

July 2022 Housing Market Report

Bedford

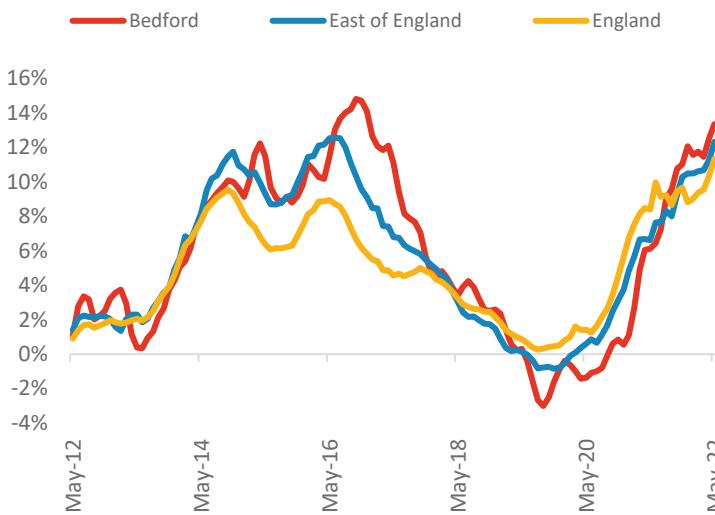


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	Current level	3 month	Annual	5 year	10 year
House prices	£344,871	3.9%	13.3%	23.1%	84.3%
Transactions	2,401	-20.7%	-14.2%	-21.5%	8.9%

House Prices (May 2022 data)

Annual Change in House Prices

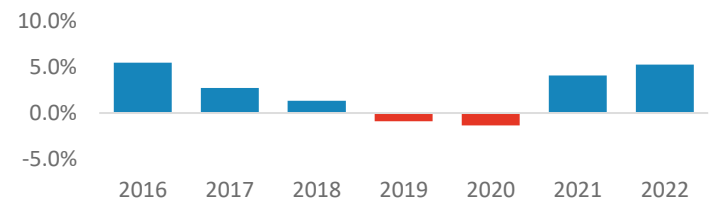


House prices in Bedford grew by 13.3% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 12.3% over the same period.

Bedford house prices are now 64.4% above their previous peak in 2007, compared to +65.7% for the East of England and +53.6% across England.

Local prices have grown by 5.3% in 2022 so far, compared to growth of 4.1% over the same period last year.

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

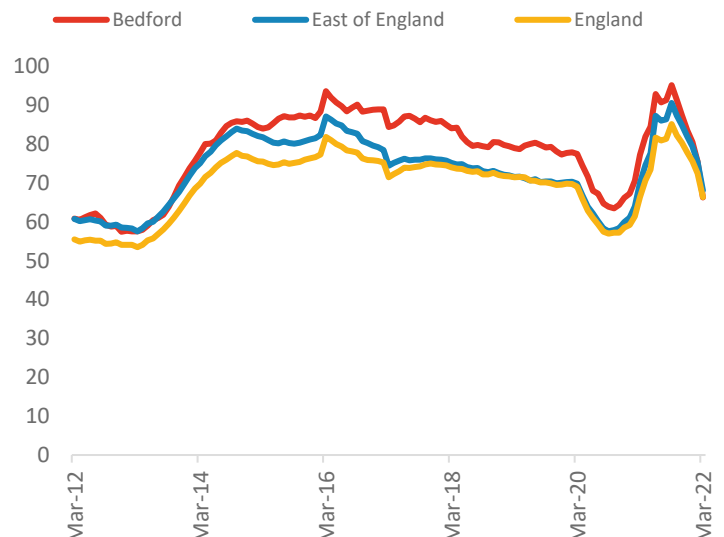


Transactions (March 2022 data)

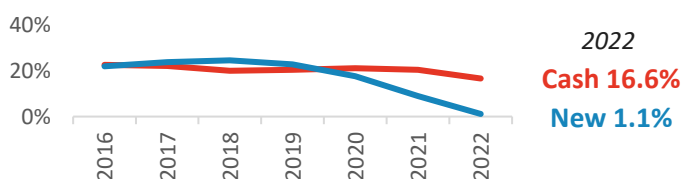
There were 2,401 transactions in Bedford during the 12 months to March 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bedford have fallen by 23.0% since 2014, compared to changes of -18.3% for the East of England and -13.6% 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.