

East Northamptonshire

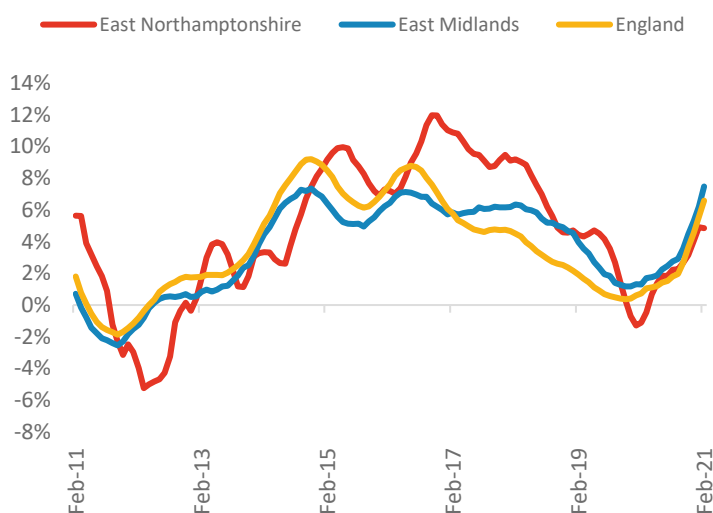


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	Current level	3 month	Annual	5 year	10 year
House prices	£252,354	2.0%	4.9%	31.1%	54.8%
Transactions	1,268	-1.2%	-25.8%	-33.8%	10.6%

House Prices (February 2021 data)

Annual Change in House Prices

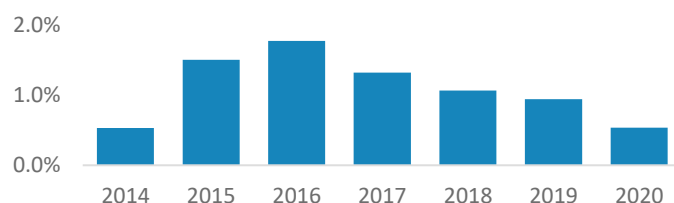


House prices in East Northamptonshire grew by 4.9% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East Midlands grew by 7.5% over the same period.

East Northamptonshire house prices are now 39.8% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

Local prices have grown by 0.5% in 2021 so far, compared to growth of 0.9% over the same period last year.

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

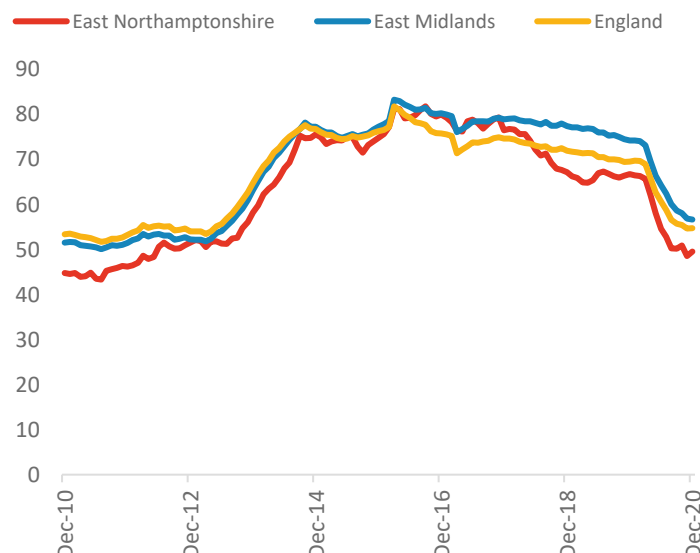


Transactions (December 2020 data)

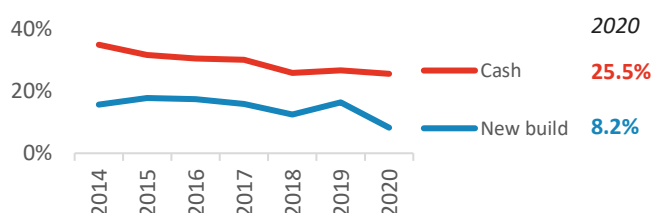
There were 1,268 transactions in East Northamptonshire during the 12 months to December 2020. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Northamptonshire have fallen by 34.4% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

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



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