

## Winchester

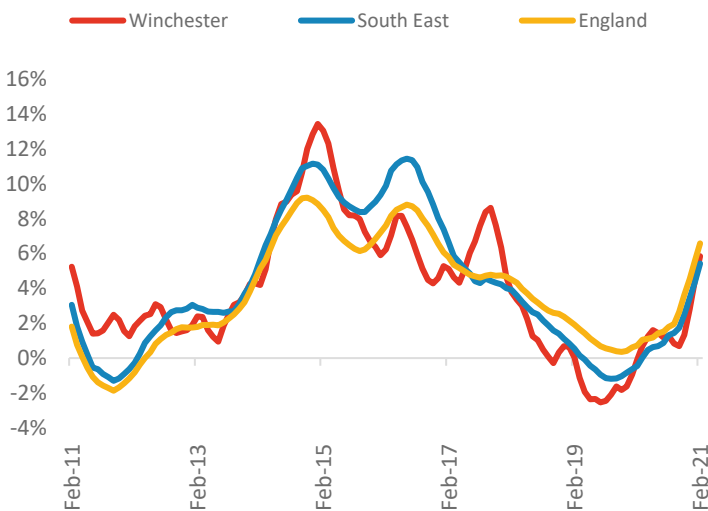
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	Current level	3 month	Annual	5 year	10 year
House prices	£453,658	4.5%	5.8%	15.4%	50.6%
Transactions	1,469	-0.7%	-20.0%	-30.6%	-14.8%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Winchester grew by 5.8% 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.

Winchester house prices are now 39.8% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

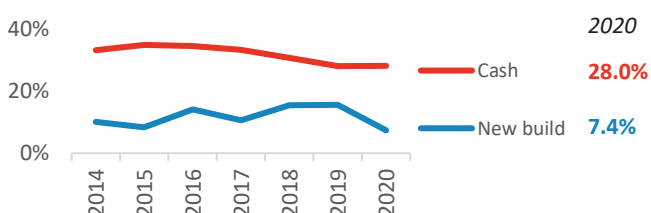
Local prices have fallen by 0.1% in 2021 so far, compared to a fall of 1.7% over the same period last year.

### Transactions (December 2020 data)

There were 1,469 transactions in Winchester 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.

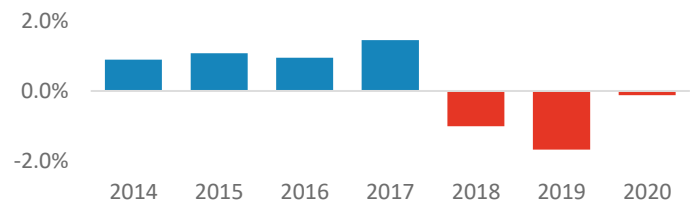
Transactions in Winchester have fallen by 33.2% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

#### 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.

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



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

