

South Somerset

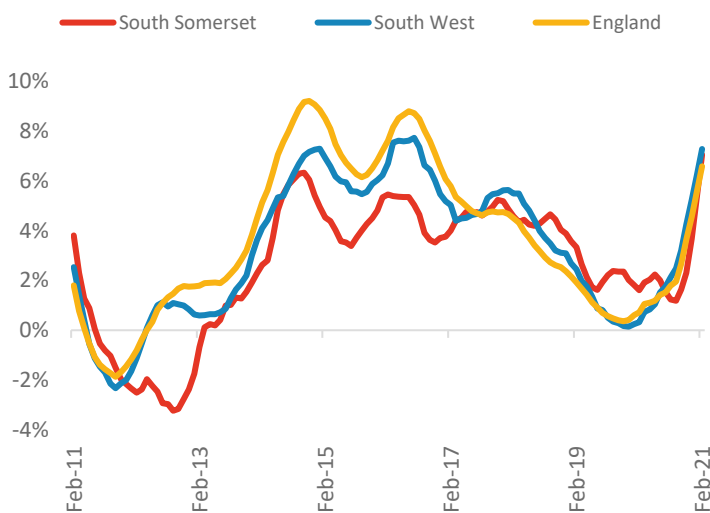


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	Current level	3 month	Annual	5 year	10 year
House prices	£255,102	4.1%	7.0%	22.2%	33.8%
Transactions	2,369	1.9%	-17.0%	-26.0%	5.1%

House Prices (February 2021 data)

Annual Change in House Prices

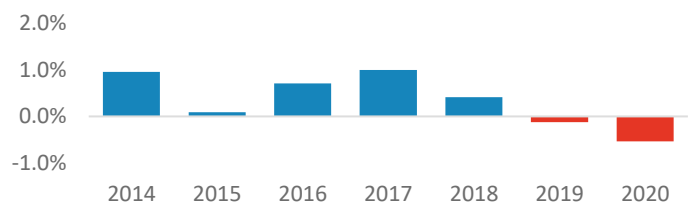


House prices in South Somerset grew by 7.0% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South West grew by 7.3% over the same period.

South Somerset house prices are now 23.8% above their previous peak in 2007, compared to +30.8% for the South West and +36.1% across England.

Local prices have fallen by 0.5% in 2021 so far, compared to a fall of 0.1% over the same period last year.

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

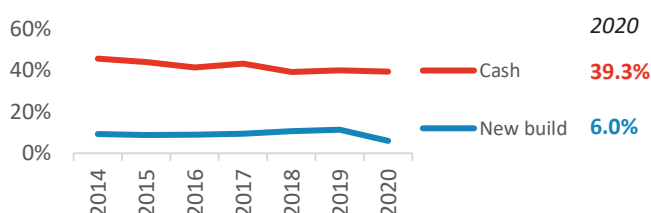


Transactions (December 2020 data)

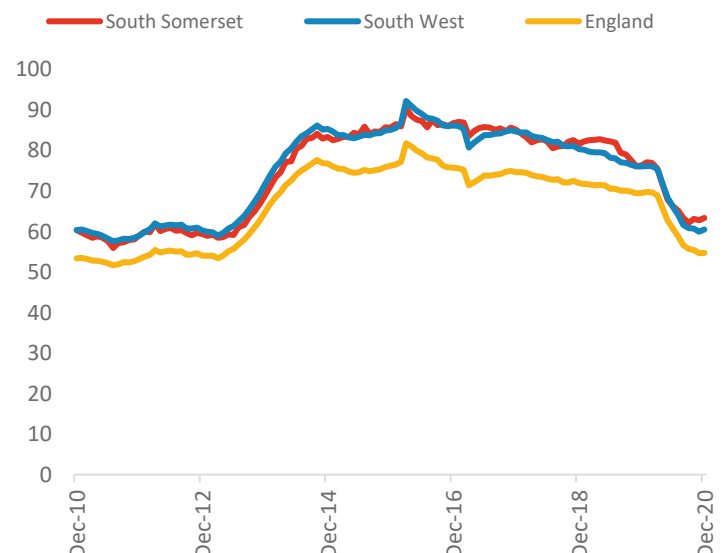
There were 2,369 transactions in South Somerset during the 12 months to December 2020. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Somerset have fallen by 24.0% since 2014, compared to changes of -29.1% for the South West and -28.7% for England.

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



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.