

## Breckland

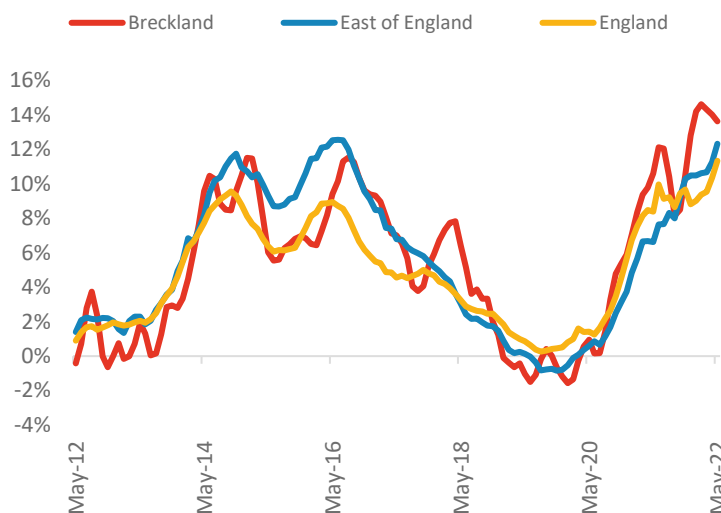
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	Current level	3 month	Annual	5 year	10 year
House prices	£281,059	2.2%	13.6%	33.6%	85.3%
Transactions	2,236	-17.9%	-5.1%	-12.1%	16.9%

### House Prices (May 2022 data)

#### Annual Change in House Prices



House prices in Breckland grew by 13.6% 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.

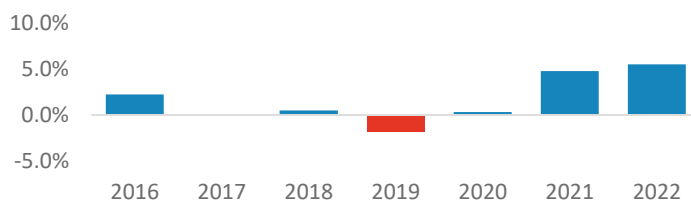
Breckland house prices are now 55.3% above their previous peak in 2007, compared to +65.7% for the East of England and +53.6% across England.

Local prices have grown by 5.6% in 2022 so far, compared to growth of 4.8% over the same period last year.

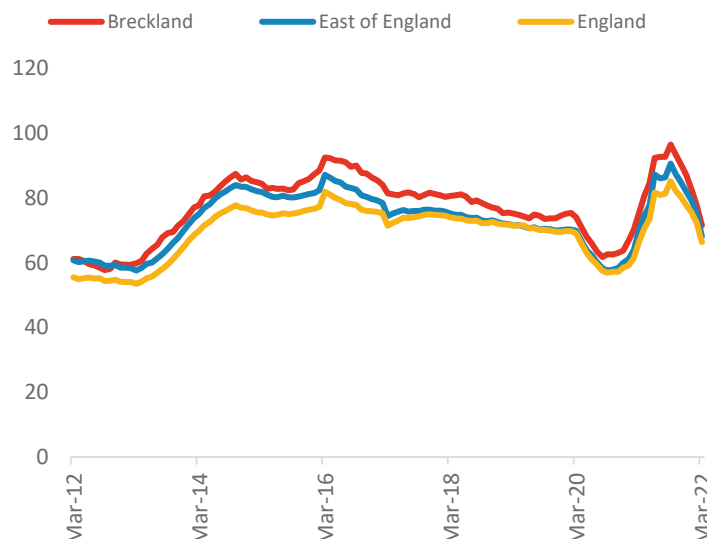
### Transactions (March 2022 data)

There were 2,236 transactions in Breckland during the 12 months to March 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Breckland have fallen by 17.2% since 2014, compared to changes of -18.3% for the East of England and -13.6% for England.

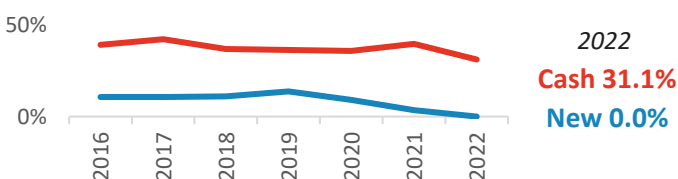
#### Year-To-Date Change in House Prices, December to May



#### 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.