

April 2021 Housing Market Report

Hart

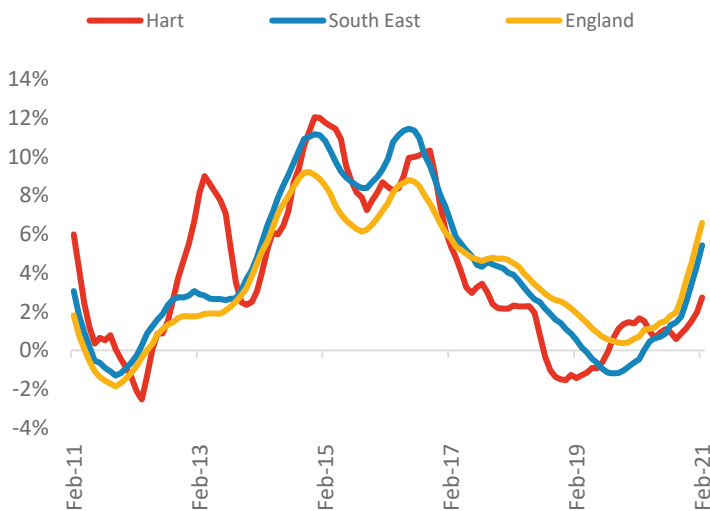
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	Current level	3 month	Annual	5 year	10 year
House prices	£430,577	2.0%	2.7%	11.0%	48.2%
Transactions	1,306	0.0%	-19.3%	-26.1%	0.2%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Hart grew by 2.7% 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 South East grew by 5.4% over the same period.

Hart house prices are now 44.9% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

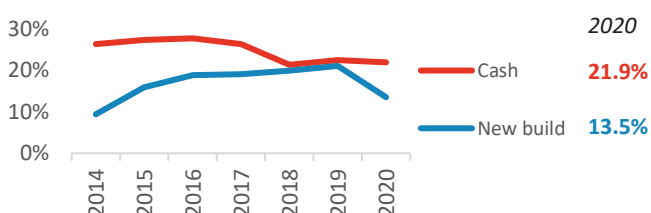
Local prices have grown by 0.3% in 2021 so far, compared to growth of 0.1% over the same period last year.

Transactions (December 2020 data)

There were 1,306 transactions in Hart during the 12 months to December 2020. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hart have fallen by 24.0% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

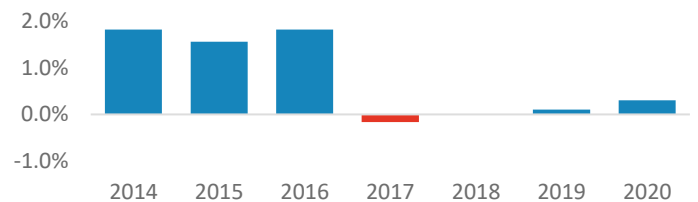
Cash and New Build Sales as % of Total, by Year



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)

