

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](http://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.



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Produced by Daniel Plumb.

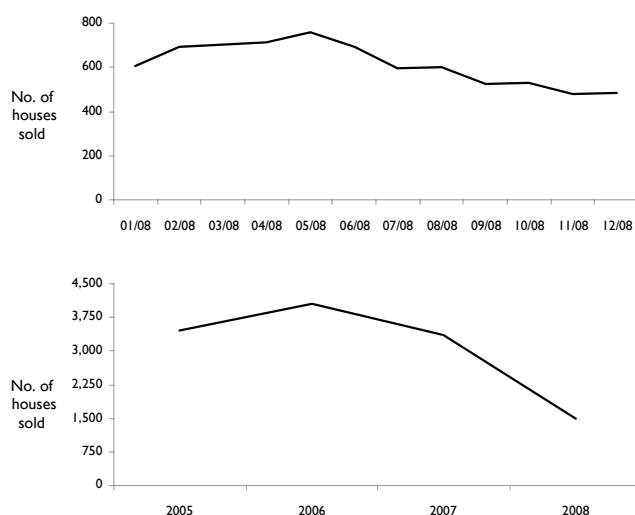
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## Leicestershire

### Number of houses sold in Leicestershire



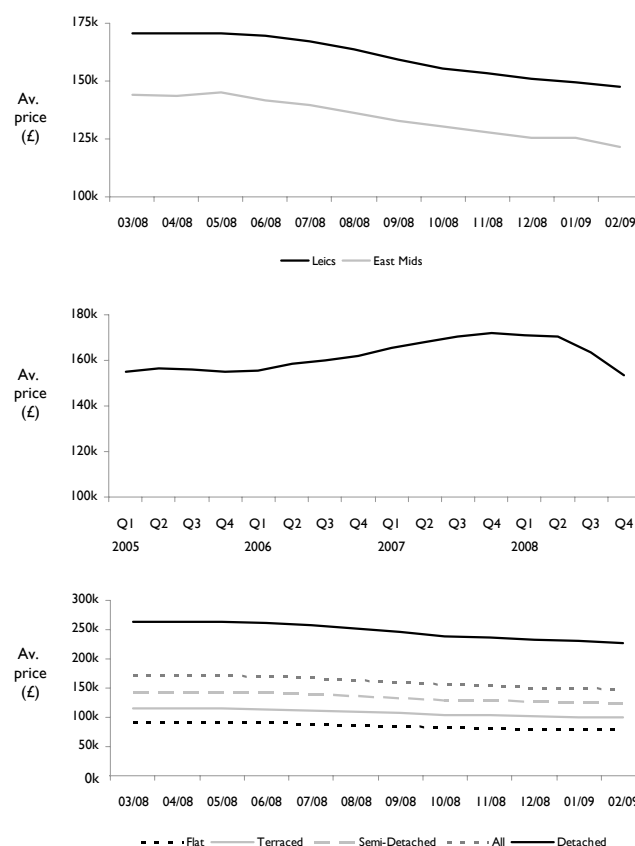
#### Number of houses sold in Leicestershire during the last 12 months

- 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



#### 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

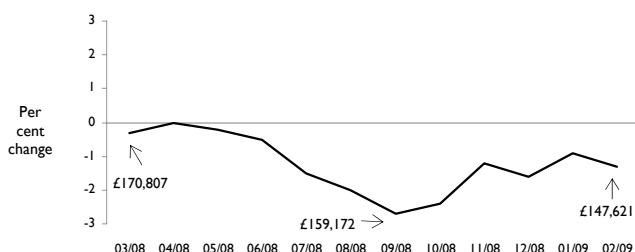
- During Q1 2005 and Q4 2008 average house prices in Leicestershire fell by 1.06% (£1,639)
- The largest quarterly average price drop over the last 4 years was £10,098 which occurred between Q4 2008 and the preceding quarter
- During Q1 2005 and Q4 2008, the LOWEST quarterly house price average was £153,326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

- 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



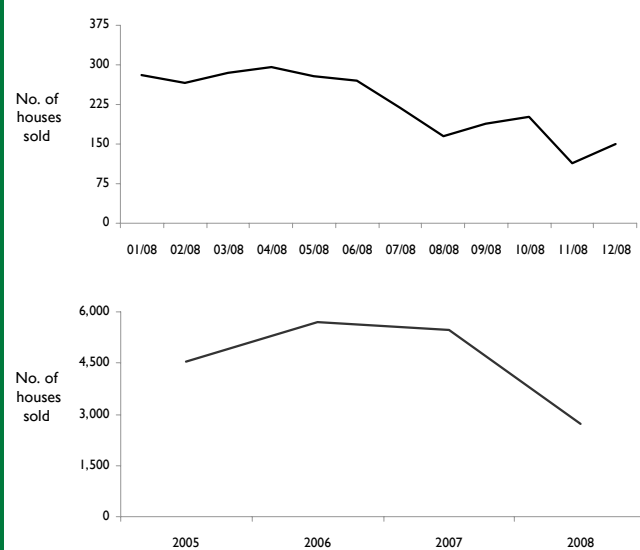
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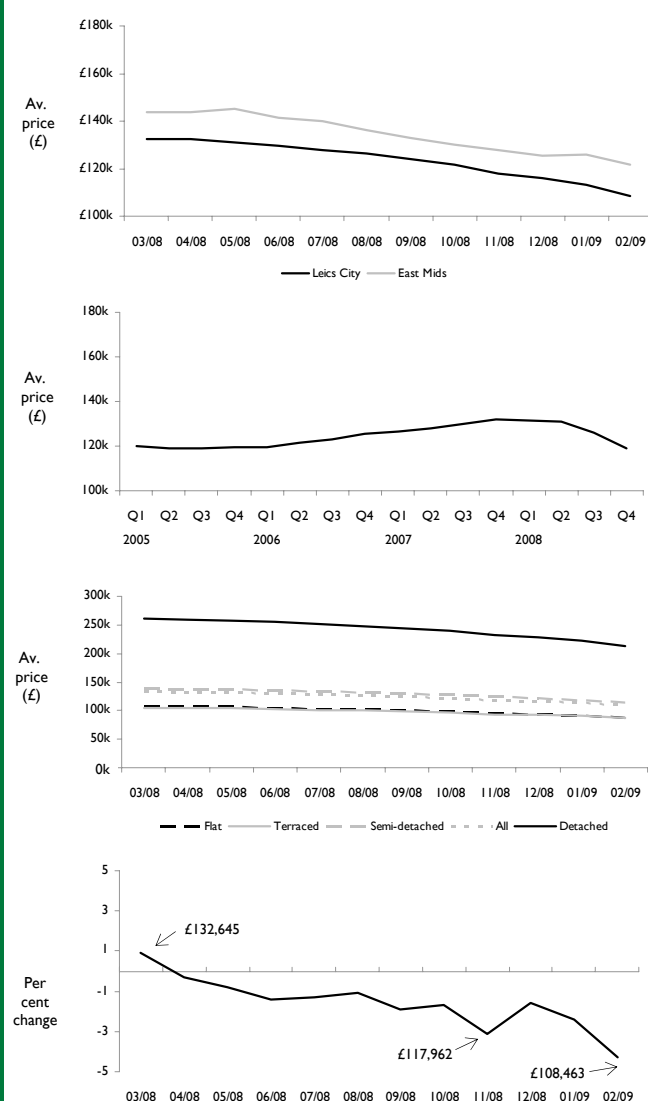
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## Leicester City

### Number of houses sold in Leicester City



### Average House Prices in Leicester City



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