

Hillingdon

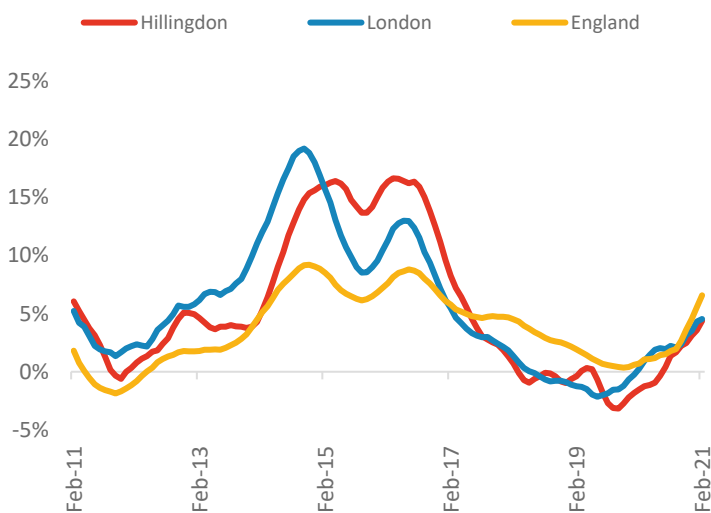
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £435,757 | 2.7% | 4.4% | 11.6% | 67.3% |
| Transactions | 2,371 | 0.1% | -20.0% | -38.2% | -22.8% |

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Hillingdon grew by 4.4% 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.

Hillingdon house prices are now 60.0% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

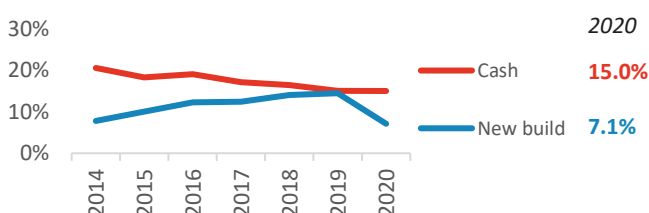
Local prices have grown by 0.5% in 2021 so far, compared to a fall of 0.2% over the same period last year.

Transactions (December 2020 data)

There were 2,371 transactions in Hillingdon during the 12 months to December 2020. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hillingdon have fallen by 38.1% since 2014, compared to changes of -42.6% for London and -28.7% for England.

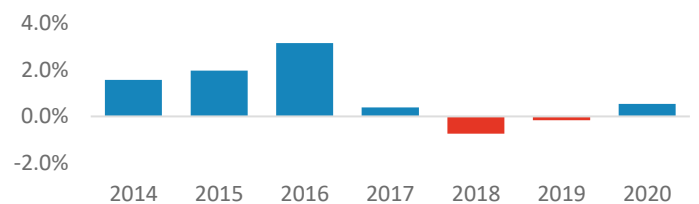
Cash and New Build Sales as % of Total, by Year



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)

