

Test Valley

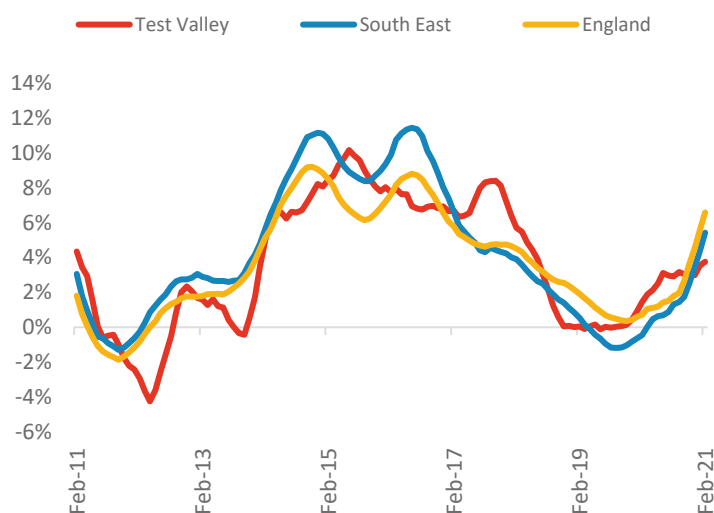
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	Current level	3 month	Annual	5 year	10 year
House prices	£342,308	2.1%	3.8%	18.8%	43.7%
Transactions	1,680	-7.9%	-24.7%	-30.1%	13.1%

House Prices (February 2021 data)

Annual Change in House Prices

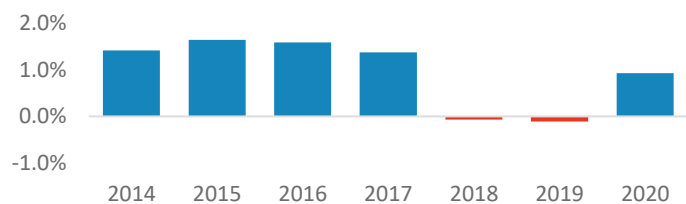


House prices in Test Valley grew by 3.8% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South East grew by 5.4% over the same period.

Test Valley house prices are now 36.9% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

Local prices have grown by 0.9% 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

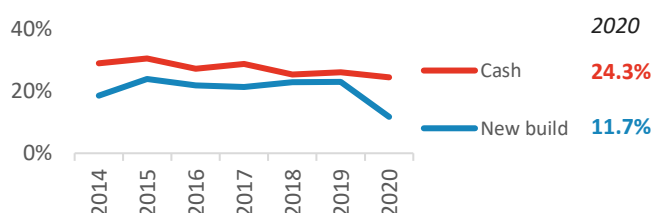


Transactions (December 2020 data)

There were 1,680 transactions in Test Valley during the 12 months to December 2020. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Test Valley have fallen by 27.1% 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.

Annual Transactions, Indexed (2001-05 average = 100)

