

# June 2022 Housing Market Report

## Bedford

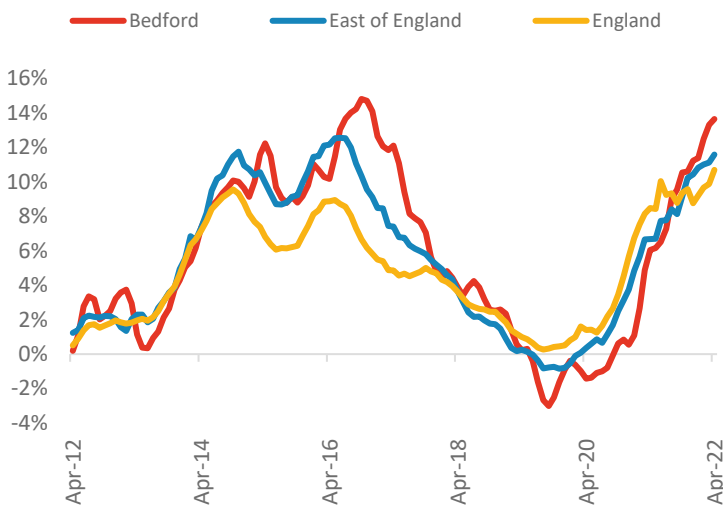


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	Current level	3 month	Annual	5 year	10 year
House prices	£341,146	5.1%	13.7%	23.7%	86.2%
Transactions	2,645	-15.4%	3.4%	-18.0%	21.3%

### House Prices (April 2022 data)

#### Annual Change in House Prices

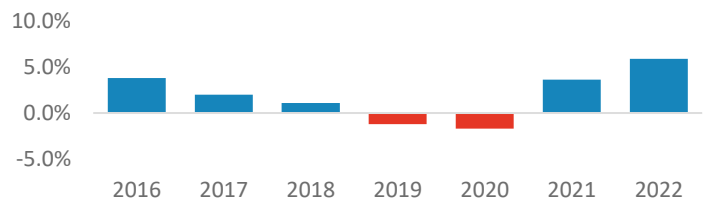


House prices in Bedford grew by 13.7% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Bedford house prices are now 64.1% 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 5.9% in 2022 so far, compared to growth of 3.7% over the same period last year.

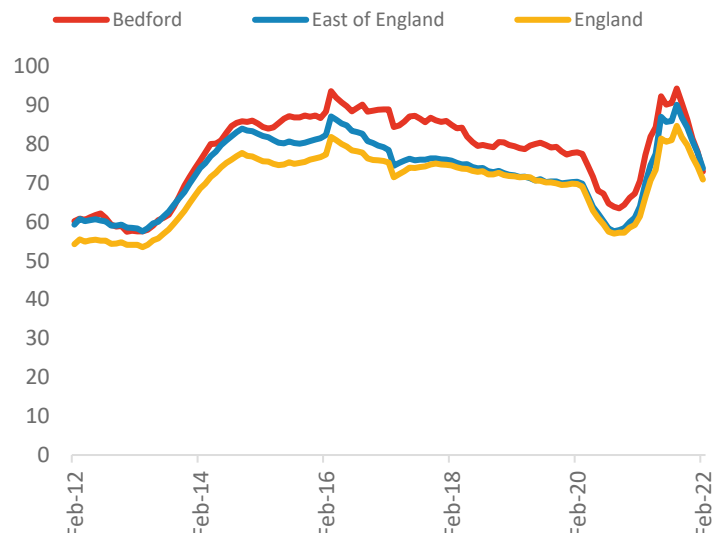
#### Year-To-Date Change in House Prices, December to April



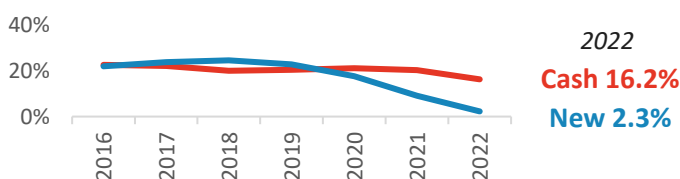
### Transactions (February 2022 data)

There were 2,645 transactions in Bedford during the 12 months to February 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Bedford have fallen by 15.2% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

#### 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.