

April 2021 Housing Market Report

Rugby

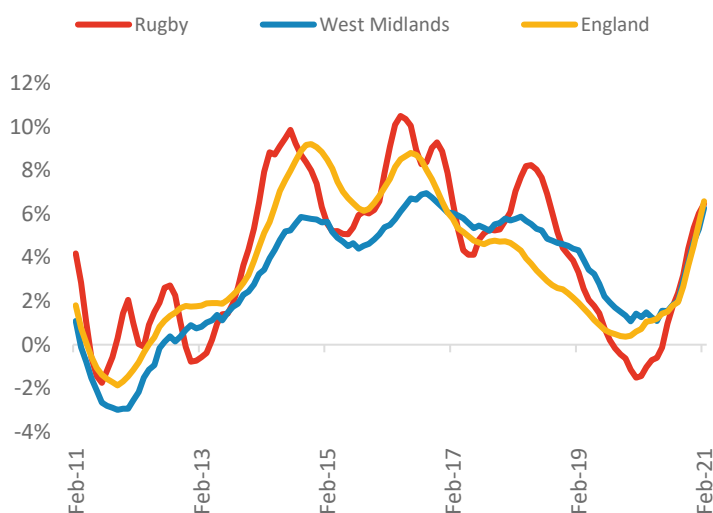
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	Current level	3 month	Annual	5 year	10 year
House prices	£247,541	2.2%	6.5%	23.6%	52.8%
Transactions	1,621	-6.0%	-25.2%	-16.2%	24.8%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Rugby grew by 6.5% 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 West Midlands grew by 6.3% over the same period.

Rugby house prices are now 36.2% above their previous peak in 2007, compared to +28.8% for the West Midlands and +36.1% across England.

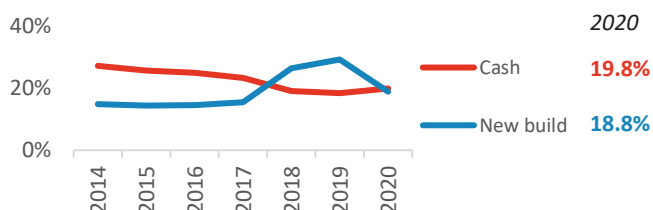
Local prices have grown by 0.1% in 2021 so far, compared to growth of 0.4% over the same period last year.

Transactions (December 2020 data)

There were 1,621 transactions in Rugby during the 12 months to December 2020. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

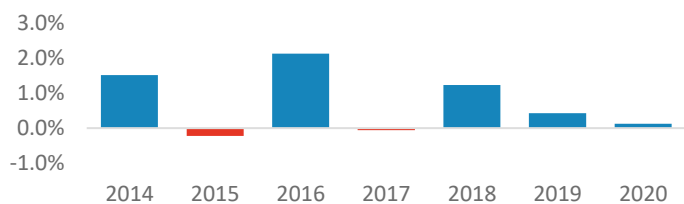
Transactions in Rugby have fallen by 13.8% since 2014, compared to changes of -24.1% for the West Midlands and -28.7% for England.

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)

