

April 2021 Housing Market Report

Brent

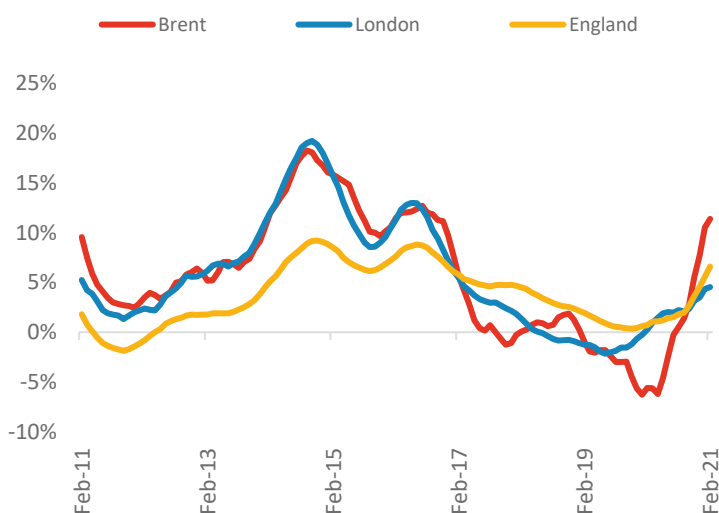
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	Current level	3 month	Annual	5 year	10 year
House prices	£502,264	1.4%	11.4%	10.1%	73.2%
Transactions	1,541	-6.1%	-11.3%	-50.7%	-35.5%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Brent grew by 11.4% 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 London grew by 4.5% over the same period.

Brent house prices are now 70.6% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

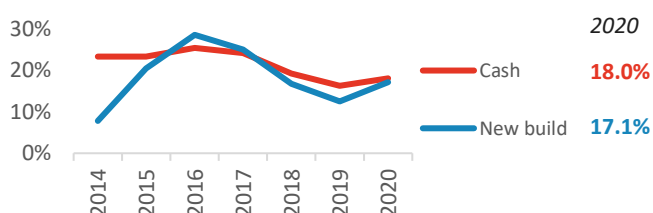
Local prices have fallen by 2.2% in 2021 so far, compared to a fall of 2.3% over the same period last year.

Transactions (December 2020 data)

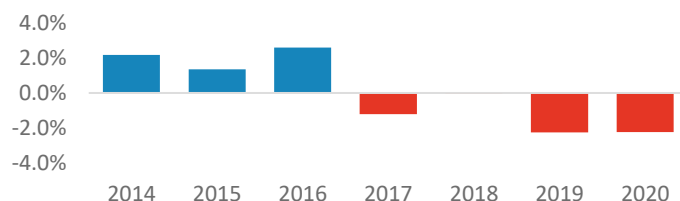
There were 1,541 transactions in Brent during the 12 months to December 2020. This is 36% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Brent have fallen by 48.4% since 2014, compared to changes of -42.6% for London and -28.7% for England.

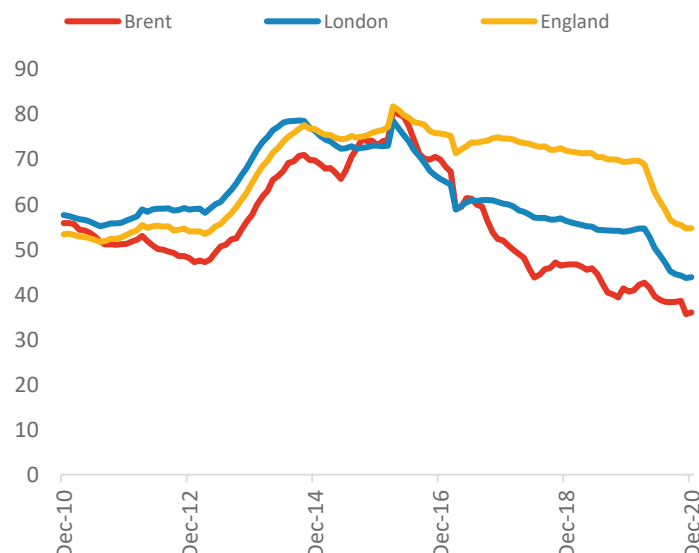
Cash and New Build Sales as % of Total, by Year



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



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



Note: These transaction counts do not include those 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright