

# April 2021 Housing Market Report

## Bristol

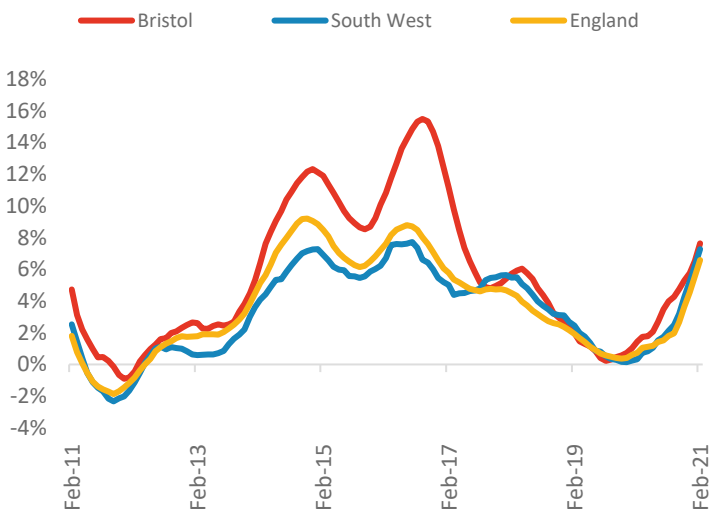
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	Current level	3 month	Annual	5 year	10 year
House prices	£316,177	3.4%	7.6%	30.8%	76.4%
Transactions	5,202	-3.0%	-22.4%	-35.8%	-8.7%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Bristol grew by 7.6% 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 South West grew by 7.3% over the same period.

Bristol house prices are now 58.7% above their previous peak in 2007, compared to +30.8% for the South West and +36.1% across England.

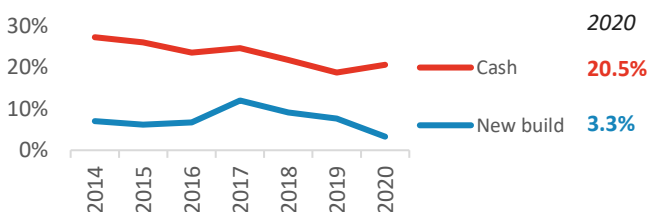
Local prices have grown by 0.6% in 2021 so far, compared to a fall of 0.1% over the same period last year.

### Transactions (December 2020 data)

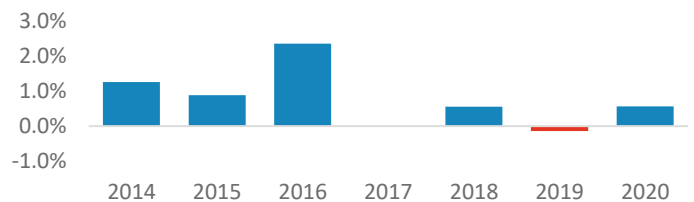
There were 5,202 transactions in Bristol during the 12 months to December 2020. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bristol have fallen by 37.8% since 2014, compared to changes of -29.1% for the South West and -28.7% for England.

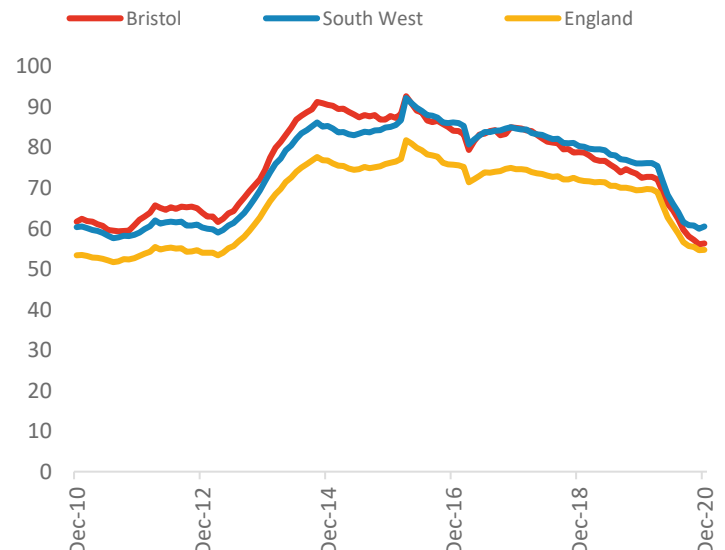
#### Cash and New Build Sales as % of Total, by Year



#### 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