

April 2021 Housing Market Report

Harrow

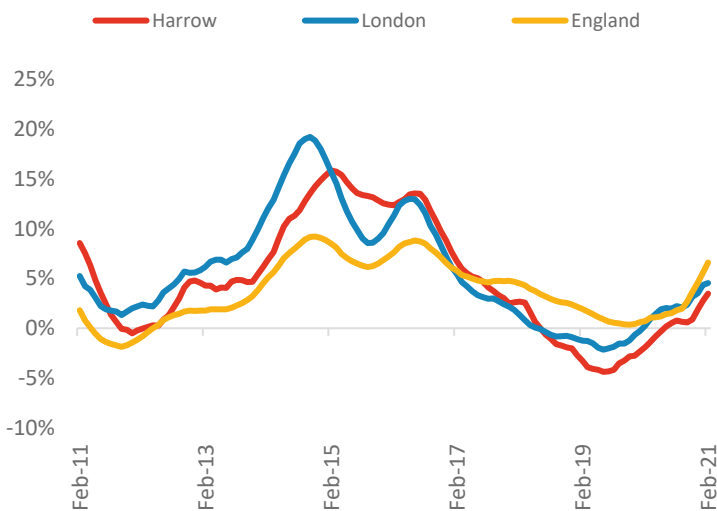
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	Current level	3 month	Annual	5 year	10 year
House prices	£473,337	2.6%	3.5%	7.6%	56.1%
Transactions	1,637	-5.8%	-32.3%	-47.3%	-27.1%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Harrow grew by 3.5% 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 London grew by 4.5% over the same period.

Harrow house prices are now 52.3% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

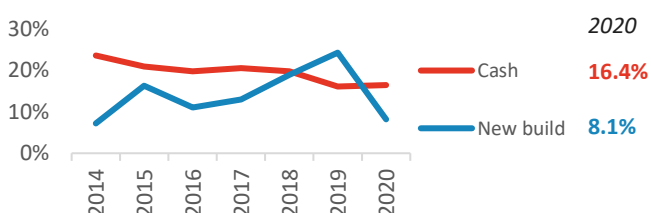
Local prices have grown by 0.1% in 2021 so far, compared to a fall of 0.8% over the same period last year.

Transactions (December 2020 data)

There were 1,637 transactions in Harrow during the 12 months to December 2020. This is 40% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Harrow have fallen by 41.6% since 2014, compared to changes of -42.6% for London and -28.7% for England.

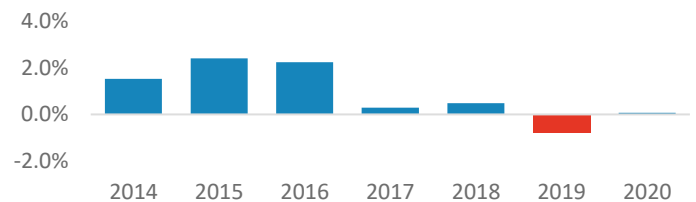
Cash and New Build Sales as % of Total, by Year



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

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



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

