

# April 2021 Housing Market Report

## Swale

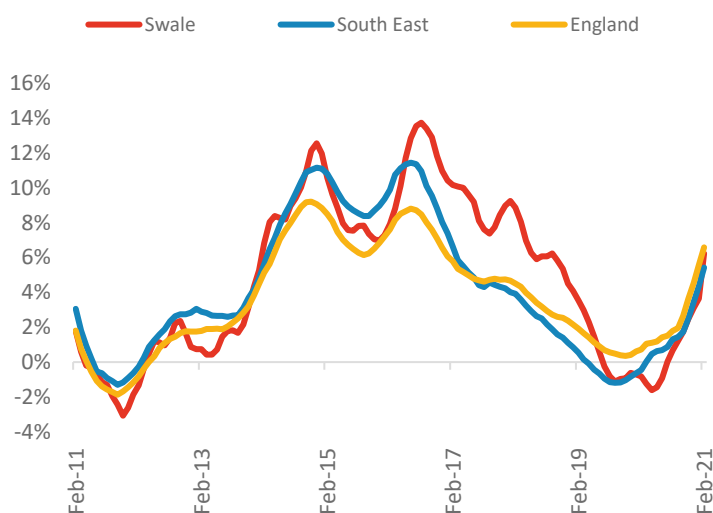
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£286,398	3.6%	6.2%	30.8%	65.8%
Transactions	1,928	3.0%	-16.0%	-27.3%	11.2%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Swale grew by 6.2% 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.

Swale house prices are now 46.9% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

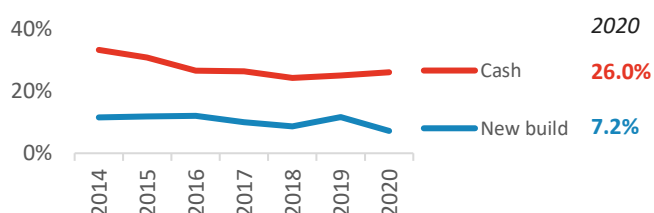
Local prices have fallen by 0.4% in 2021 so far, compared to a fall of 0.2% over the same period last year.

### Transactions (December 2020 data)

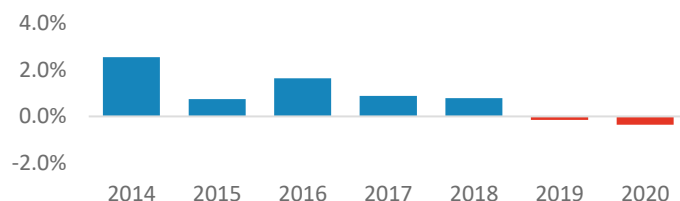
There were 1,928 transactions in Swale during the 12 months to December 2020. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Swale have fallen by 25.4% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

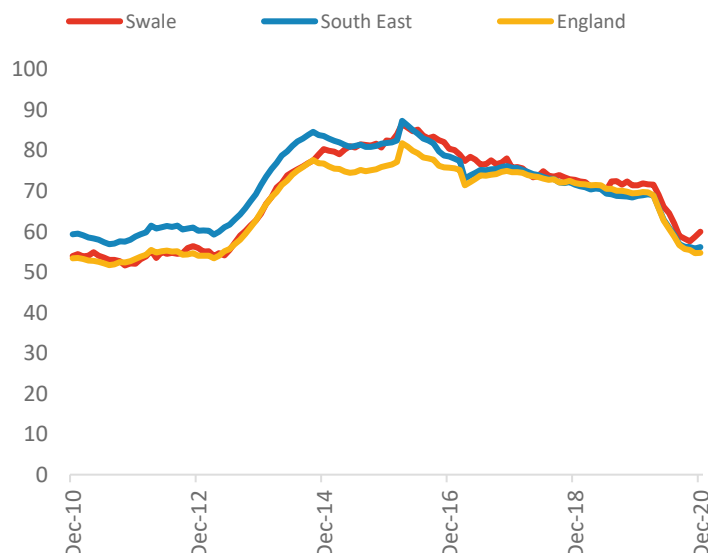
#### Cash and New Build Sales as % of Total, by Year



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



#### 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright