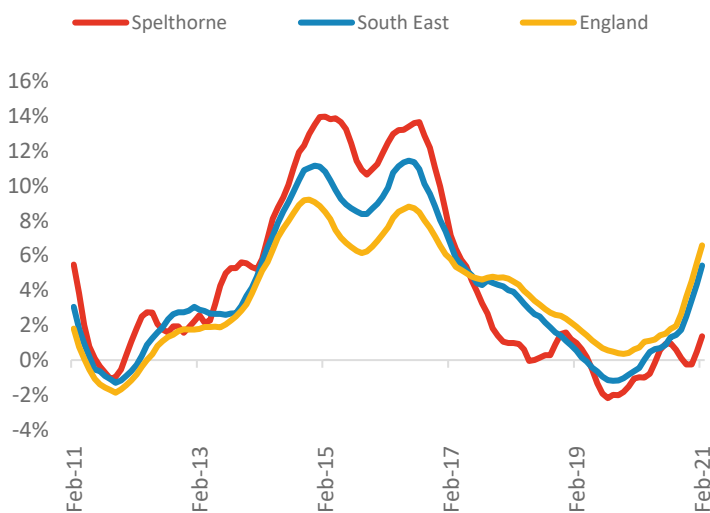




	Current level	3 month	Annual	5 year	10 year
House prices	£381,852	2.0%	1.4%	9.7%	55.4%
Transactions	1,203	6.2%	-13.0%	-29.7%	-10.9%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Spelthorne grew by 1.4% 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 South East grew by 5.4% over the same period.

Spelthorne house prices are now 43.5% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

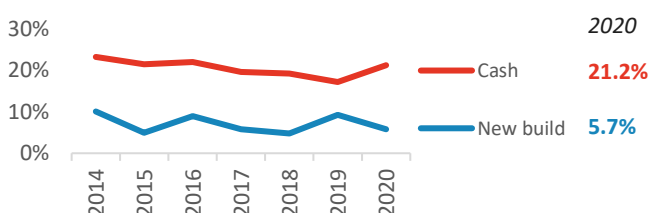
Local prices have stayed flat in 2021 so far, compared to a fall of 0.5% over the same period last year.

Transactions (December 2020 data)

There were 1,203 transactions in Spelthorne during the 12 months to December 2020. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Spelthorne have fallen by 36.1% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

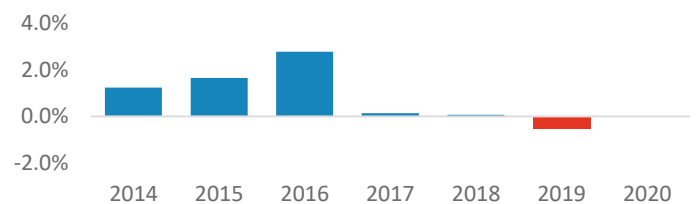
Cash and New Build Sales as % of Total, by Year



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.

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)

