

Central Bedfordshire

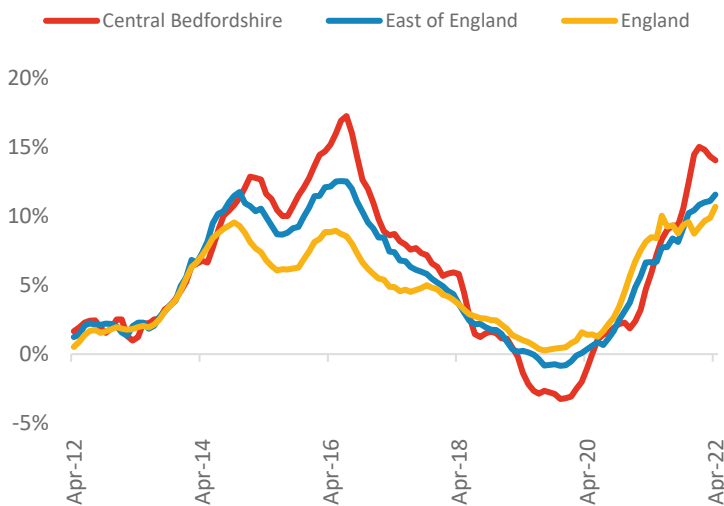


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	Current level	3 month	Annual	5 year	10 year
House prices	£368,280	3.3%	14.1%	24.8%	88.6%
Transactions	5,464	-13.0%	14.2%	-3.7%	40.9%

House Prices (April 2022 data)

Annual Change in House Prices

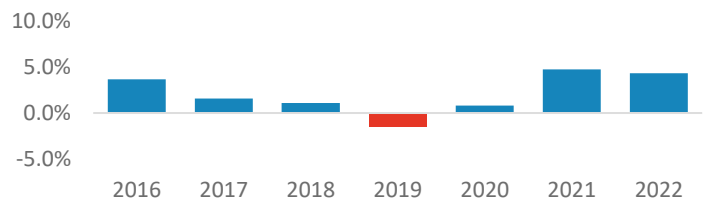


House prices in Central Bedfordshire grew by 14.1% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Central Bedfordshire house prices are now 66.1% 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 4.4% in 2022 so far, compared to growth of 4.8% over the same period last year.

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

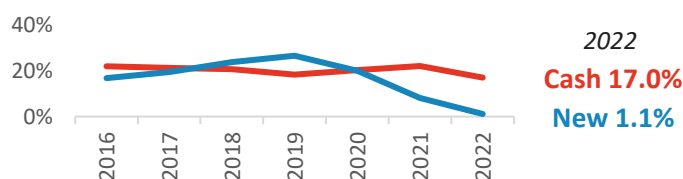


Transactions (February 2022 data)

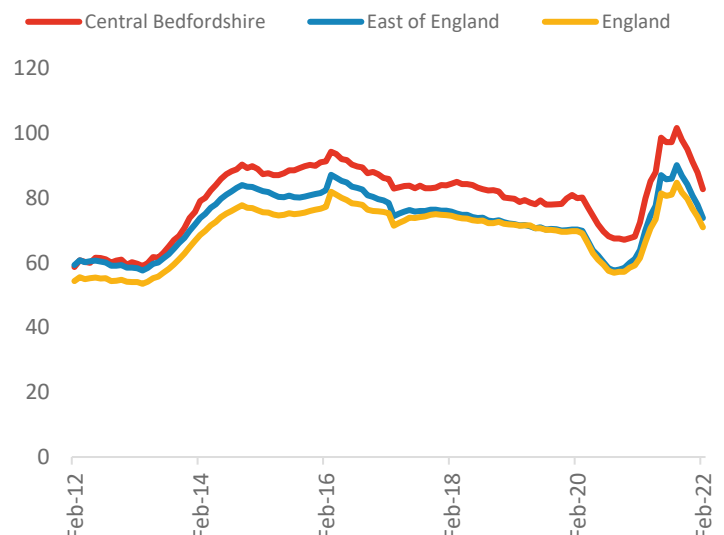
There were 5,464 transactions in Central Bedfordshire during the 12 months to February 2022. This is 83% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Central Bedfordshire have fallen by 8.0% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

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



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



* 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.