

# April 2021 Housing Market Report

## Fylde

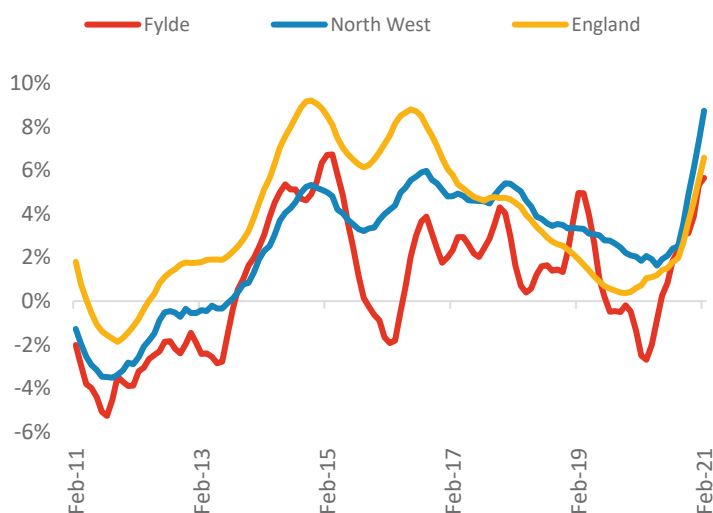
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£188,095	1.3%	5.7%	12.4%	14.5%
Transactions	1,286	0.1%	-22.3%	-16.2%	25.6%

### House Prices (February 2021 data)

#### Annual Change in House Prices

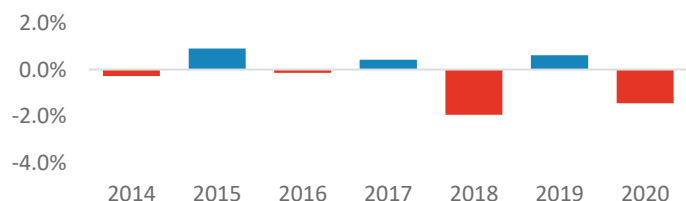


House prices in Fylde grew by 5.7% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the North West grew by 8.7% over the same period.

Fylde house prices are now 1.5% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

Local prices have fallen by 1.4% in 2021 so far, compared to growth of 0.6% over the same period last year.

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

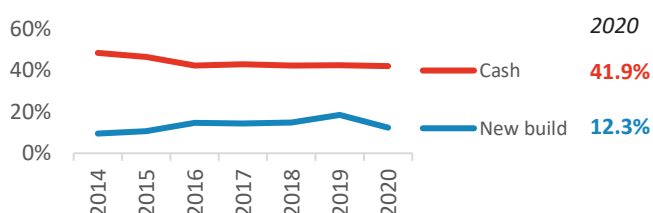


### Transactions (December 2020 data)

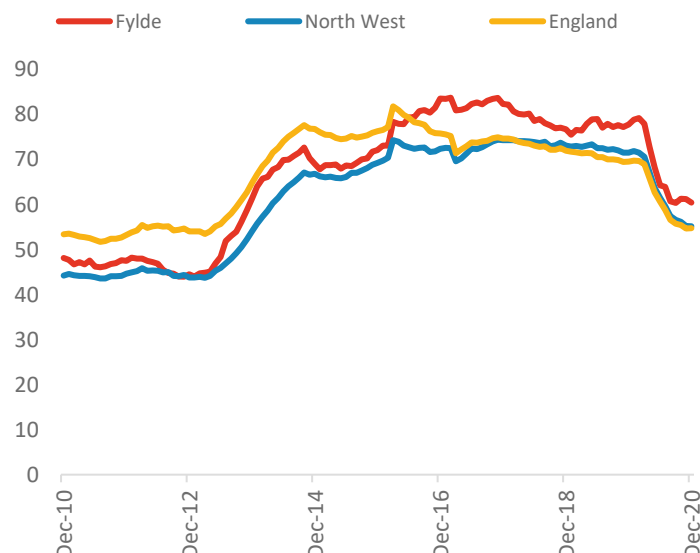
There were 1,286 transactions in Fylde during the 12 months to December 2020. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Fylde have fallen by 12.5% 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



#### 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