

Central Bedfordshire

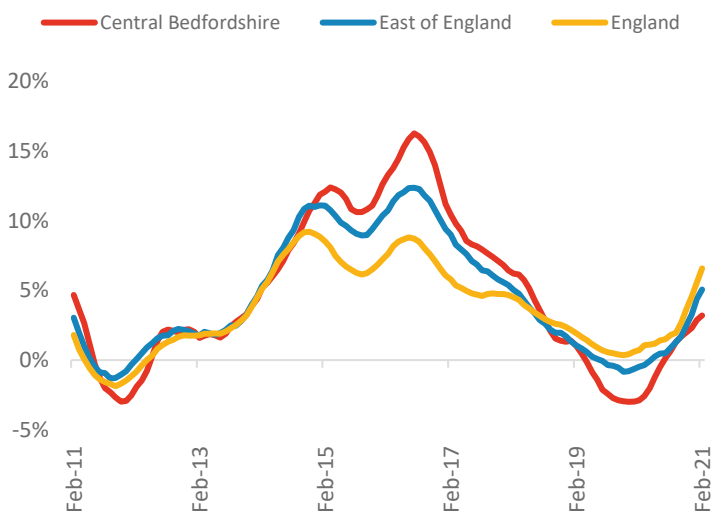
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	Current level	3 month	Annual	5 year	10 year
House prices	£312,497	1.5%	3.2%	18.7%	58.0%
Transactions	4,170	-5.3%	-20.9%	-29.8%	11.9%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Central Bedfordshire 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.

Central Bedfordshire 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.

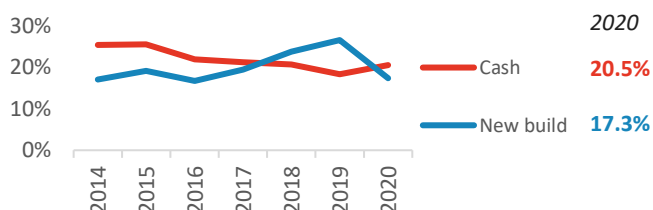
Local prices have grown by 0.1% in 2021 so far, compared to no change over the same period last year.

Transactions (December 2020 data)

There were 4,170 transactions in Central Bedfordshire during the 12 months to December 2020. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

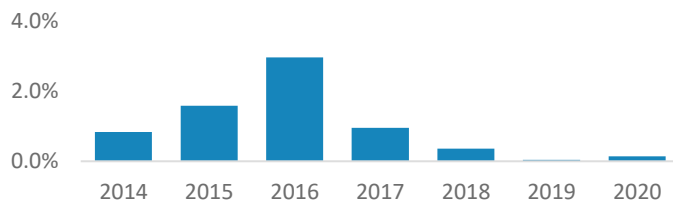
Transactions in Central Bedfordshire have fallen by 29.8% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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)

