

Bedford

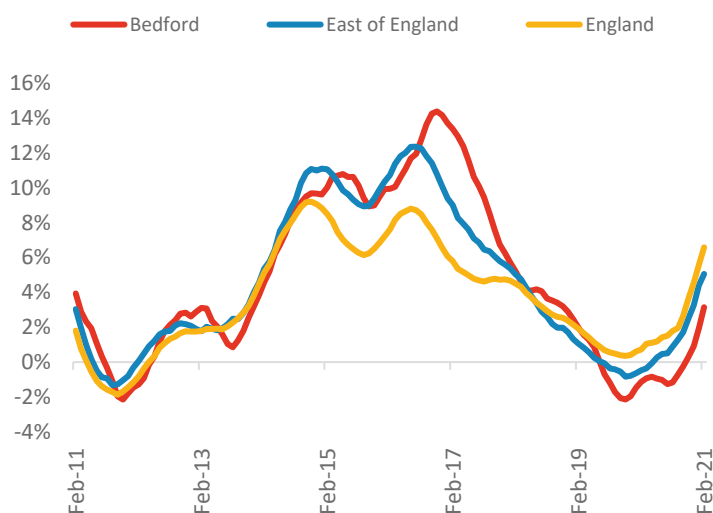
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	Current level	3 month	Annual	5 year	10 year
House prices	£302,732	3.3%	3.2%	24.1%	59.8%
Transactions	2,176	-4.3%	-22.3%	-31.3%	2.9%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Bedford grew by 3.2% 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 East of England grew by 5.1% over the same period.

Bedford house prices are now 42.8% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

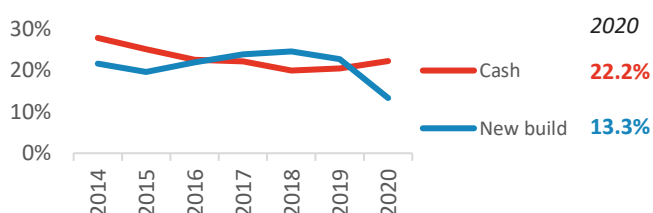
Local prices have grown by 0.2% in 2021 so far, compared to a fall of 0.7% over the same period last year.

Transactions (December 2020 data)

There were 2,176 transactions in Bedford 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.

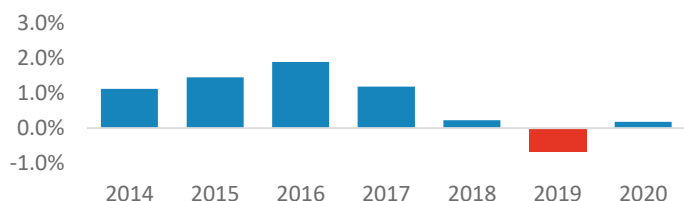
Transactions in Bedford have fallen by 30.2% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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)

