

# April 2021 Housing Market Report

## Oxford

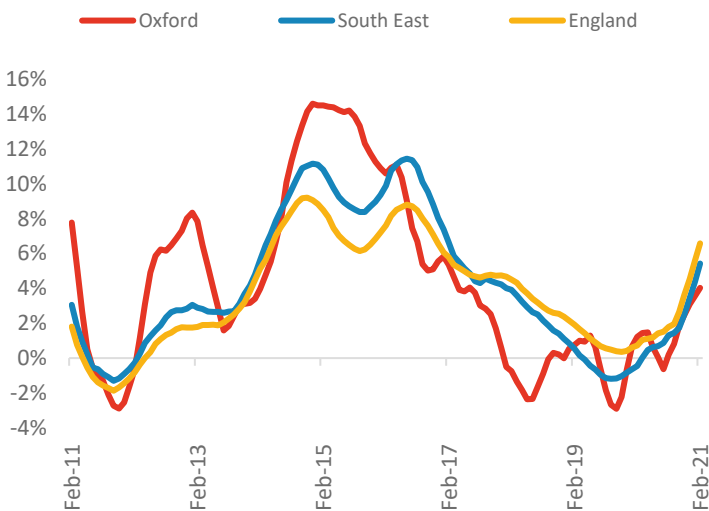
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	Current level	3 month	Annual	5 year	10 year
House prices	£435,372	4.0%	4.0%	10.9%	56.5%
Transactions	1,062	3.2%	-12.6%	-38.3%	-39.5%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Oxford grew by 4.0% 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.

Oxford house prices are now 51.6% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

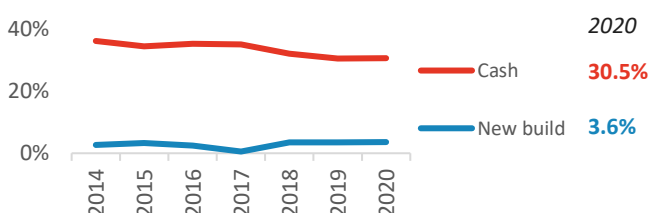
Local prices have grown by 1.2% in 2021 so far, compared to a fall of 0.7% over the same period last year.

### Transactions (December 2020 data)

There were 1,062 transactions in Oxford 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.

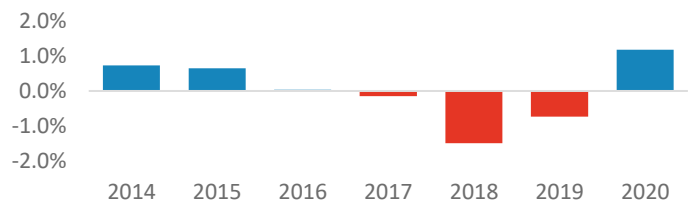
Transactions in Oxford have fallen by 42.9% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

#### 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.

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



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

