

# April 2021 Housing Market Report

## Eden

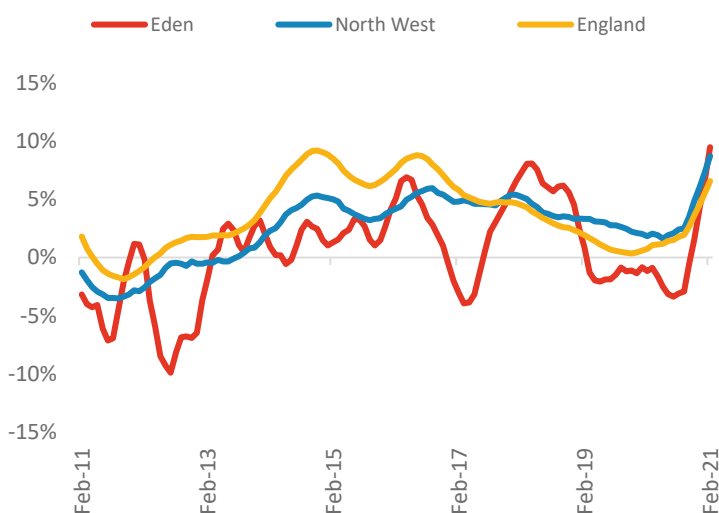
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	Current level	3 month	Annual	5 year	10 year
House prices	£219,069	4.3%	9.5%	13.6%	19.6%
Transactions	750	-6.0%	-23.3%	-11.6%	28.4%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Eden grew by 9.5% 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 North West grew by 8.7% over the same period.

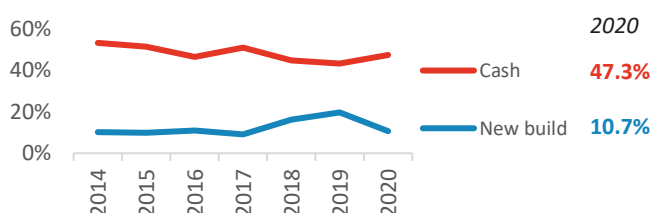
Eden house prices are now 7.6% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

Local prices have fallen by 2.6% in 2021 so far, compared to a fall of 2.8% over the same period last year.

### Transactions (December 2020 data)

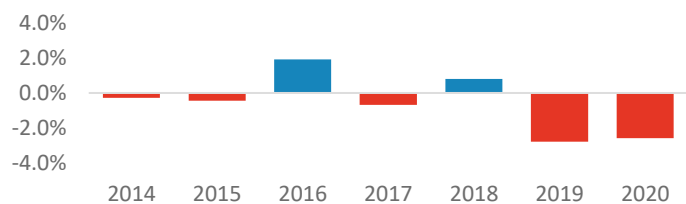
There were 750 transactions in Eden during the 12 months to December 2020. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Eden have fallen by 5.7% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

#### 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.

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



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

