

April 2021 Housing Market Report

Luton

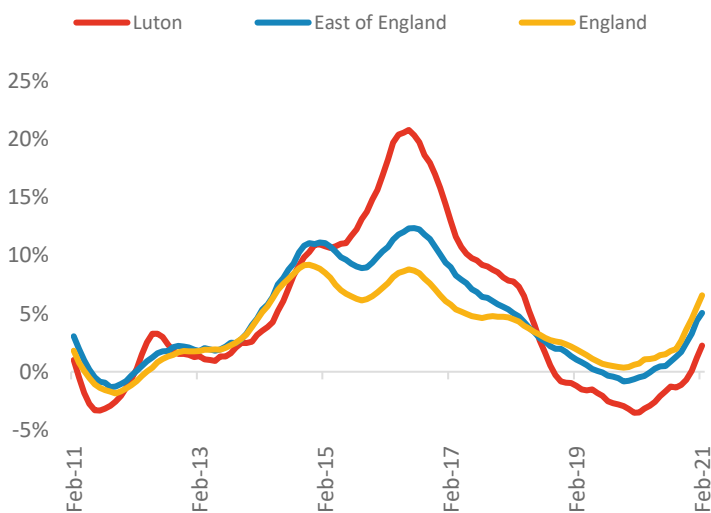
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	Current level	3 month	Annual	5 year	10 year
House prices	£242,370	2.6%	2.3%	18.7%	63.4%
Transactions	1,631	-3.5%	-31.2%	-41.1%	-8.7%

House Prices (February 2021 data)

Annual Change in House Prices

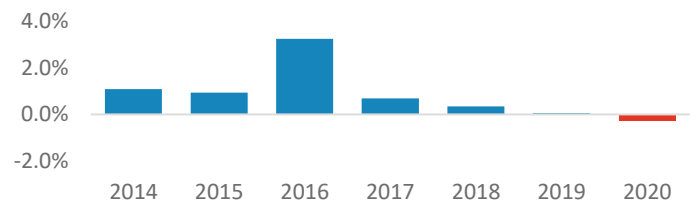


House prices in Luton grew by 2.3% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East of England grew by 5.1% over the same period.

Luton house prices are now 42.2% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

Local prices have fallen by 0.3% in 2021 so far, compared to no change over the same period last year.

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

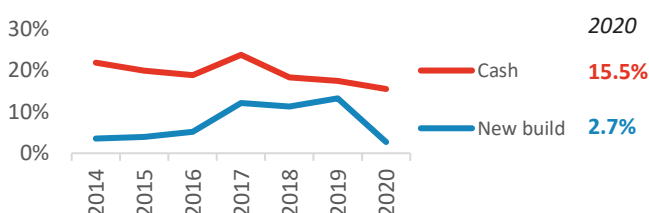


Transactions (December 2020 data)

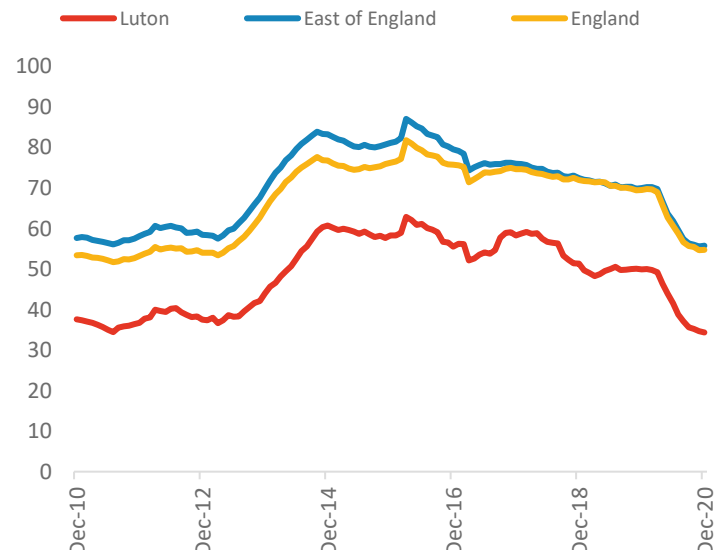
There were 1,631 transactions in Luton during the 12 months to December 2020. This is 34% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Luton have fallen by 43.5% 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



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