

June 2022 Housing Market Report

Babergh

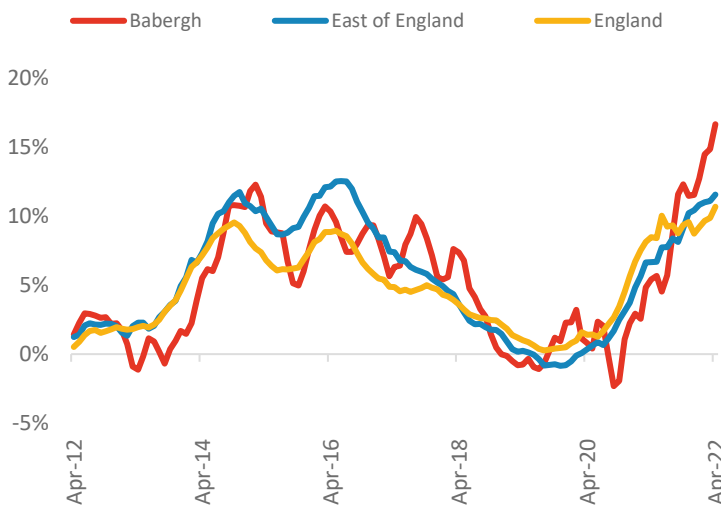
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	Current level	3 month	Annual	5 year	10 year
House prices	£361,464	6.1%	16.7%	32.2%	77.1%
Transactions	1,578	-14.1%	7.3%	4.1%	31.2%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Babergh grew by 16.7% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

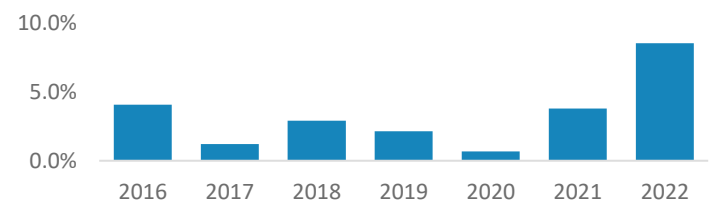
Babergh house prices are now 65.0% above their previous peak in 2007, compared to +64.5% for the East of England and +52.7% across England.

Local prices have grown by 8.6% in 2022 so far, compared to growth of 3.8% over the same period last year.

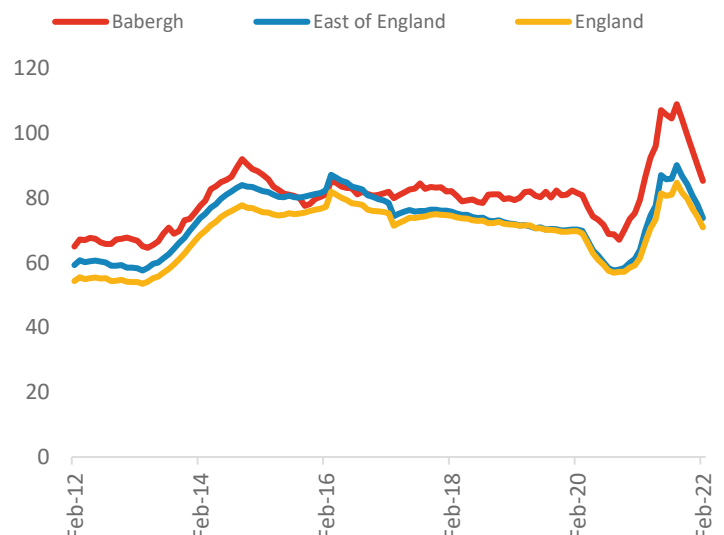
Transactions (February 2022 data)

There were 1,578 transactions in Babergh during the 12 months to February 2022. This is 85% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Babergh have fallen by 4.1% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

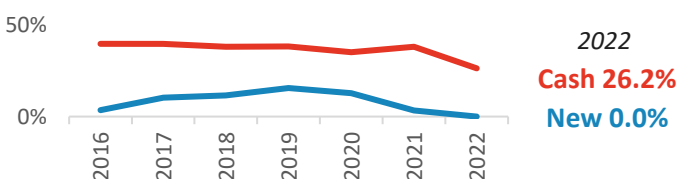
Year-To-Date Change in House Prices, December to April



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



Cash and New Build Sales as % of Total, by Year*



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.