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

www.landregistry.gov.uk

1,500

750

sold

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



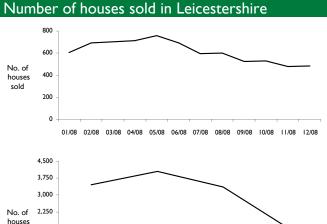
APRIL 2009

Produced by Daniel Plumb.

Research and Information Team, Leicestershire County Council. 0116 3055509 dplumb@leics.gov.uk

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

Leicestershire



Number of houses sold in Leicestershire during the last 12 months

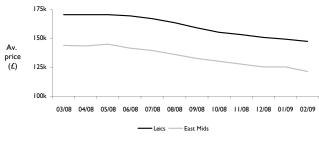
- House sales in Leicestershire have fallen 20.3% over the last 12 months, equating to 123 sales
- In the last 12 months the average sales rate in Leicestershire, per month, was 615 sales
- The monthly sales average for the last 6 months is 535, this average is lower than the preceding 6 months by 160 sales
- 759 houses were sold in May 2008; the highest sales volume in the last 12 months
- 480 houses were sold in November 2008; the lowest sales volume in the last 12 months

Number of houses sold in Leicestershire 2005-2008

- Annual house sales in 2008 decreased 55.5% compared to the sales volume in 2007
- In the last 4 years the peak year for sales was 2006 (4,044 sales)
- In the last 4 years the worst year for sales was 2008 (1,492 sales)
- Sales over the last four years have averaged 3,090 per annum

Average House Prices in Leicestershire

2005



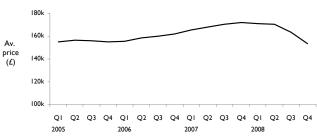
2006

2007

2008

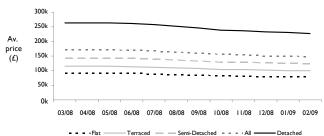
Average house prices in Leicestershire and East Midlands over last 12 months

- Average house prices in Leicestershire have fallen by £23,000 over the last 12 months (rounded to nearest '000)
- Average house prices across the East Midlands have fallen by £22,000 over the last 12 months (rounded to nearest '000)
- The largest monthly average price drop over the last 12 months was £4,416 which occurred between September 2008 and the preceding month
- Over the last 12 months, house prices have been reducing at an average of £2,109 a month



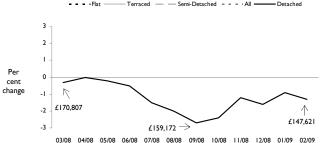
Weighted quarterly average house prices 2005-2008

- \bullet During Q1 2005 and Q4 2008 average house prices in Leicestershire fell by 1.06% (£1,639)
- The largest quarterly average price drop over the last 4 years was £10,098 which occurred between Q4 2008 and the preceding quarter
- During Q1 2005 and Q4 2008, the LOWEST quarterly house price average was £153,326 which occurred in Q4 2008
- During Q1 2005 and Q4 2008, the HIGHEST quarterly house price average was £171,985 which occurred in O4 2007



Average house price by household type

- In the last 12 months the average price of a Detached house has fallen by £35,730 (13.6%)
- \bullet Semi-Detached houses have fallen by £19,356 (13.6%)
- Flats have fallen by £12,249 (13.6%)
- Terraced houses have fallen by £15,578 (13.6%)



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

- ullet In the last 12 months there hasn't been a single instance of positive growth
- There were 5 continuous months of decline, from April 2008, where the monthly per cent change was greater than that of the preceding month
- The height of the acceleration, concerning the decline of house prices, occurred during September 2008 and October 2008 (combined they represent a -5.1% change in house prices)
- Since September 2008, there has been a modest slowdown in the decline of average house prices

sold

cent change

-3

3,000

1 500

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

www.landregistry.gov.uk

Please note - The latest available data is for February 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.

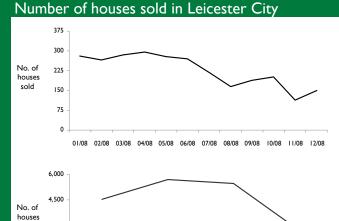
Research and Information Team, Leicestershire County Council. 0116 3055509 <u>dplumb@leics.gov.uk</u>

APRIL

2009

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

Leicester City



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

- House sales in Leicester City have fallen 46.4% over the last 12 months, equating to 130 sales
- In the last 12 months the average sales rate in Leicester City, per month, was 226 sales
- The monthly sales average for the last 6 months is 173, this average is lower than the preceding 6 months by 106 sales
- 296 houses were sold in April 2008; the highest sales volume in the last 12 months
- 113 houses were sold in November 2008; the lowest sales volume in the last 12 months

Number of houses sold in Leicester City 2005-2008

- Annual house sales in 2008 decreased 50.5% compared to the sales volume in 2007
- In the last 4 years the peak year for sales was 2006 (5,711 sales)
- In the last 4 years the worst year for sales was 2008 (2,710 sales)
- Sales over the last four years have averaged 4,608 per annum

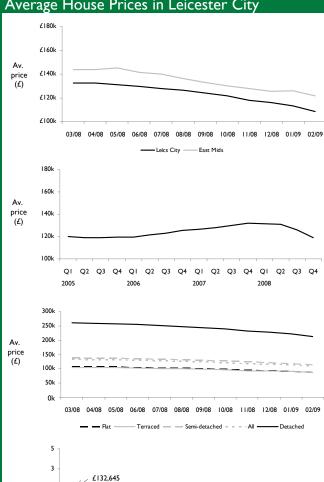
Average House Prices in Leicester City

2006

2007

2008

2005



£117,962

03/08 04/08 05/08 06/08 07/08 08/08 09/08 10/08 11/08 12/08 01/09 02/09

£108.463

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

- Average house prices in Leicester City have fallen by £24,000 over the last 12 months (rounded
- Average house prices across the East Midlands have fallen by £22,000 over the last 12 months (rounded to nearest '000)
- ullet The largest monthly average price drop over the last 12 months was £4,911 which occurred between February 2009 and the preceding month
- Over the last 12 months, house prices have been reducing at an average of £2,198 a month

Weighted quarterly average house prices 2005-2008

- During Q1 2005 and Q4 2008 average house prices in Leicester City fell by 1% (£1,200)
- The largest quarterly average price drop over the last 4 years was £7,055 which occurred between Q4 2008 and the preceding quarter
- During QI 2005 and Q4 2008, the LOWEST quarterly house price average was £118,983 which
- During Q1 2005 and Q4 2008, the HIGHEST quarterly house price average was £131,859 which occurred in Q4 2007

Average house price by household type

- In the last 12 months the average price of a Detached house has fallen by £47,567 (18.2%)
- Semi-Detached houses have fallen by £25,258 (18.2%)
- Flats have fallen by £19,523 (18.2%)
- Terraced houses have fallen by £19,222 (18.2%)

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

- In the last 11 months there hasn't been a single instance of positive growth
- There were 3 continuous months of decline, from March 2008, where the monthly per cent. change was greater than that of the preceding month
- The height of the acceleration, concerning the decline of house prices, occurred during February 2009 and November 2008 (combined they represent a -7.1% change in house prices)
- Since December 2008, there has been a modest acceleration in the decline of house prices