

East Hampshire

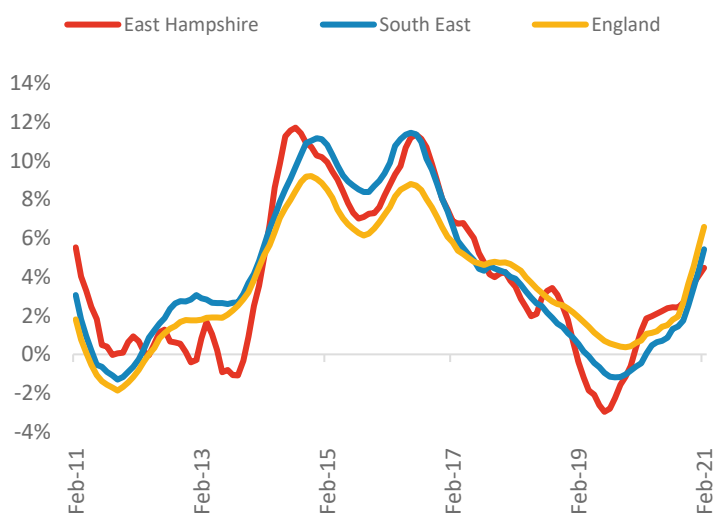
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	Current level	3 month	Annual	5 year	10 year
House prices	£392,375	1.9%	4.5%	16.5%	48.5%
Transactions	1,599	-3.7%	-27.2%	-34.1%	-2.7%

House Prices (February 2021 data)

Annual Change in House Prices

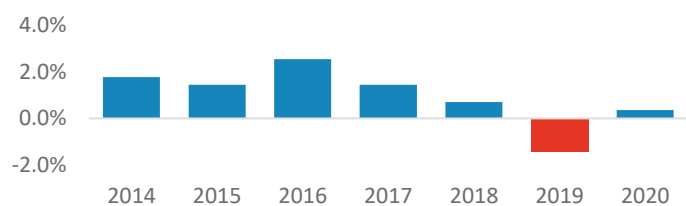


House prices in East Hampshire grew by 4.5% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South East grew by 5.4% over the same period.

East Hampshire house prices are now 40.9% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

Local prices have grown by 0.4% in 2021 so far, compared to a fall of 1.4% over the same period last year.

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

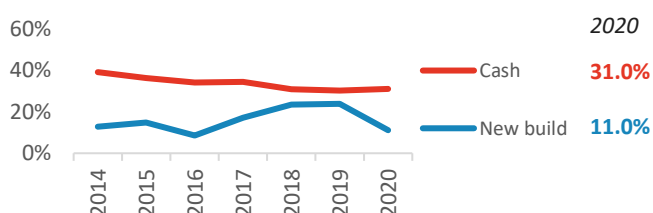


Transactions (December 2020 data)

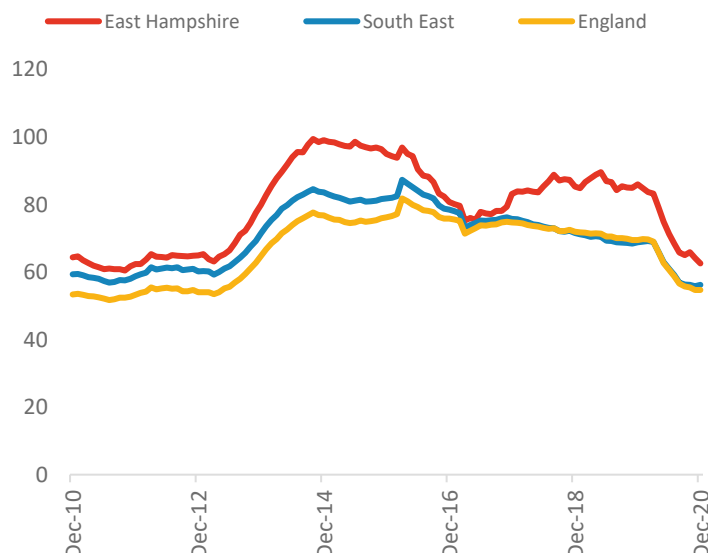
There were 1,599 transactions in East Hampshire during the 12 months to December 2020. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Hampshire have fallen by 36.8% since 2014, compared to changes of -32.8% for the South East 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