

# April 2021 Housing Market Report

## Dorset

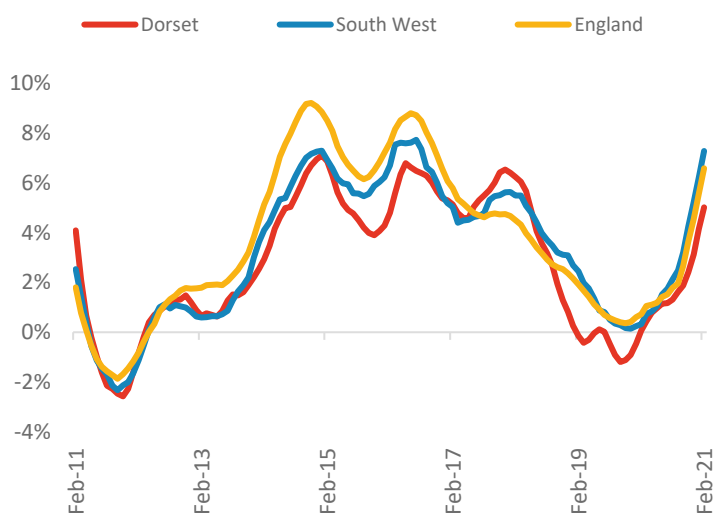
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£310,141	3.5%	5.0%	17.2%	34.8%
Transactions	5,550	3.6%	-13.5%	-24.4%	-0.5%

### House Prices (February 2021 data)

#### Annual Change in House Prices

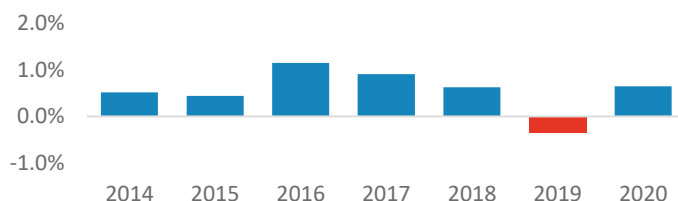


House prices in Dorset grew by 5.0% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South West grew by 7.3% over the same period.

Dorset house prices are now 24.3% 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 0.3% over the same period last year.

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

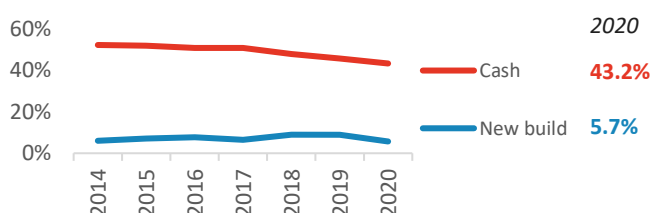


### Transactions (December 2020 data)

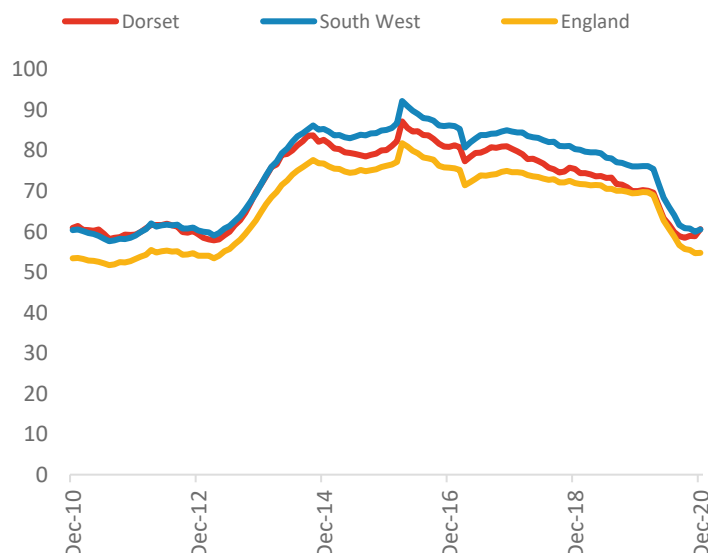
There were 5,550 transactions in Dorset during the 12 months to December 2020. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Dorset have fallen by 26.7% 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



#### 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