

Merton

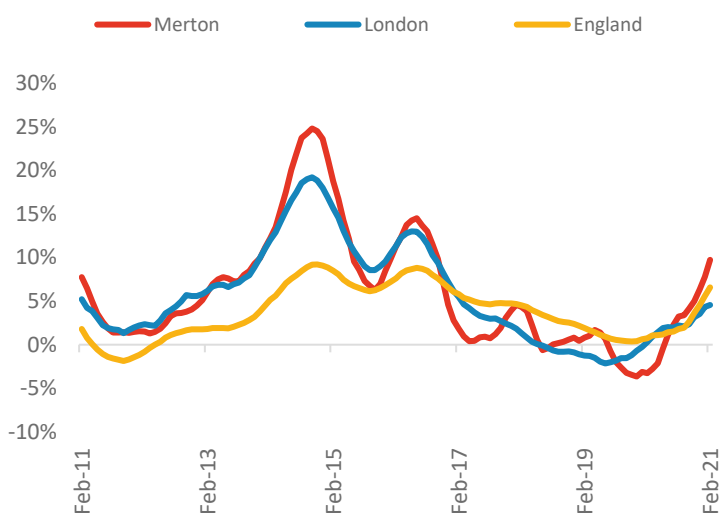
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	Current level	3 month	Annual	5 year	10 year
House prices	£567,098	3.8%	9.7%	13.7%	81.3%
Transactions	1,905	3.1%	-14.3%	-36.2%	-25.0%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Merton grew by 9.7% 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 London grew by 4.5% over the same period.

Merton house prices are now 76.5% above their previous peak in 2007, compared to +66.5% for London and +36.1% across England.

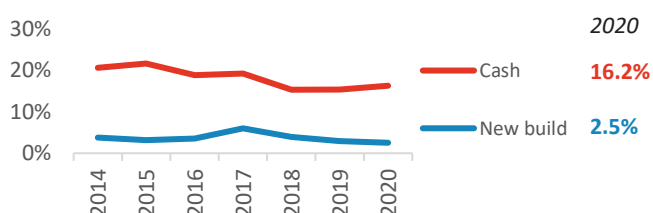
Local prices have fallen by 0.6% in 2021 so far, compared to a fall of 1.0% over the same period last year.

Transactions (December 2020 data)

There were 1,905 transactions in Merton during the 12 months to December 2020. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

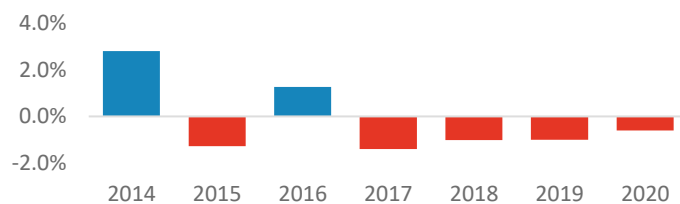
Transactions in Merton have fallen by 39.5% since 2014, compared to changes of -42.6% for London and -28.7% for England.

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.

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



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

