

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



AUGUST 2009

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

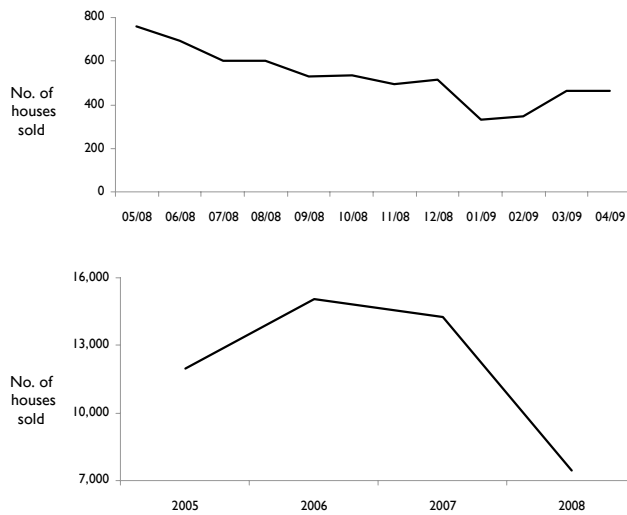
Produced by Daniel Plumb.

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

Leicestershire

Number of houses sold in Leicestershire



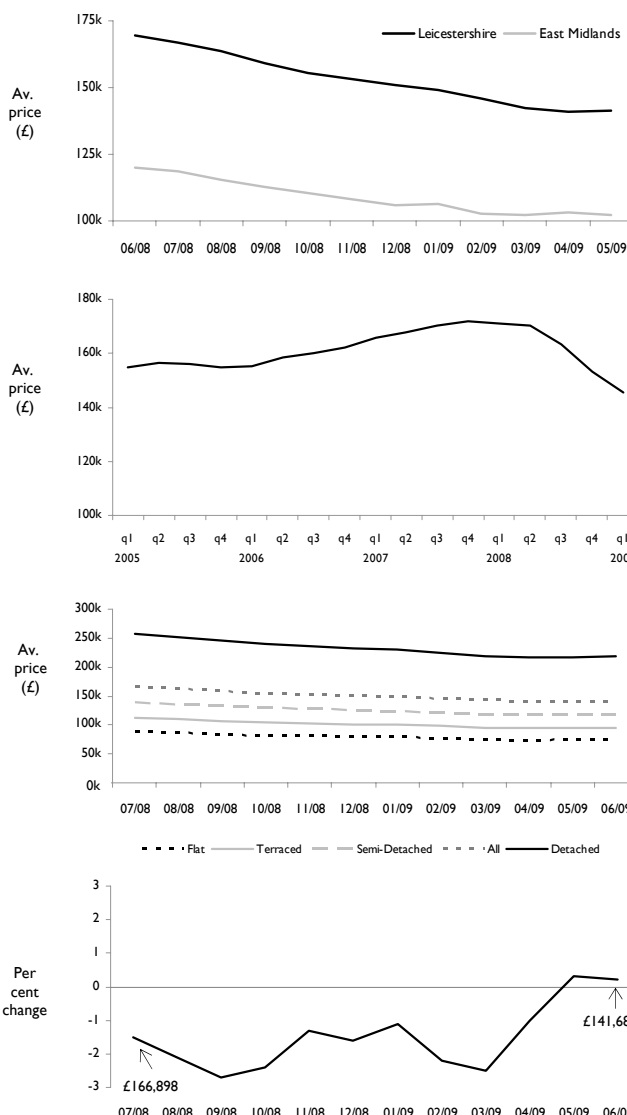
Number of houses sold in Leicestershire during the last 12 months

- House sales in Leicestershire have increased 0.6% over the last month, equating to 3 sales
- In the last 12 months the average sales rate in Leicestershire, per month, was 528 sales
- The monthly sales average for the last 6 months is 436, this average is lower than the preceding 6 months by 185 sales
- 761 houses were sold in May 2008; the highest monthly sales volume in the last 12 months
- 330 houses were sold in January 2009; the lowest monthly sales volume in the last 12 months

Number of houses sold in Leicestershire 2005-2008

- Annual house sales in 2008 decreased 47.7% compared to the sales volume in 2007
- In the last 4 years the peak year for sales was in 2006 (15,059 sales)
- In the last 4 years the worst year for sales was in 2008 (7,453 sales)
- Sales over the last four years have averaged 12,183 per annum

Average House Prices in Leicestershire



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

- In Leicestershire, average house prices in the past month have increased by £347
- Average house prices in Leicestershire have fallen £25,000 over the last 12 months (nearest '000)
- Average house prices across the East Midlands have fallen £17,000 over the last 12 months
- The largest monthly average price drop over the last 12 months was £4,346 which occurred between September 2008 and the preceding month
- Over the last 12 months, house prices in Leicestershire have been reducing at an average of £2,435 a month

True quarterly average house prices 2005-2008

- During q1 2005 and q4 2008 average house prices in Leicestershire fell by 6.1% (£9,440)
- The largest quarterly average price drop over the last 4 complete years was £10,160 which occurred between q4 2008 and the preceding quarter
- During q1 2005 and q1 2009, the LOWEST quarterly house price average was £145,401 which occurred in q1 2009
- During q1 2005 and q1 2009, the HIGHEST quarterly house price average was £171,903 which occurred in q4 2007

Average house price by household type

- In the last month the average price of a Detached house has increased by £535 (0.2%)
- Semi-Detached houses have increased by £289 (0.2%)
- Flats have increased by £183 (0.2%)
- Terraced houses have increased by £233 (0.2%)

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

- In the last month, the average house price in Leicestershire increased by 0.25%
- Excluding the last six months, current average house prices in Leicestershire are at the same level as they were in April 2004
- The largest monthly price decrease in the last 12 months was £4,346, occurring in September 2008

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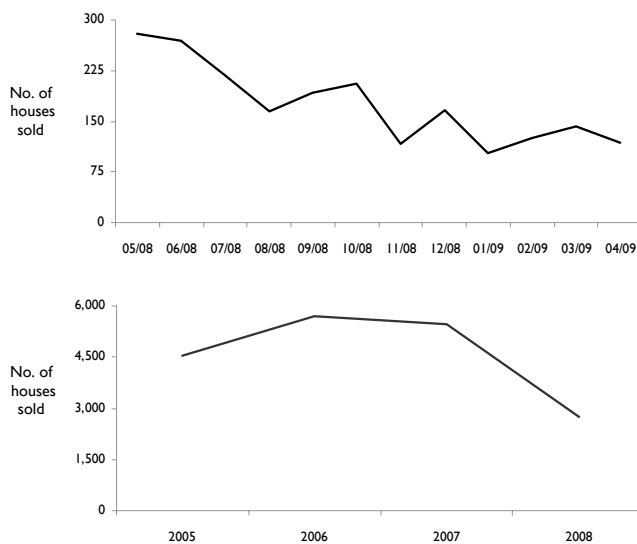
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**AUGUST
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Leicester City

Number of houses sold in Leicester City



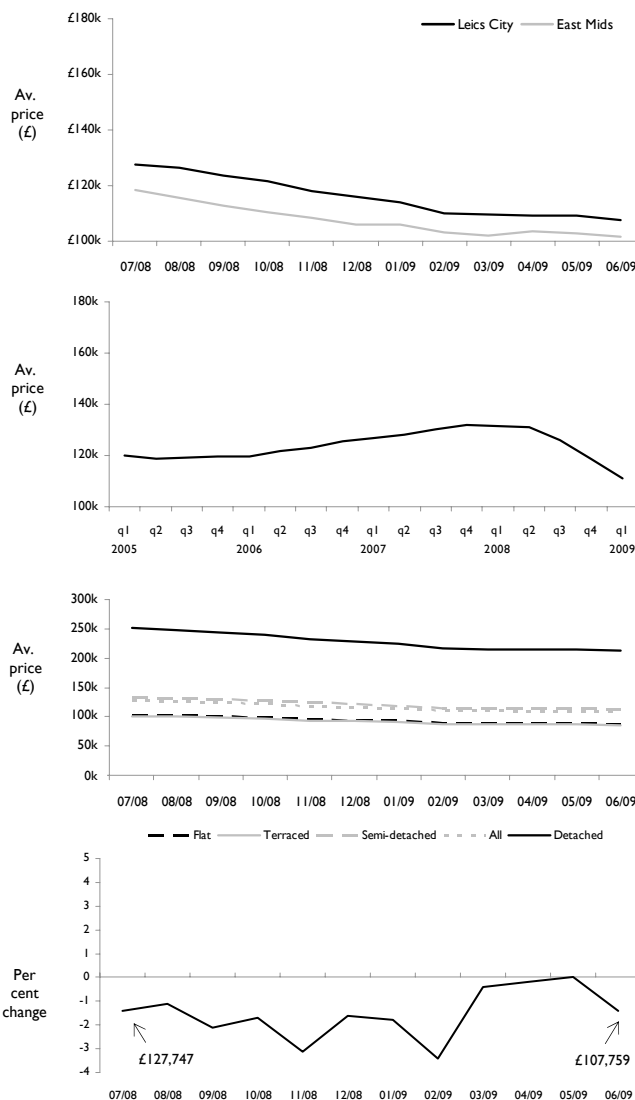
Number of houses sold in Leicester City during the last 12 months

- House sales in Leicester City have fallen 16.8% over the last month, equating to 24 sales
- In the last 12 months the average sales rate in Leicester City, per month, was 175 sales
- The monthly sales average for the last 6 months is 129, this average is lower than the preceding 6 months by 93 sales
- 279 houses were sold in May 2008; the highest monthly sales volume in the last 12 months
- 103 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 £1,491
- 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 £17,000 over the last 12 months
- The largest monthly average price drop over the last 12 months was £3,887 which occurred between January 2009 and the preceding month

True quarterly average house prices 2005-2008

- During q1 2005 and q4 2008 average house prices in Leicester City fell by 7.7% (£9,311)
- The largest quarterly average price drop over the last 4 complete years was £7,924 which occurred between q1 2009 and the preceding quarter
- During q1 2005 and q4 2008, the LOWEST quarterly house price average was £110,880 which occurred in q1 2009
- During q1 2005 and q4 2008, the HIGHEST quarterly house price average was £131,778 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 £2,932 (1.4%)
- Semi-Detached houses have fallen by £1,557 (1.4%)
- Flats have fallen by £1,204 (1.4%)
- Terraced houses have fallen by £1,184 (1.4%)

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 1.36%
- 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 £3,887, occurring in February 2009