

Fenland

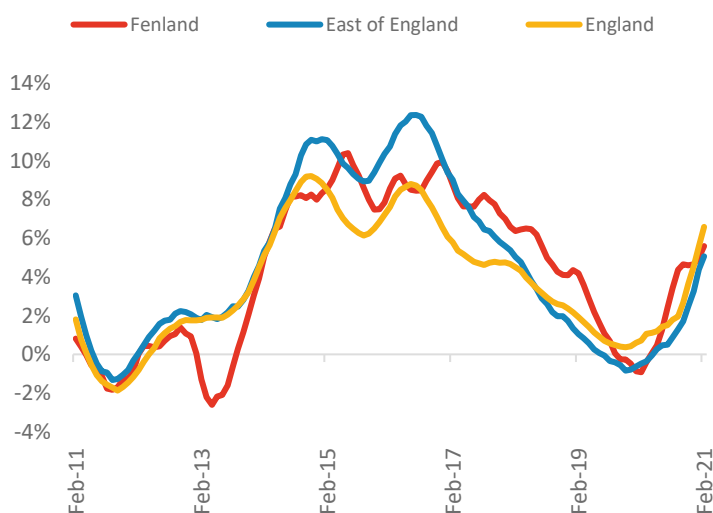
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	Current level	3 month	Annual	5 year	10 year
House prices	£203,652	1.3%	5.6%	26.1%	54.1%
Transactions	1,326	-5.6%	-25.4%	-29.0%	17.8%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Fenland grew by 5.6% 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 of England grew by 5.1% over the same period.

Fenland house prices are now 30.4% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

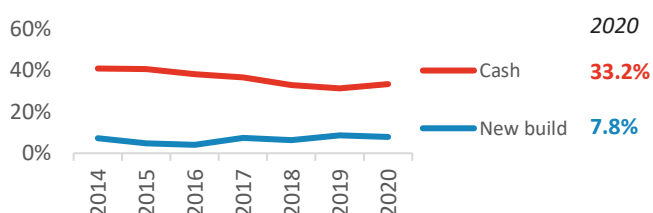
Local prices have grown by 0.1% in 2021 so far, compared to growth of 0.6% over the same period last year.

Transactions (December 2020 data)

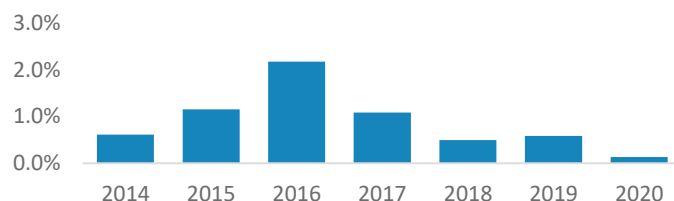
There were 1,326 transactions in Fenland during the 12 months to December 2020. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Fenland have fallen by 31.0% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

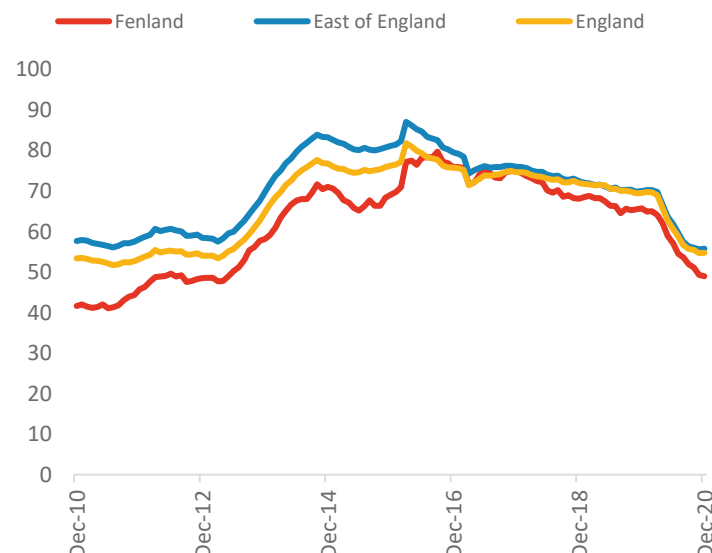
Cash and New Build Sales as % of Total, by Year



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