

April 2021 Housing Market Report

Exeter

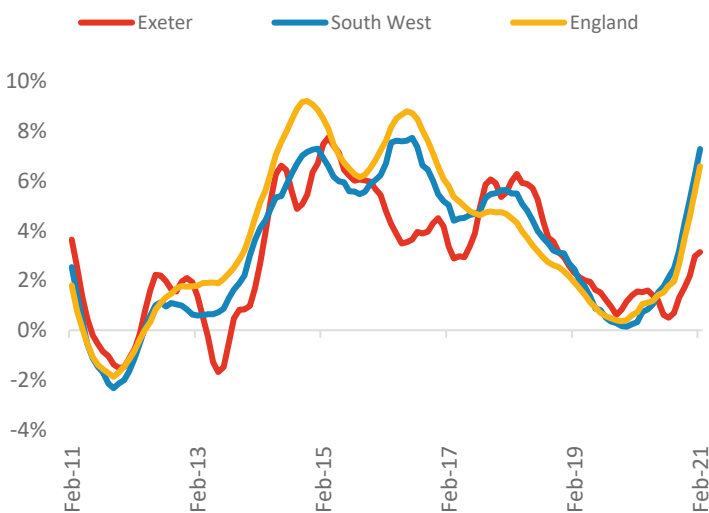
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	Current level	3 month	Annual	5 year	10 year
House prices	£263,101	2.4%	3.1%	17.4%	36.6%
Transactions	1,477	-2.4%	-23.1%	-39.8%	-13.7%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Exeter grew by 3.1% 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.

Exeter house prices are now 32.1% above their previous peak in 2007, compared to +30.8% for the South West and +36.1% across England.

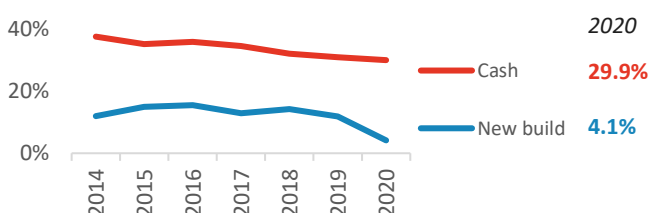
Local prices have grown by 0.4% in 2021 so far, compared to no change over the same period last year.

Transactions (December 2020 data)

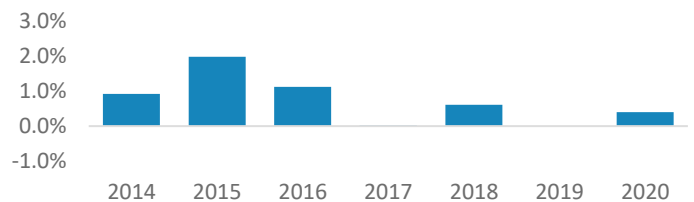
There were 1,477 transactions in Exeter during the 12 months to December 2020. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Exeter have fallen by 33.3% since 2014, compared to changes of -29.1% for the South West and -28.7% for England.

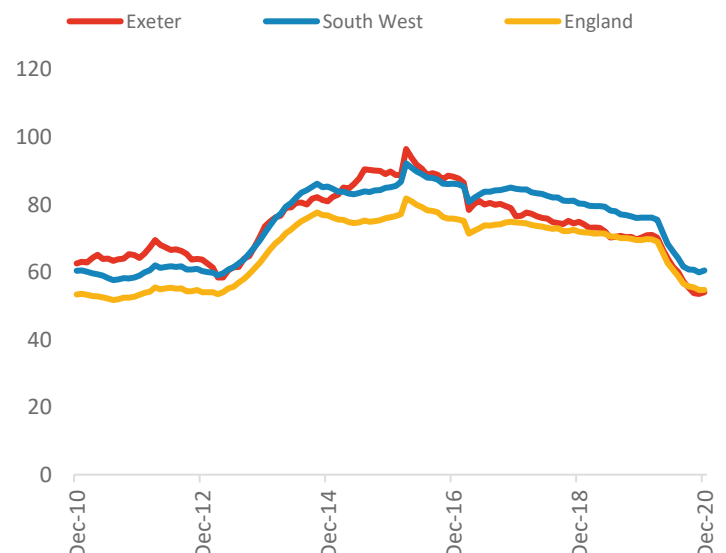
Cash and New Build Sales as % of Total, by Year



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



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