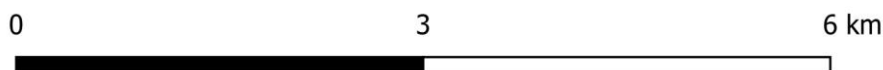
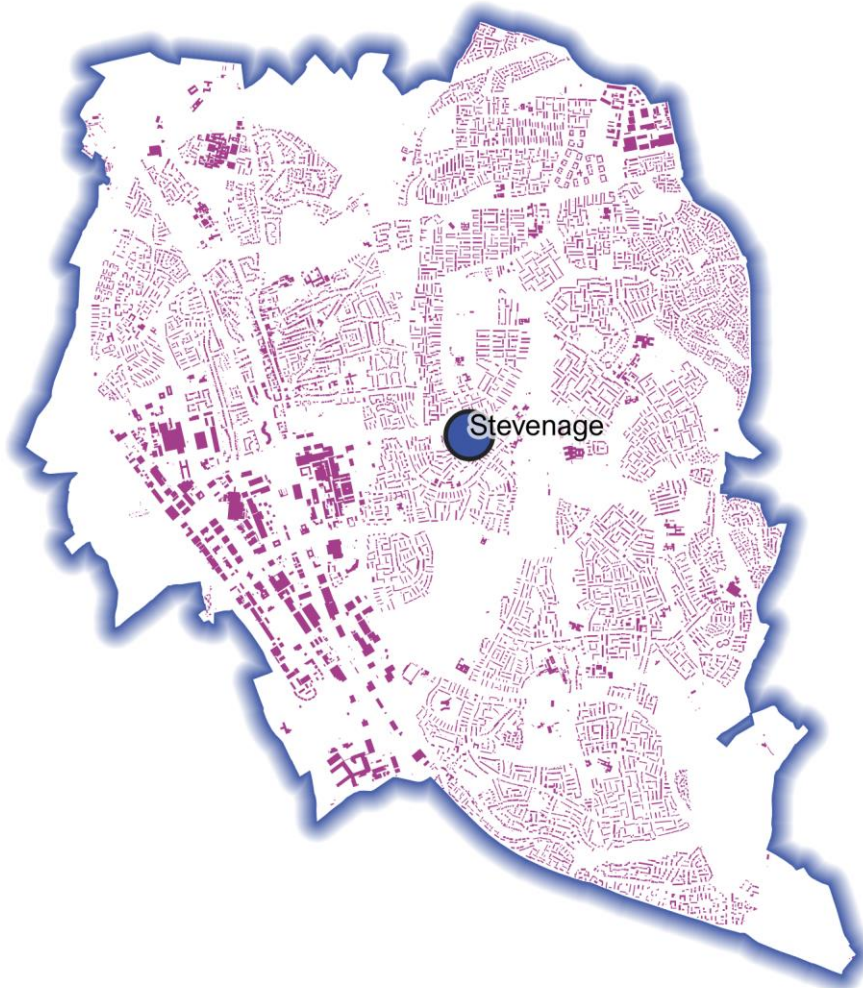


Detailed Price Paid Report:

Stevenage



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| 6 | Depth of market |

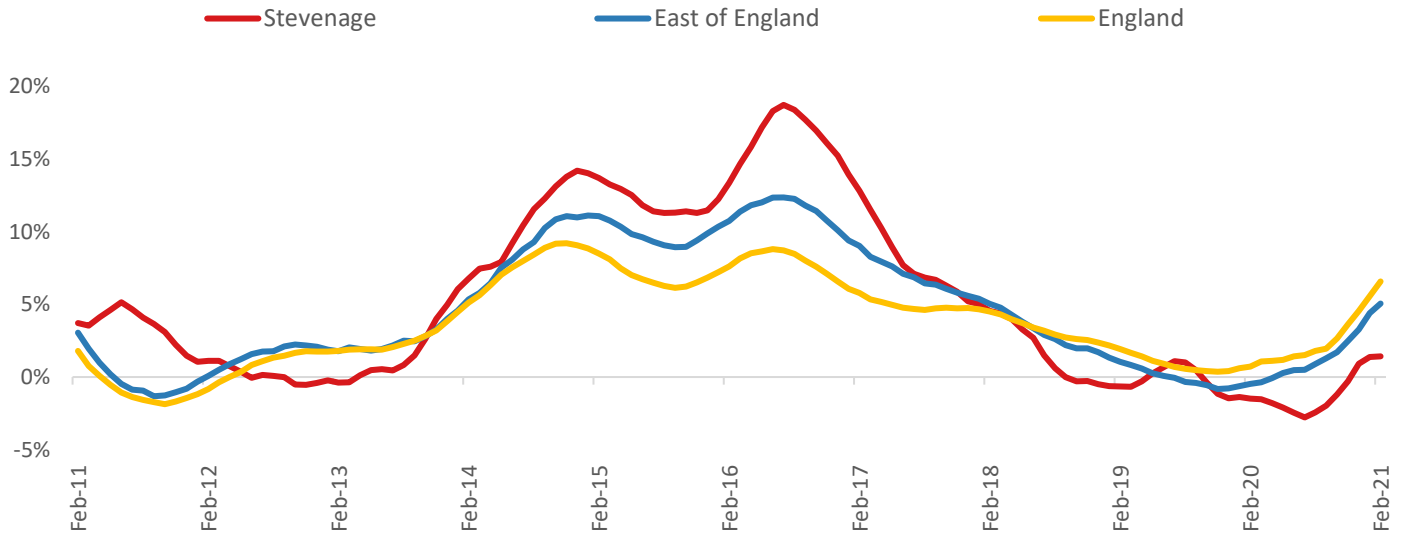


Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £280,258 | 1.2% | 1.4% | 17.1% | 62.3% |
| Transactions | 895 | 1.0% | -21.6% | -33.4% | -6.9% |

House Price Growth (February 2021 data)

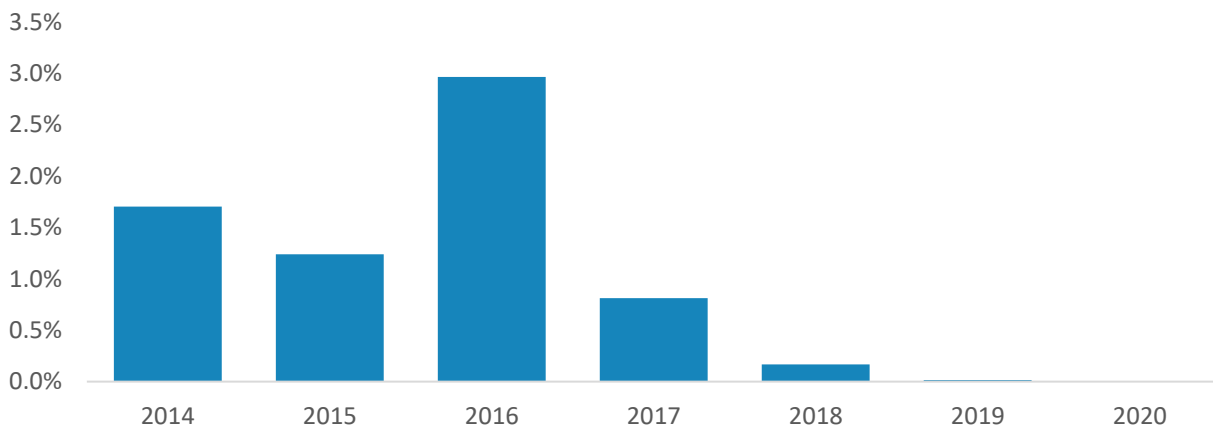
Annual Change in House Prices



House prices in Stevenage grew by 1.4% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East of England grew by 5.1% over the same period.

Stevenage house prices are now 50.1% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

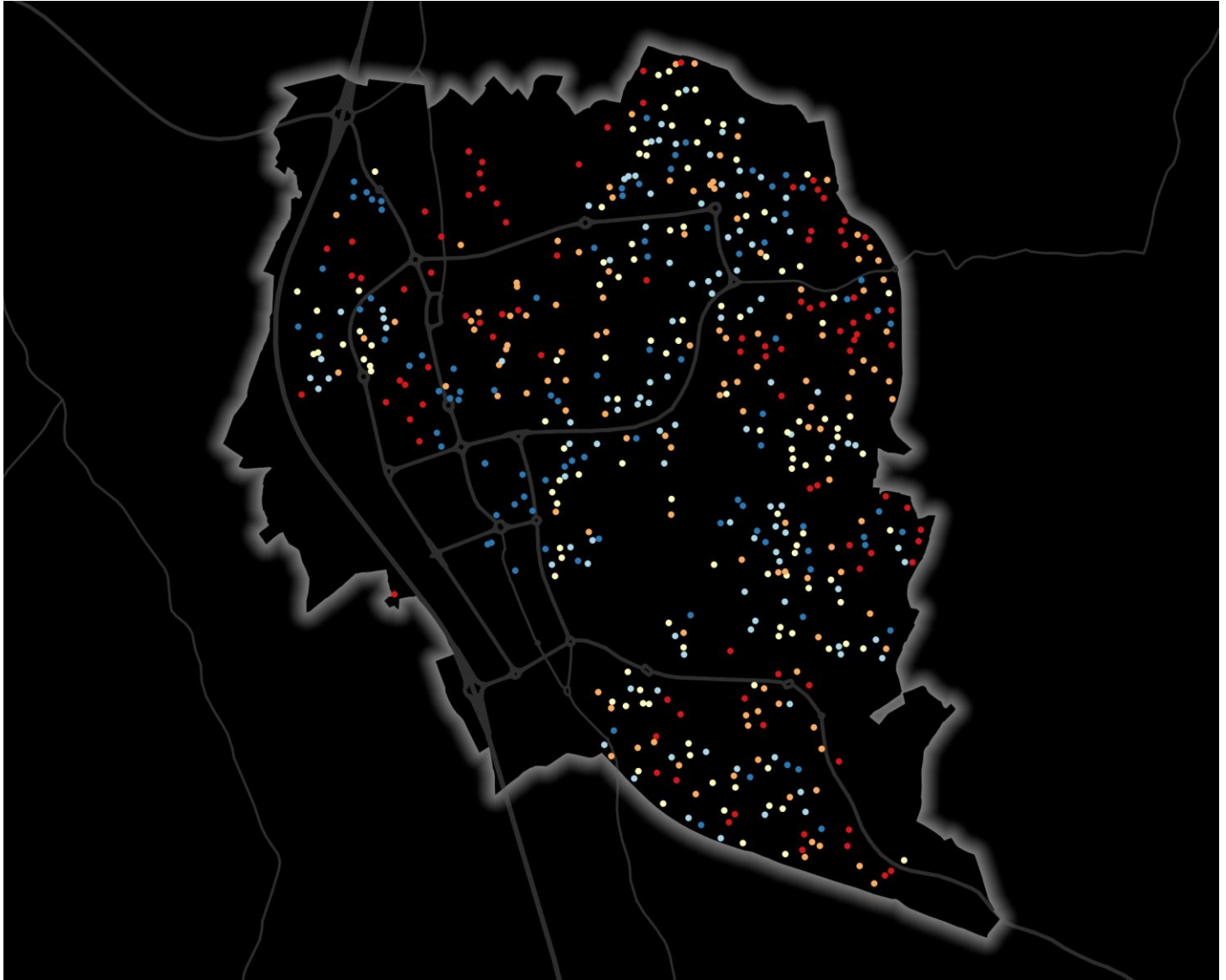
Year-To-Date Change in House Prices, December to February



Local prices have stayed flat in 2021 so far, compared to no change over the same period last year.

House Price Map

12 months to February 2021



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

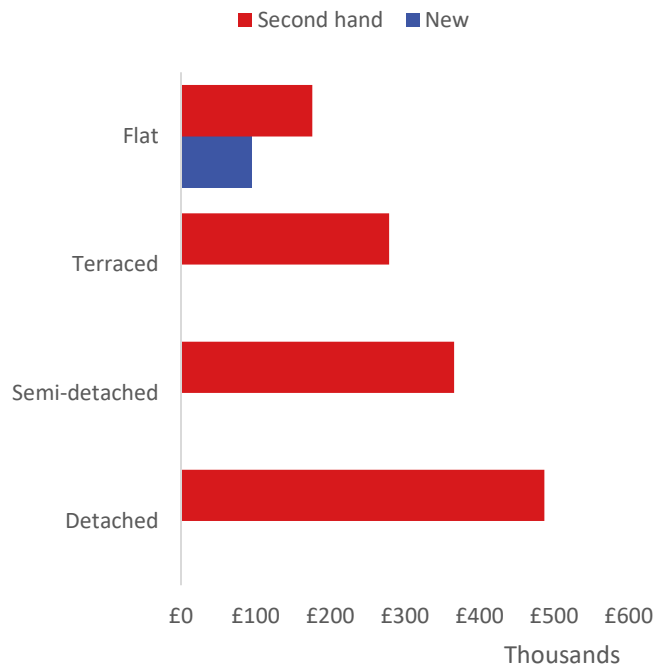
Map Key



| | Min | Max | |
|----------|-------|----------|----------------------------|
| | Up to | £239,000 | 1st quintile / lowest 20% |
| £239,000 | | £269,000 | 2nd quintile |
| £269,000 | | £297,000 | 3rd quintile |
| £297,000 | | £376,000 | 4th quintile |
| £376,000 | | and over | 5th quintile / highest 20% |

Average House Price by Property Type

12 months to February 2021



| | New | Second hand |
|---------------|-------------------|-------------|
| Flat | £94,500 | £175,997 |
| Terraced | No recorded sales | £278,859 |
| Semi-detached | No recorded sales | £365,807 |
| Detached | No recorded sales | £487,010 |

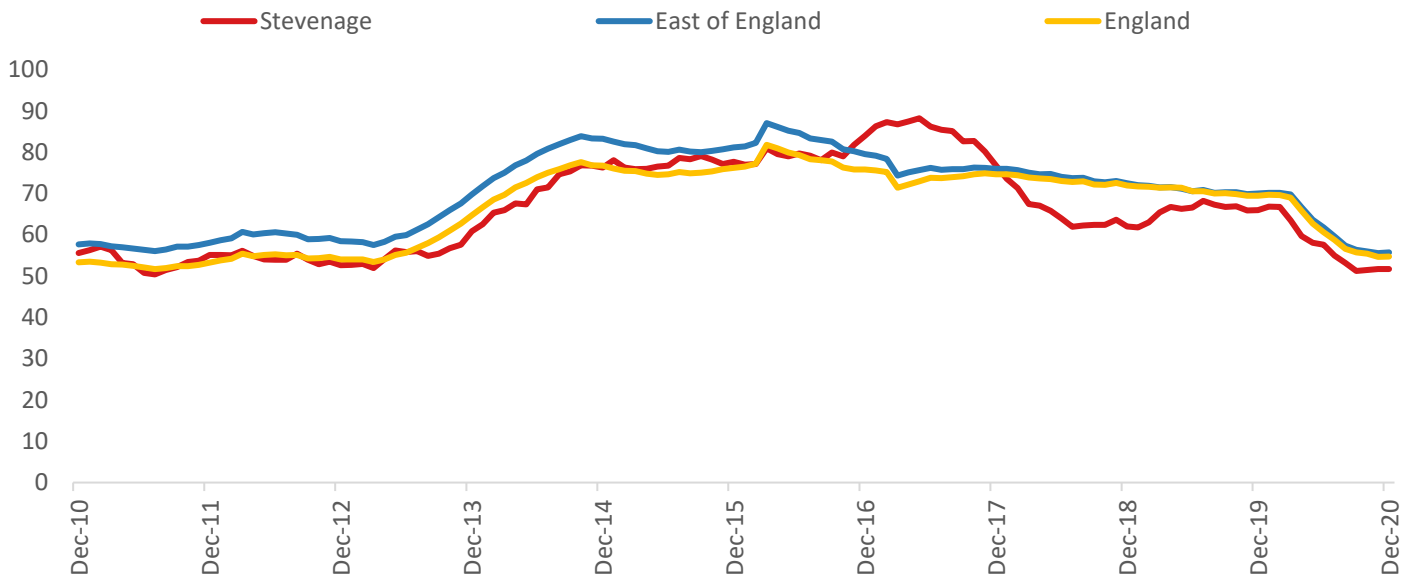
House Price Distribution by Year

All properties, by price band and calendar year (2020 = year to date)

| | 1997 | 2002 | 2007 | 2012 | 2017 | 2019 | 2020 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 81% | 29% | 5% | 6% | 1% | 2% | 2% |
| £100-200k | 19% | 60% | 65% | 65% | 14% | 16% | 11% |
| £200-300k | 1% | 9% | 23% | 21% | 56% | 52% | 52% |
| £300-400k | 0% | 1% | 5% | 5% | 18% | 20% | 20% |
| £400-500k | 0% | 0% | 1% | 1% | 7% | 6% | 10% |
| £500k-1m | 0% | 0% | 1% | 1% | 4% | 5% | 6% |
| £1-2m | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Over £2m | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

Transactions (December 2020 data)

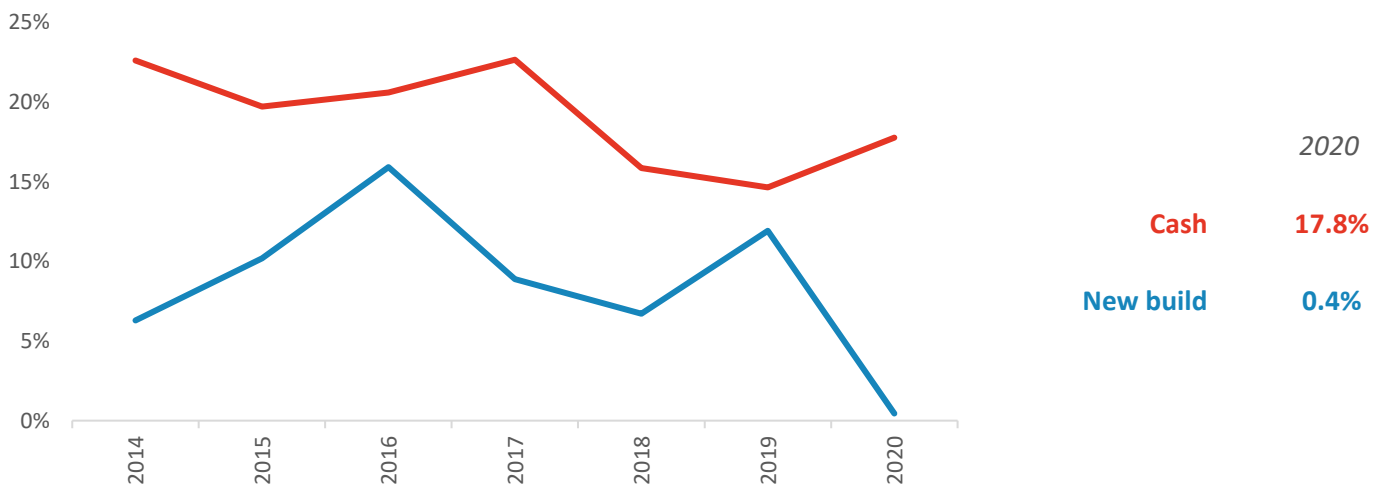
Annual Transactions, Indexed (2001-05 average = 100)



There were 895 transactions in Stevenage during the 12 months to December 2020. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stevenage have fallen by 32.1% since 2014, compared to changes of -33.1% for East of England and -28.7% for England.

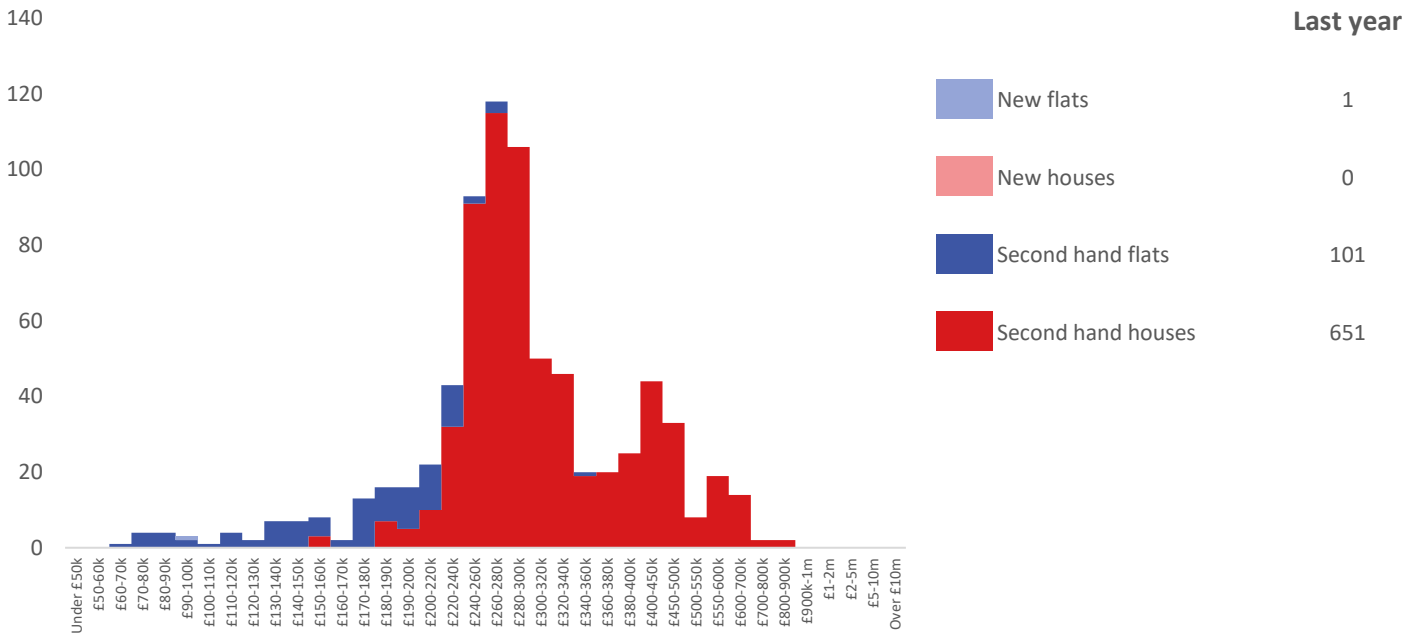
Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

Depth of Market by Property Type

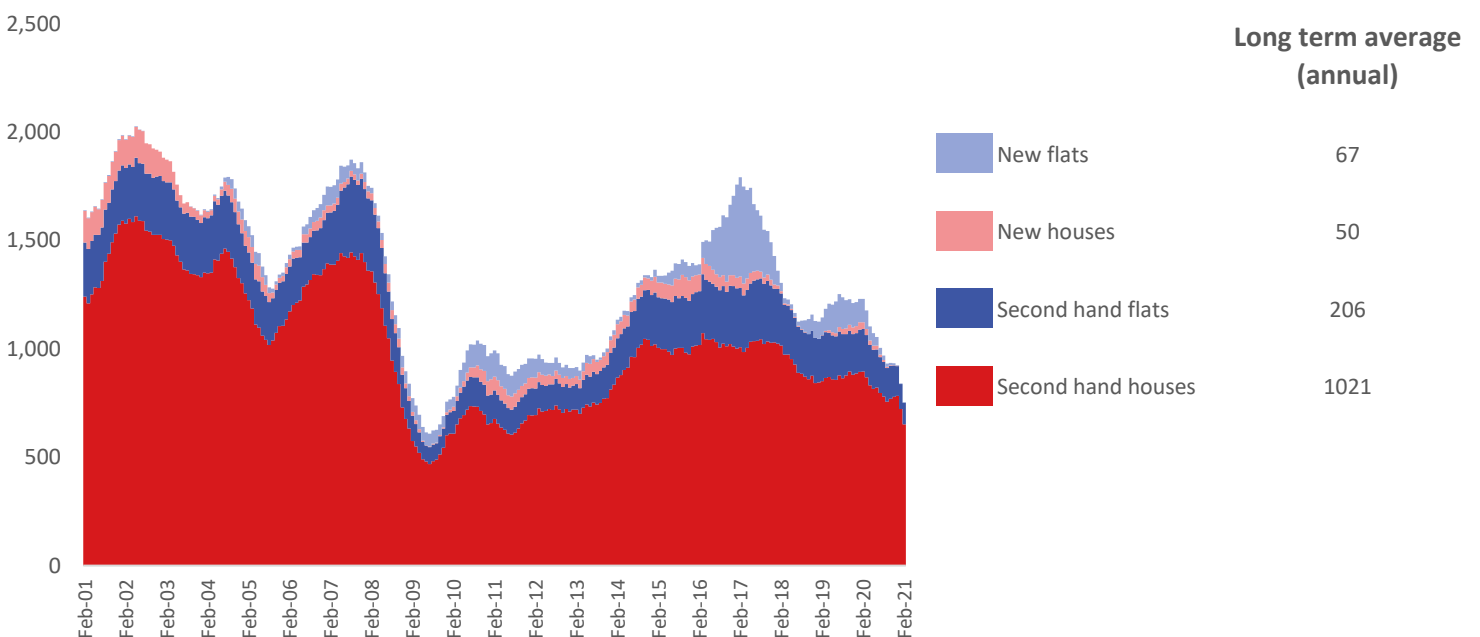
12 months to February 2021



The most common property type transacted over the past 12 months in Stevenage was 'second hand houses' with 651 sales, 86% of all sales over the same period. The annual total of 753 transactions is equivalent to 56% of the long term average level of activity.

Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 1,021 sales per year on average, making up 76% of the typical annual total over that period.