

April 2021 Housing Market Report

Corby

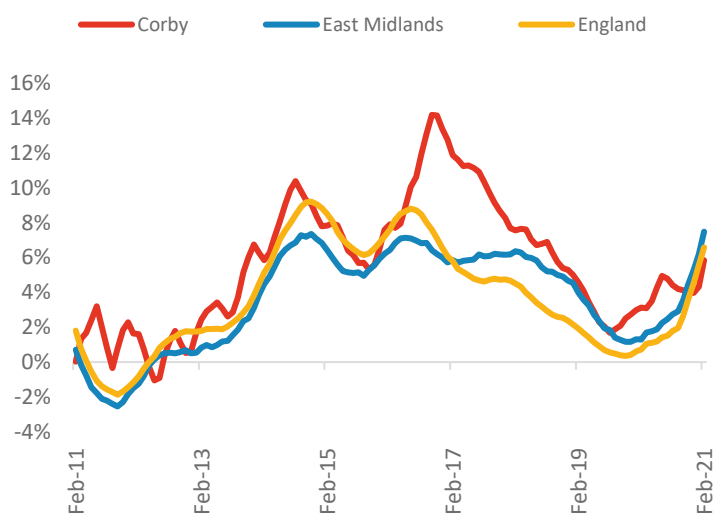
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £203,797 | 1.7% | 5.8% | 37.4% | 76.1% |
| Transactions | 883 | -4.7% | -32.6% | -29.6% | 12.5% |

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Corby grew by 5.8% 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 Midlands grew by 7.5% over the same period.

Corby house prices are now 42.5% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

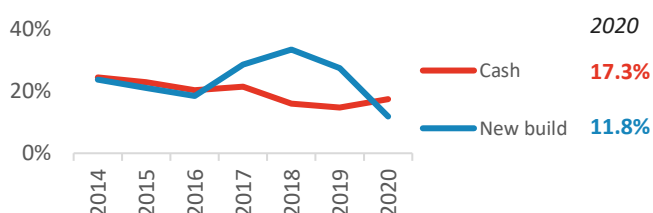
Local prices have fallen by 0.4% in 2021 so far, compared to a fall of 0.8% over the same period last year.

Transactions (December 2020 data)

There were 883 transactions in Corby during the 12 months to December 2020. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

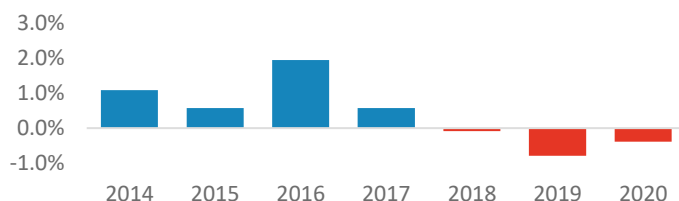
Transactions in Corby have fallen by 30.7% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

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.

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



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

