

## Northampton

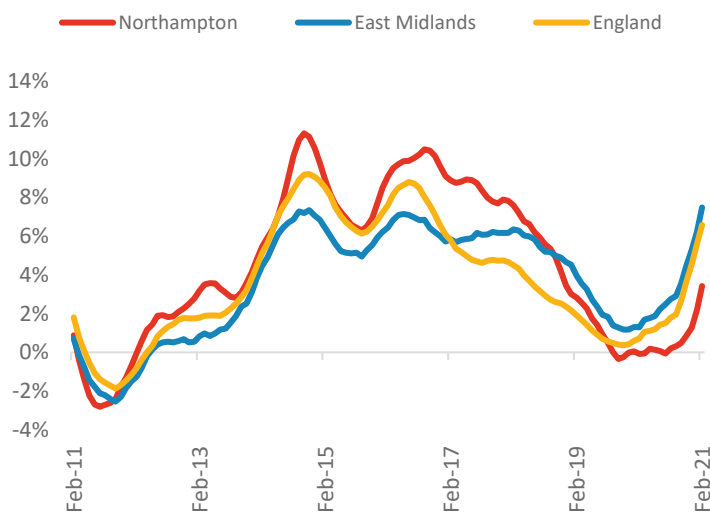


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	Current level	3 month	Annual	5 year	10 year
House prices	£228,706	2.4%	3.4%	24.5%	60.9%
Transactions	2,758	-1.3%	-19.1%	-37.0%	6.4%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Northampton grew by 3.4% 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 the East Midlands grew by 7.5% over the same period.

Northampton house prices are now 36.5% above their previous peak in 2007, compared to +32.2% for the East Midlands and +36.1% across England.

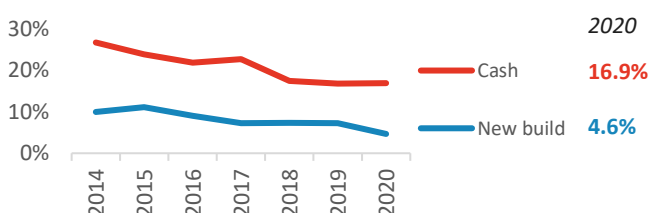
Local prices have fallen by 0.2% in 2021 so far, compared to a fall of 0.2% over the same period last year.

### Transactions (December 2020 data)

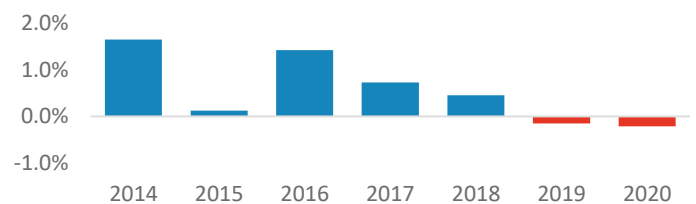
There were 2,758 transactions in Northampton during the 12 months to December 2020. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Northampton have fallen by 34.1% since 2014, compared to changes of -26.7% for the East Midlands and -28.7% for England.

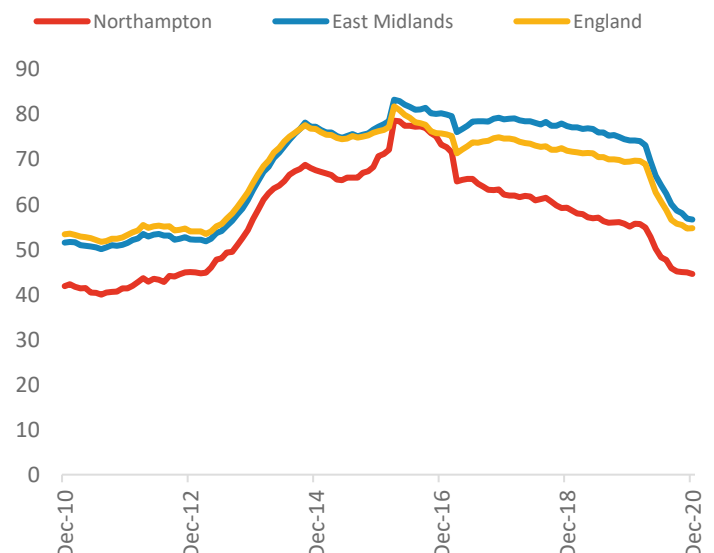
#### Cash and New Build Sales as % of Total, by Year



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



#### 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