

April 2021 Housing Market Report

Bury

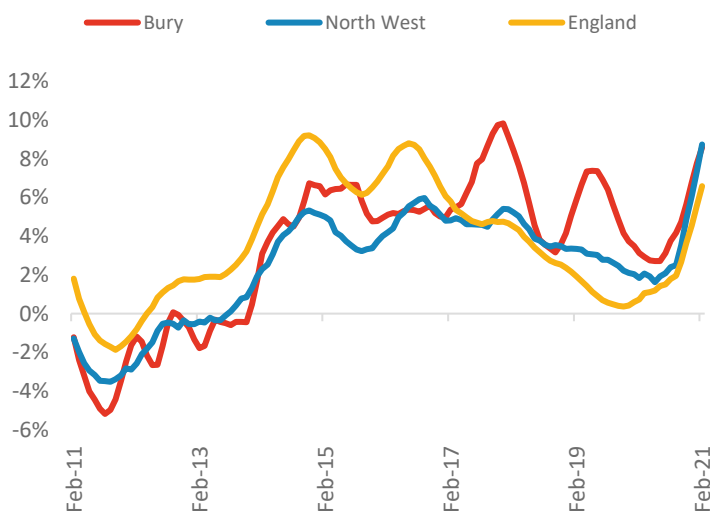
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £203,875 | 3.9% | 8.6% | 35.5% | 51.2% |
| Transactions | 2,154 | -1.1% | -23.4% | -28.8% | 22.0% |

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Bury grew by 8.6% 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 North West grew by 8.7% over the same period.

Bury house prices are now 30.4% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

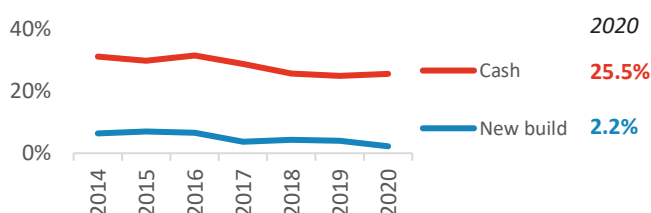
Local prices have grown by 0.7% in 2021 so far, compared to growth of 1.3% over the same period last year.

Transactions (December 2020 data)

There were 2,154 transactions in Bury during the 12 months to December 2020. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bury have fallen by 27.7% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

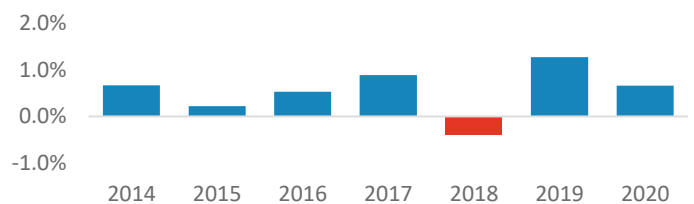
Cash and New Build Sales as % of Total, by Year



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

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



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

