

## Three Rivers

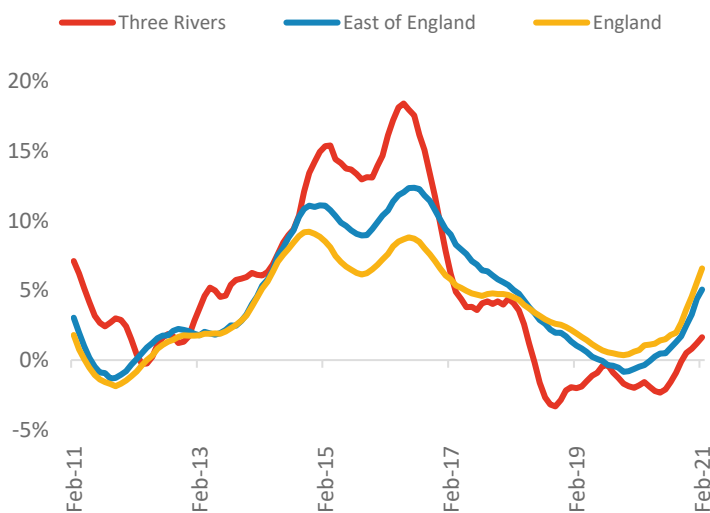
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £530,857      | 1.9%    | 1.6%   | 8.1%   | 59.9%   |
| Transactions | 1,007         | 5.0%    | -16.9% | -33.9% | -13.0%  |

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Three Rivers grew by 1.6% 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 East of England grew by 5.1% over the same period.

Three Rivers house prices are now 54.5% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

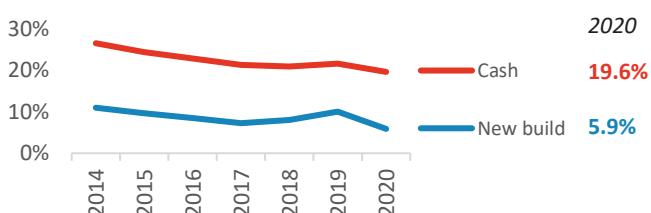
Local prices have grown by 0.3% in 2021 so far, compared to growth of 0.2% over the same period last year.

### Transactions (December 2020 data)

There were 1,007 transactions in Three Rivers during the 12 months to December 2020. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

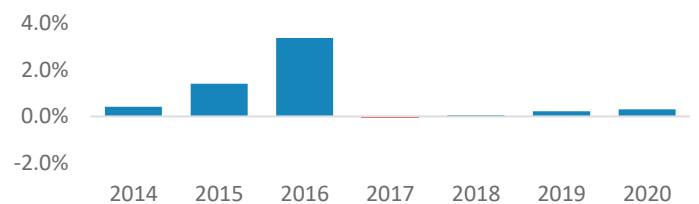
Transactions in Three Rivers have fallen by 36.3% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

#### 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)

