicestershire the average house price has suffered a decrease equating to just over £20,000 or 12% of its value.

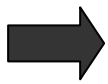
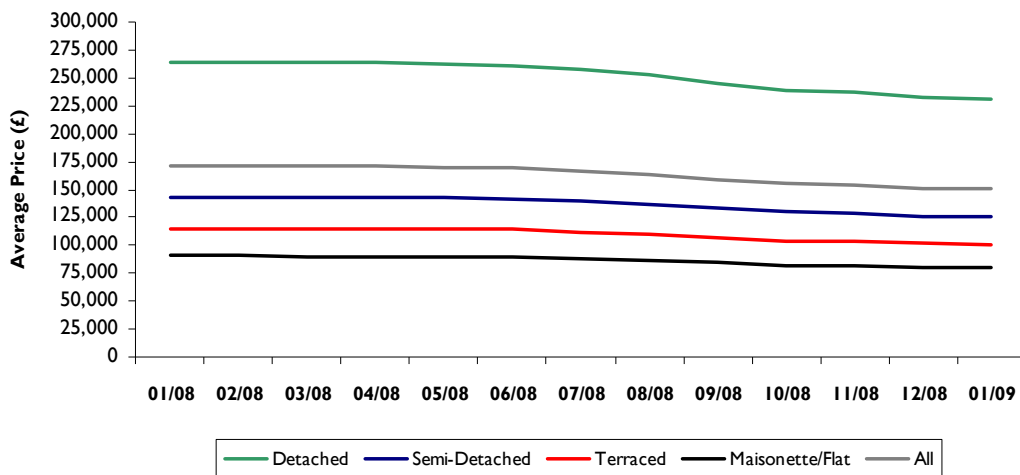
In monetary terms, each of the household types detailed in Table 1 have decreased by varying amounts during the last 12 months. Detached houses suffered the greatest drop (£32,475) whereas flats, which are inherently cheaper in value, have dropped the least (£11,132). Whilst the price of each house type has fallen by varying amounts, the per cent that it represents is *equal* for each type (12.3%).

It would appear, if the data is taken at face value that the fall in house prices is slowing. The three months of November 2008 to January 2009 witnessed a drop of 2.1% across all household types compared to the 5% drop that occurred in the preceding three months.

**Table 1: Average house prices by household type in Leicestershire**

Month	Detached	Semi-Detached	Terraced	Maisonette/Flat	All
Jan-08	263,947	142,982	115,075	90,482	171,276
Feb-08	264,074	143,051	115,131	90,526	171,359
Mar-08	263,222	142,589	114,759	90,234	170,806
Apr-08	263,215	142,586	114,757	90,232	170,802
May-08	262,580	142,241	114,480	90,014	170,390
Jun-08	261,327	141,563	113,933	89,584	169,577
Jul-08	257,341	139,403	112,196	88,218	166,990
Aug-08	252,127	136,579	109,922	86,430	163,607
Sep-08	245,318	132,890	106,954	84,096	159,188
Oct-08	239,482	129,729	104,409	82,095	155,401
Nov-08	236,626	128,182	103,164	81,117	153,548
Dec-08	232,708	126,060	101,456	79,774	151,006
Jan-09	231,472	125,390	100,917	79,350	150,203

**Chart 1: Average house prices by household type in Leicestershire**



## Leicester City

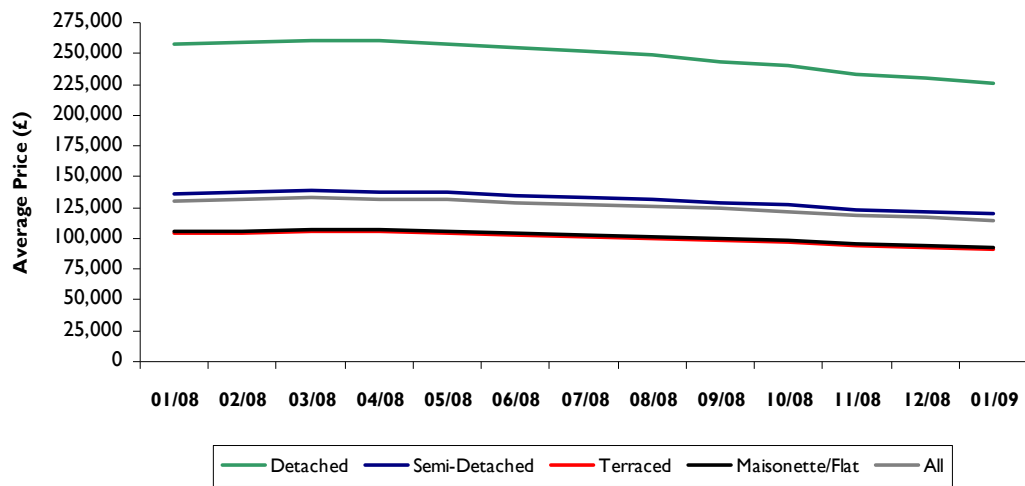
Over the last 12 months in Leicester City the average house price has suffered a decrease equating to just over £16,000 (12%).

In monetary terms, each of the household types detailed in Table 2 have decreased by varying amounts during the last 12 months. Detached houses have suffered the greatest drop (£32,185) whereas terraced houses, which are inherently cheaper in value, have dropped the least (£13,007). Whilst the average price of each house type has fallen by different amounts, the per cent that it represents is equal for each type (12.4%).

**Table 2: Average house prices by household type in Leicester City**

Month	Detached	Semi-Detached	Terraced	Maisonette/Flat	All
Jan-08	257,498	136,729	104,060	105,689	130,900
Feb-08	258,721	137,378	104,554	106,191	131,521
Mar-08	260,911	138,541	105,439	107,090	132,635
Apr-08	260,137	138,130	105,126	106,772	132,241
May-08	258,077	137,036	104,294	105,927	131,194
Jun-08	254,579	135,179	102,880	104,491	129,416
Jul-08	251,394	133,488	101,593	103,184	127,797
Aug-08	248,564	131,985	100,449	102,022	126,358
Sep-08	243,719	129,412	98,492	100,034	123,895
Oct-08	239,971	127,422	96,977	98,495	121,990
Nov-08	232,565	123,490	93,984	95,456	118,225
Dec-08	229,605	121,918	92,788	94,241	116,720
Jan-09	225,313	119,639	91,053	92,479	114,538

**Chart 2: Average house prices by household type in Leicester City**



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