

April 2021 Housing Market Report

Preston

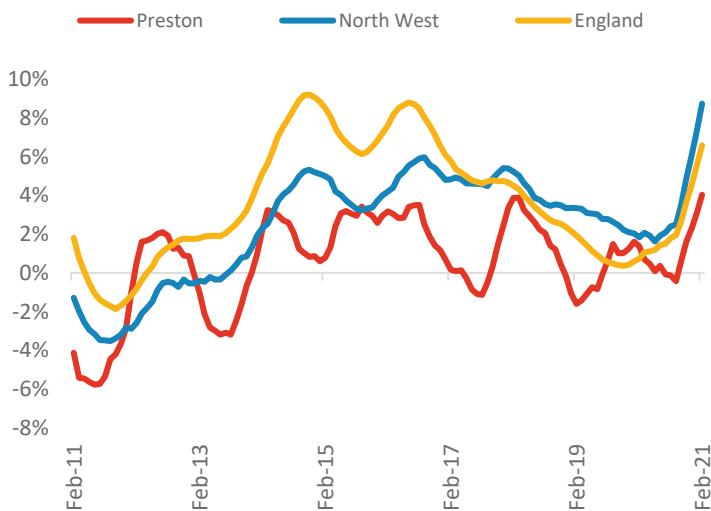
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	Current level	3 month	Annual	5 year	10 year
House prices	£136,220	2.5%	4.0%	8.0%	14.2%
Transactions	1,549	-3.8%	-23.2%	-16.7%	3.5%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Preston 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 North West grew by 8.7% over the same period.

Preston house prices are now -5.3% below their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

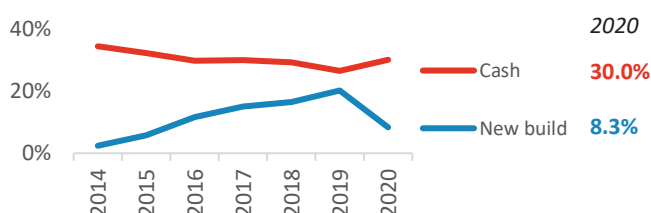
Local prices have fallen by 0.3% in 2021 so far, compared to a fall of 0.4% over the same period last year.

Transactions (December 2020 data)

There were 1,549 transactions in Preston during the 12 months to December 2020. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Preston have fallen by 11.4% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

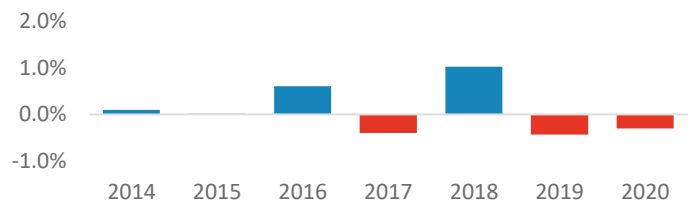
Cash and New Build Sales as % of Total, by Year



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)

